

Trafalgar Barton

Branscombe, Devon





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Branscombe Beach less than 1 mile, Honiton 8 miles, Exeter 15 miles (London Paddington 2 hours 3 minutes)
(Distances and time are approximate)

A Grade II listed Georgian family home in a commanding position within this tranquil East Devon valley with distant sea views, two outstanding holiday cottages, and planning permission in place for a third.

Porch | Entrance hall | Sitting room | Home office | Dining room | Drawing room | Kitchen/breakfast room | Utility room | Butler's pantry | Cloakroom
Principal bedroom with en suite shower room | Dressing room | Three bedrooms with en suite facilities | Two further bedrooms
Family shower room | Second floor home office | games room | Attic space

Coach House

Entrance hall | Two ground floor bedrooms with en suite shower rooms | Open plan kitchen/dining/sitting room on first floor
Bedroom with en suite shower room | Further bathroom | Store | Garage

The Doll's House

Ground floor bedroom with en suite shower room | First floor open plan kitchen/dining/sitting room

The Dairy

Planning permission granted for conversion to cottage with two bedrooms | Bathroom | Open plan kitchen/dining room | Sitting room

Outbuildings | Sun terrace | Landscaped gardens and grounds | Paddocks | Woodland

In all about 19 acres

Lot 2 (Barnell Cottage) available by separate negotiation

Kitchen/dining room | Snug | Sitting room | Utility | Cloakroom | Principal bedroom with en suite shower room
Three further bedrooms | Family bathroom
Private parking | Terrace | Garden

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Situation

Trafalgar Barton sits on the edge of the picturesque village of Branscombe, surrounded by National Trust land and in the heart of the East Devon Area of Outstanding Natural Beauty with distant sea views. The property is nestled into the side of a stunning valley in an elevated position above the village with sun throughout the day thanks to its south facing position. Branscombe has a thriving all year round community and includes a church, village hall and primary school. Opposite the village hall is a superb cafe called The Bakery. There are also two excellent pubs, including the award winning Mason's Arms hotel, pub and restaurant.

The coast is about a 10 minute walk away and Branscombe Beach can be accessed on foot from Trafalgar Barton via a National Trust footpath. The shingle beach forms part of the World Heritage Jurassic Coast and has a private car park, an exercise area that welcomes dogs and a beach café. There is also a sea shanty on the beach serving excellent food.

There are shopping facilities at Sidmouth, about six miles away, where there is a Waitrose supermarket and in Seaton, where there is a large Tesco. Honiton Golf Club and Lyme Regis Golf Club are 8 miles and 13 miles away respectively.

There are some excellent schools in the area including Colyton Grammar, Blundell's at Tiverton, and the schools in Taunton including King's College, Queen's College and Taunton School.

Communication via road and rail is excellent, combining an idyllic and tranquil rural position with accessibility. The A30 can be joined at Honiton, about nine miles to the north and the M5 motorway can be joined at Exeter or Taunton. There are regular mainline rail services from Honiton and Axminster to London Waterloo and from Exeter St David's to London Paddington.

Historical Note

Trafalgar Barton has a rich and captivating history. This Grade II listed house was originally built as Trafalgar Cottage by Captain Yule who served as a lieutenant on Nelson's Victory during the Battle of Trafalgar.

In 1845 the house was acquired by John Tucker who started a very successful lace making business at the property, which was renamed Barnells.



Trafalgar Barton

Grade II listed Trafalgar Barton is approached via a private drive leading to a large parking and turning area with majestic mature gardens on either side and a wonderful vista down the valley towards the pretty village of Branscombe and sea views to the south. The property has the feel of a small estate, with a selection of attractive ancillary buildings complementing the principal house.

The house faces southwest across the valley, with a pretty front façade with external shutters complementing the sash windows, many of which are full height. The proportions of the house are magnificent and the grand entrance hall with cantilevered staircase sets the tone for the rest of the house, which has recently been refurbished throughout.

The three principal reception rooms are on the south west side of the house with far reaching views over the gardens and grounds and across the valley. The drawing room is particularly impressive with an original fireplace, parquet flooring and full height sash windows. A home office is also situated on this floor, with direct access to the south west facing terrace, ideal for working from home.

The kitchen / breakfast room forms the heart of the home, with a flagstone floor, granite work surfaces and an oil-fired AGA. This is complimented by LPG hobs and electric ovens. French doors lead out to a south facing terrace, ideal for outdoor dining and entertaining.



The impressive proportions continue to the first floor. The expansive landing area at the top of the cantilevered staircase gives access to the bedroom accommodation. The master bedroom is particularly impressive, with magnificent views over the gardens to the southwest and with distant sea views to the south. There is a beautifully finished en suite shower room and a dressing room on the opposite side of the corridor that could be used as an additional bedroom if required.

There are a further three bedrooms with en suite facilities and two addition bedrooms that share a newly refurbished family shower room. All but two of the bedrooms sit on the southwest side of the house.

On the second floor is a games room / TV room / home office and a large area of unconverted attic space which offers great opportunity for conversion to additional accommodation, subject to obtaining the necessary planning consents.



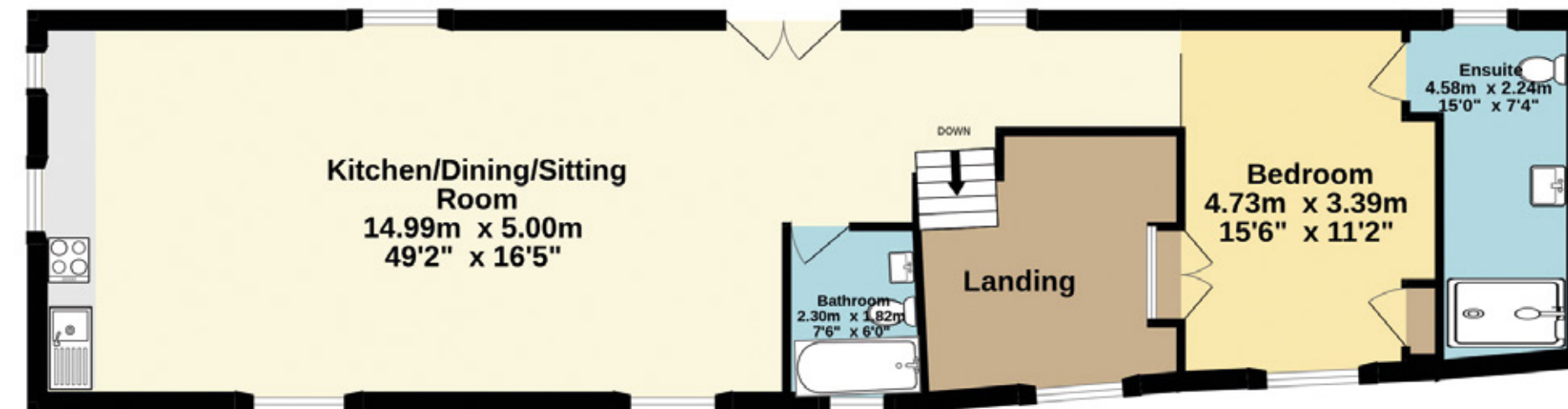
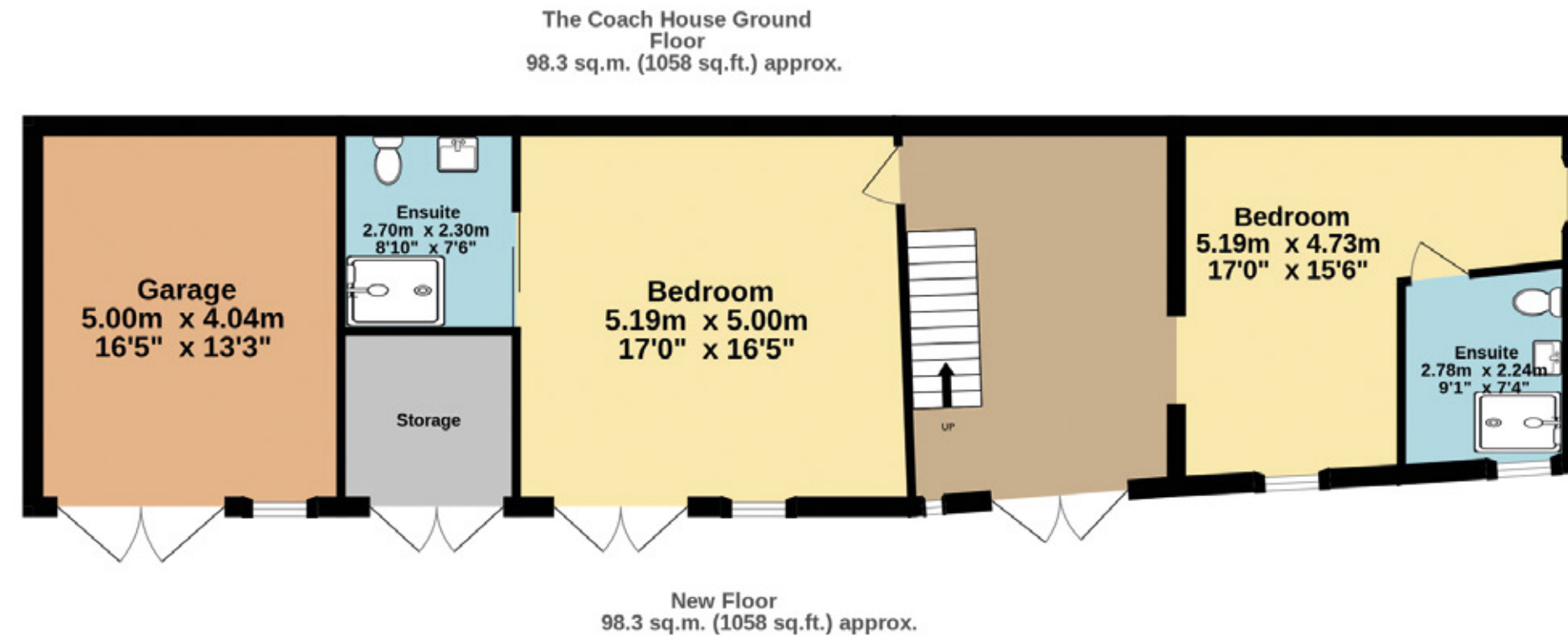


The Coach House

Positioned to the north of the house, adjacent to the large paved parking and turning area, the Coach House is an attractive traditional building that has been meticulously renovated and reconfigured to provide exceptional holiday accommodation. The quality and attention to detail in the work is noticeable throughout, with two generous bedrooms on the ground floor both with stylish en suite shower rooms. The open plan kitchen, dining and sitting room on the first floor extends to over 49 feet in length, an ideal area for all the family to enjoy and with views over the stunning gardens of Trafalgar Barton and fitted with the latest high end appliances. Doors lead to the gardens at the rear. A further bedroom with en suite shower room is also on the first floor, along with an additional bathroom. Connected to the accommodation on the ground floor is a garage and store room, and there is ample parking.









The Dolls House

The Dolls House

The Dolls House is a delightful and architecturally attractive stone building built in the style of a traditional cottage and sitting above the gardens and other buildings with superb views. Previously used as an artist's studio, this wonderful cottage has now been beautifully transformed into a quaint holiday cottage, with one bedroom and shower room on the ground floor and an open plan kitchen/dining/sitting room on the first floor, all finished to exacting standards.



The Dolls House

The Dairy

This large stone barn sits next to the coach house and below the doll's house, and is currently used for storage with a loft above. Planning permission has been granted to convert this into further holiday accommodation that would contain two bedrooms and a bathroom on the ground floor, with an open plan kitchen/dining room and a separate sitting room on the first floor. Please contact the agents for more information. Planning reference: 22/2832/FUL

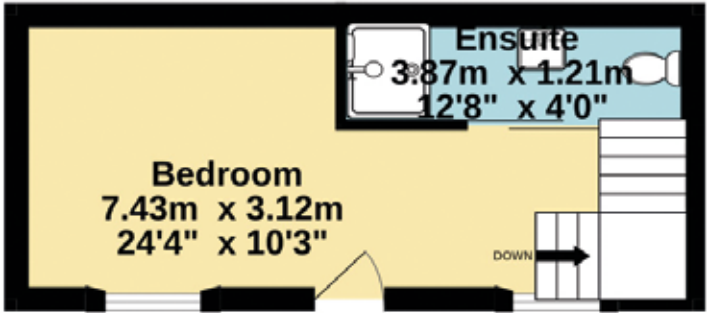


The Dolls House



The Dolls House

The Dolls House Ground Floor
23.2 sq.m. (249 sq.ft.) approx.

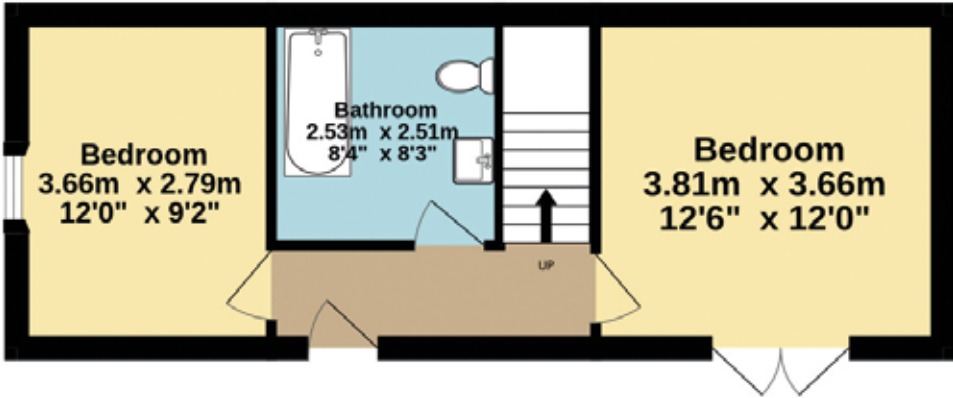


The Dolls House 1st Floor
23.2 sq.m. (249 sq.ft.) approx.

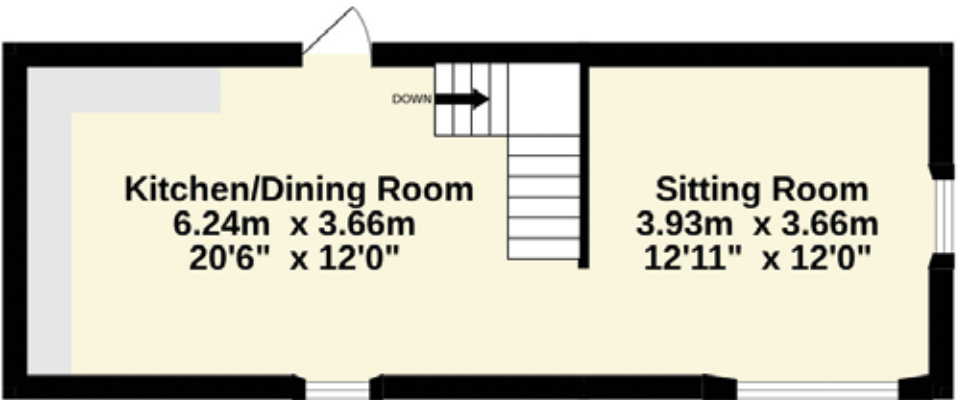


Proposed Floor Plan

The Dairy Ground Floor
37.2 sq.m. (400 sq.ft.) approx.



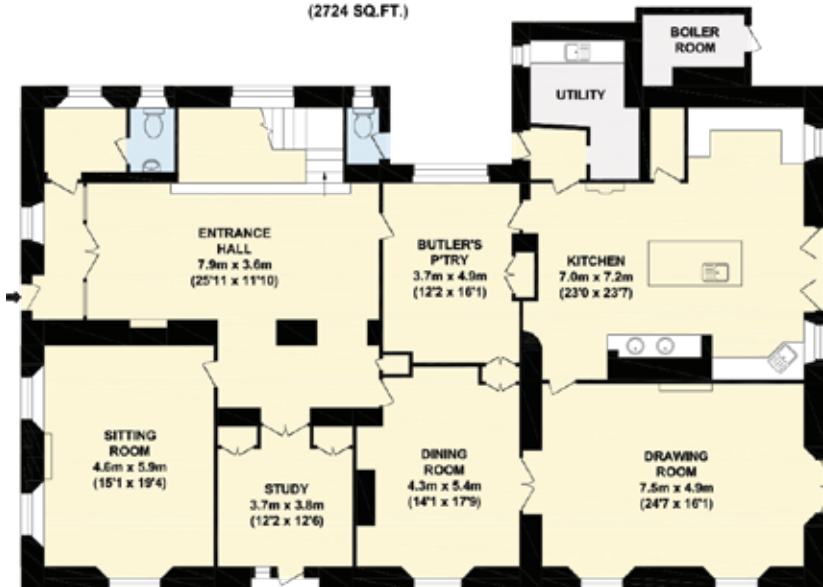
The Dairy 1st Floor
37.2 sq.m. (400 sq.ft.) approx.



Approximate Gross Internal Floor Area
7,596 sq m / 705.7 sq ft
Including Coach House and Barn: 985.7 sq m / 10,610 sq ft
This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars



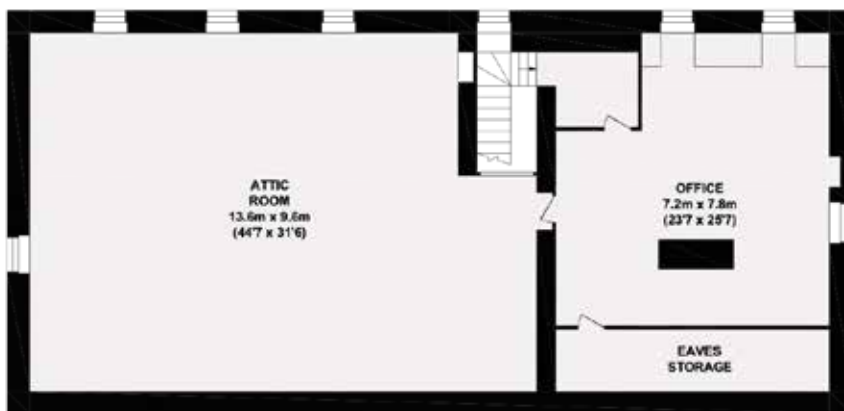
GROUND FLOOR
APPROX. FLOOR
AREA 253.1 SQ.M.
(2724 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 248.7 SQ.M.
(2677 SQ.FT.)



SECOND FLOOR
APPROX. FLOOR
AREA 203.9 SQ.M.
(2195 SQ.FT.)



Gardens and Grounds

Trafalgar Barton is set centrally within its grounds, which extend to just under 19 acres in total. The main driveway leads off the country lane towards Trafalgar Barton with a turning off to Barnell Cottage (available by separate negotiation).

Opposite the coach house is a very private and tranquil rose garden. To the south and west of the house are rockery gardens, lawns and herbaceous borders. The grounds are mature

and established, ensuring privacy without detracting from the superb views. Above the house is a partly walled vegetable garden. A pathway leads from the house through the gardens and down into the village. From here, the national trust path to Branscombe Beach can be accessed.

There are a number of fields and paddocks surrounding the house and gardens, suitable for grazing.





Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated March 2024. Photographs and videos dated June 2020. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term "partner" to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

Local Authority

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T: 01395 516 551

Devon County Council, County Hall, Topsham Road, Exeter, Devon, EX2 4QD.
T: 01392 382 000

EPC Rating

Main House – E
The Coach House – E
The Dolls House – F

Services

Mains electricity and water. Private water supply pumped from a spring.
Private drainage. Oil fired central heating. Hot water from solar panels.

Directions

From junction 30 of the M5 motorway, take the A3052 Sidmouth Road. Do not turn right into Sidmouth, but continue through Sidford and cross the River Sid. Continue up the hill for about 1.4 miles and turn right signposted Dunscombe, Weston and Branscombe. Follow this road down into Branscombe, past the church, post office and forge. Immediately after the village hall, turn left into a narrow lane. A few hundred yards up this lane the entrance to Trafalgar Barton will be seen on the right hand side.

For those using the A303, Trafalgar Barton is about 10 miles from the Honiton exit of the A30. From the exit take the A375 Sidmouth Road southbound for just over 2 miles. Turn left onto Seaton Road and continue for about 4 miles. At the end of the road turn left onto the A3052 and then after about half a mile turn right onto Locksey's Lane. After about a mile and a haf the entrance to Trafalgar Barton will be seen on the left hand side.

Connecting people & property, perfectly.



