

Branscombe, Seaton, Devon

Guide Price: £500,000

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ESTABLISHED 1863















This GRADE II thatched cottage is situated in the historic village of Branscombe, one of East Devon's most picturesque and long-established rural settlements. Set within a valley renowned for its scenic beauty and traditional thatched architecture, the property enjoys commanding countryside views and a tranquil setting.

Yewtree Cottage has been owned by the current owner since 1998 and has been very successful and enjoyed as a holiday let. It has been tastefully decorated and sympathetically maintained over the years, reflecting a thoughtful balance between historic character and modern refinement.
Traditional elements such as the thatched roof, period features, and rustic materials remain integral to its charm, while the interiors of a new kitchen, flooring and shower room has been updated with elegance to ensure a comfortable and refined living environment.

Externally, the property offers an exceptionally well-appointed arrangement of grounds.
A versatile outbuilding provides scope for use as a studio, workshop, or ancillary storage. A carefully positioned patio area allows for outdoor dining and relaxation while enjoying the sweeping views across the surrounding landscape.
In addition, the property includes a generous parcel of land suitable for cultivating vegetables or even more space to enjoy the scenic views.
The cottage also benefits from parking.

With its historic surroundings, elevated position, and refined presentation, this property offers a rare opportunity to acquire a quintessential Devon thatched cottage complemented by exceptional views and a rich heritage setting.
The extra land provides ample flexibility—whether you envision expanding the living space, designing a garden studio, enlarging the driveway, or simply enjoying the open green areas as they are.

Please note that no official planning permission has been obtained, and any alterations, extensions, or development would require approval from the relevant local authority. Nevertheless, the size and layout of the plot present an exciting opportunity for purchasers looking to tailor a property to their needs.









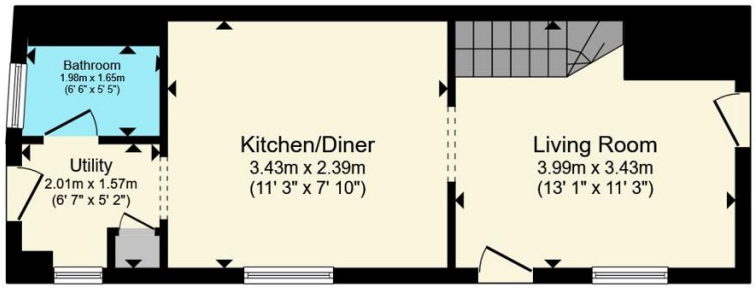

Yewtree Cottage and the
extra land to the left of
the property.



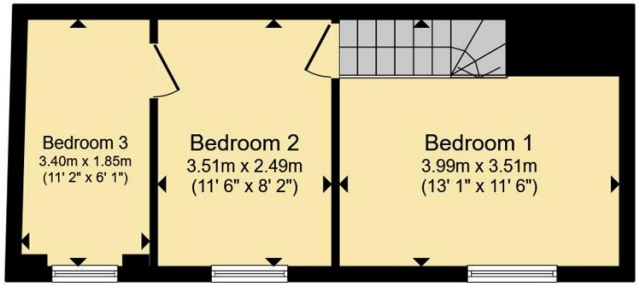








Ground Floor



First Floor

Total floor area 65.8 m² (708 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **D**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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