



# Baldash Cottage

Branscombe | Seaton | Devon | EX11 1PP

[humberts.com](https://www.humberts.com)











# BALDASH COTTAGE

Branscombe | Seaton | Devon | EX12 3BS

An exceptional period farmhouse set in an outstanding country position with glorious gardens and grounds of approaching 11 acres and a detached holiday cottage

## **Baldash Cottage**

- Stunning vaulted and galleried entrance hallway
- Beautifully fitted kitchen/breakfast room with 4- oven Aga and woodburner
  - Utility, pantry and cloakroom
  - Dining room with a woodburner and door to the terrace
  - Sitting room with a woodburner and door to the terrace
    - Ground floor bedroom and bathroom
    - Galleried first floor landing
- Vaulted principal bedroom with a door to the balcony with magnificent views
  - Three further bedrooms (two en-suites) and bathroom

## **The Lodge**

- Sitting/dining room with woodburning stove and balcony
- Well-fitted kitchenette with Oak units and granite worktops
  - Double bedroom and bathroom
  - Garaging, utility and cloakroom beneath

## **Gardens and Grounds**

- Stunning mature and secluded setting at the head of a long driveway
- Formal gardens, large sun terrace, sloping paddock and woodland
  - Large barn/implement store and barbeque lodge
    - In all about 10.8 acres

Guide Price £2,500,000



## THE PROPERTY

Baldash Cottage is an exceptional detached country residence which started life as a modest farmhouse, before being considerably enlarged during the 1930s, and then again in the early 2000's. This has resulted in the breath-taking property of great character we find today which has all the period charm you would expect from a thatched farmhouse, with influences from the Arts and Crafts movement, through to the modern oak and glass wing.

The property (which is not listed) is principally traditionally built with stone exterior elevations under a thatched roof and has a particularly attractive Wisteria clad front façade. It benefits from Oak framed double glazing and sits with a southerly orientation with all the principal rooms taking advantage of the wonderful views.

The more recent improvements include an imaginative extension in green Oak and glass (using Carpenter Oak and Woodland), giving the property, which is full of period charm and character, a contemporary, light and airy atmosphere. This is also reflected in the stunning galleried entrance hallway.

The accommodation has been designed and completed to a high specification with great care and attention given to the fittings and overall finish. This includes the extensive use of Oak in the doors and staircase, polished Travertine floors and under-floor heating. There are also quite a number of character features such as the inglenook fireplace with Beerstone jambs to the sitting room, beamed ceilings and exposed stonework.

Worthy of particular mention is the magnificent kitchen/breakfast room which is a superb living space with stunning views and doors onto the terrace. The kitchen has been extensively fitted and has granite work surfaces and 4-oven Aga, whilst the breakfast area benefits from a fireplace with a woodburner. Both of the reception rooms also have woodburners and doors onto the terrace.









Baldash Cottage has very adaptable accommodation and there is a beautiful ground floor bedroom suite, perfect for those with mobility difficulties. This lies within the 1930s portion of the property and has parquet flooring and an interesting oriel window. There are two staircases, one of which leads to a spacious galleried landing and two bedroom suites. The other leads to two further bedrooms, including the beautiful vaulted principal room which has a wall of glass and views over the grounds. From this room, a door opens onto the decked balcony which is a stunning place to sit and enjoy the peace and quiet. This balcony was designed so as to harmonise aesthetically with the house and the single support cleverly mimics the chimney stacks.

### THE LODGE

Within the grounds is a handsome detached building known as The Lodge, which was constructed earlier this century to form a one-bedroom apartment with garaging, utility and cloakroom beneath. This has stone and rendered elevations under a slated gabled roof with a pretty weather vane and feature stone chimney. This has, in the past, been very successfully let on a holiday basis and provides a useful income and has a great level of repeat business. It comprises an open plan kitchen/living space which benefits from a balcony with expansive views, bedroom and bathroom.

### GARDENS & GROUNDS

Undoubtedly one of the main features of Baldash Cottage is its location which offers a huge amount of seclusion and the partly wooded setting creates a unique frame around this handsome dwelling. Perfect for those looking for a real country retreat and for those with a love of the countryside and wildlife.

The property has a right of way through Elverway Farm which leads to the long driveway which sweeps down through the woodland passing a substantial detached timber barn (designated as agricultural) which serves a variety of uses. This driveway then continues, passing The Lodge (and garaging) to a parking area.















The gardens immediately surrounding the property are laid to sweeping area of lawn interspersed with a colourful variety of well-established plants and shrubs. Adjoining the house is a large paved terrace which is a beautiful place to sit and enjoy the views, and steps lead you down to the lawns where there is a pond beneath the balcony. To the side of the house is a further sheltered terrace and tucked in the corner is the fabulous barbeque lodge.

To the east and south of The Lodge is a large sloping paddock and the gardens are surrounded by coniferous and deciduous woodland and natural area which lead down into the valley.

### SITUATION

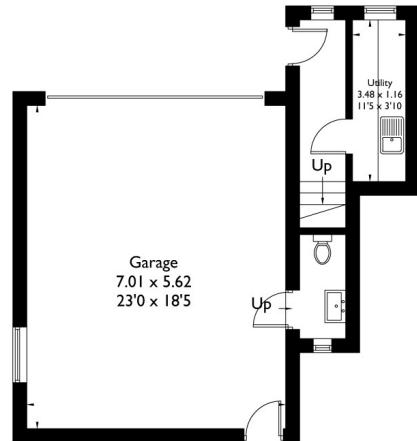
Baldash Cottage is located in a simply stunning, secluded position at the head of a long driveway, offering peace and tranquillity and your very own slice of the beautiful East Devon countryside. It sits within about 10.8 acres of gardens, grounds and woodland which offer a great deal of privacy and magnificent views which stretch over the valley. The property is positioned on the country fringes of the picturesque and highly desirable village of Branscombe, approximately two and a half miles from the World Heritage Jurassic Coastline at Branscombe Mouth and Lyme Bay. There are many delightful walks in the immediate vicinity which include a footpath which runs through the woods and down the valley into the village and sea, and this links with the South West Peninsular Coastal Path where there are magnificent views over this dramatic stretch of coastline.



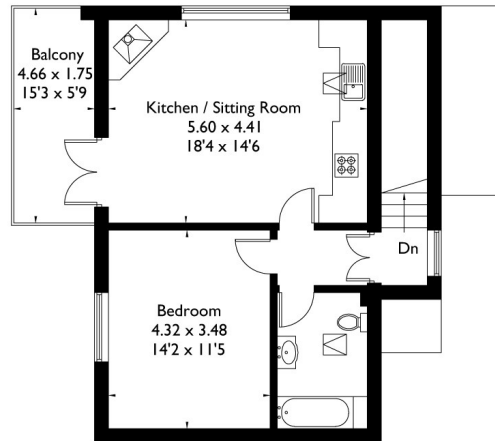
Branscombe is a scattered village with one of the longest village streets in the country, and is not only situated in an Area of Outstanding Natural Beauty, but much of the surrounding land is owned by the National Trust. It has an active community and range of facilities which include a village hall, pretty Parish Church of St Winifred's, two popular public houses, old forge and bakery. There is also a primary school and Branscombe lies within easy reach of the renowned Colyton Grammar School, one of England's top mixed state schools, and Sidmouth which has a range of schooling both state and private.



Approximate Gross Internal Area = 354.1 sq m / 3811 sq ft  
 Outbuilding = 109.1 sq m / 1174 sq ft  
 Total = 463.2 sq m / 4986 sq ft



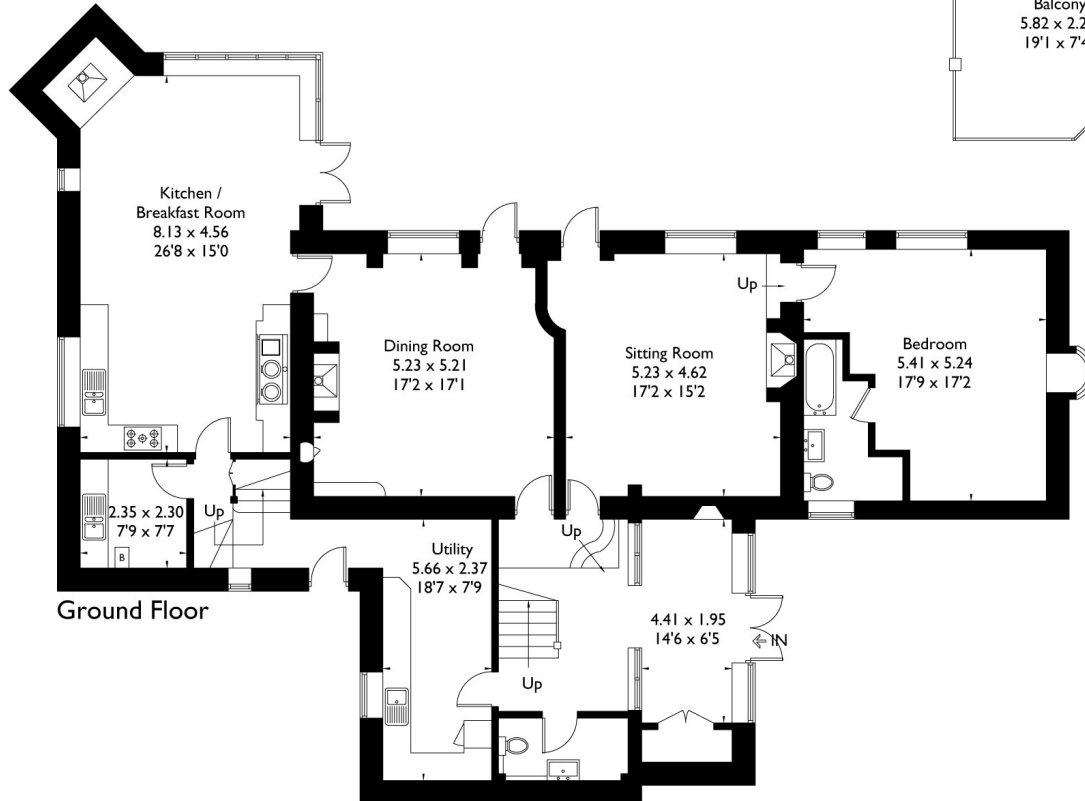
The Lodge Ground Floor  
 (Not Shown In Actual Location / Orientation)



The Lodge First Floor

**Floorplanz ©**  
 0845 6344080 Ref: 174589

This plan is for layout guidance only.  
 Drawn in accordance with  
 RICS guidelines. Not drawn to  
 scale, unless stated. Windows &  
 door openings are approximate.  
 Whilst every care is taken in the  
 preparation of this plan, please check  
 all dimensions, shapes & compass  
 bearings before making any  
 decisions reliant upon them.

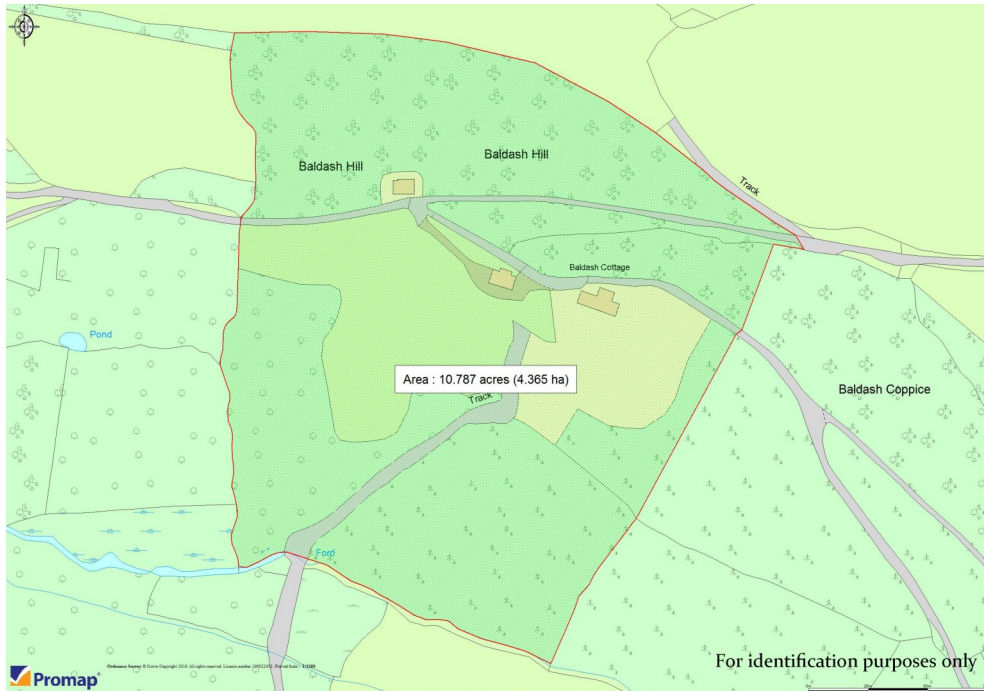


Ground Floor



First Floor





The premier coastal resort of Sidmouth is approximately 6 miles along the coastline and has a beautiful Regency front and esplanade and a good range of shopping facilities. Honiton is approximately 9.5 miles away and also has an extensive range of shops, schools and sporting facilities, as well as a main line rail link to London Waterloo.

The County Town of Exeter is about 18 miles to the West with a comprehensive range of shopping facilities, M5 access, main line express rail link to London Paddington and international airport. Branscombe has the dual benefit of lying in one of East Devon's most sought after and unspoilt areas, yet is readily accessible to all the region's facilities.

## DIRECTIONS

On the A3052 road just north of Sidmouth, travel east-bound towards Seaton/Lyme Regis. Look for a turning on the left towards Farway/Otter St Mary, but continue on for a further half mile, after which you will pass a vehicle lay-by on the right. Two hundred metres beyond this first lay-by, turn right into a second lay-by (Locksey's Lane), marked with a sign "Unsuitable for heavy vehicles".

Two hundred yards along Locksey's Lane turn right into a lane signed Elverway Farm and Baldash Cottage. Turn left across the farm yard and take the lane beyond which leads down the hill along the private driveway to Baldash Cottage.

## LOCAL AUTHORITY

East Devon District Council - 01404 515616.

## SERVICES

Mains electricity. Private water and drainage (treatment plant). Gas (LPG) underfloor heating to Baldash Cottage and oil heating to The Lodge.

## ENERGY PERFORMANCE CERTIFICATE

Baldash Cottage - Rating: E  
The Lodge - Rating: E

## NOTE

- Baldash Cottage is not Listed.
- There is a public footpath that runs to the rear of the property which offers a picturesque walking route through the vale to the village (about 2 miles). Elverway Farm has a right of way over the upper driveway giving field access.





01404 42456

[devon@humberts.com](mailto:devon@humberts.com)

Disclaimer: Humberts for themselves and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Humberts or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Humberts or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. © Copyright Humberts 2020 | Humberts Devon Ltd | Registered office; Humberts Devon Limited, 44 Queen Street, Honiton, Devon, EX14 1HD. Registered in England - Company Number 12430167.

