



Dunscombe Cottage, Salcombe Regis, Sidmouth, Devon

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

# Dunscombe Cottage, Salcombe Regis, Sidmouth, Devon EX10 0PN

A newly refurbished Grade II listed cottage with an annexe, set in a sought-after position close to the coast in the East Devon National Landscape

Sidmouth 2.6 miles, Honiton 8.5 miles, Exeter Airport 12.5 miles, M5 (Jct 29) 14.0 miles, Exeter 16.0 miles

Sitting room | Snug | Dining room | Kitchen/ breakfast room | Utility | Cloakroom | Three bedrooms | Family bathroom | Two shower rooms | Two-bedroom annexe | Garage | Garden EPC rating D

## The property

Dunscombe Cottage is an exquisite, detached Grade II listed property that has undergone a complete renovation by the current owners to provide a beautifully presented and elegant family home. The property is thought to date from the 16th century and displays a wealth of characterful features throughout including a thatched roof (with a newly repaired ridge) and white rendered elevations, exposed timber beams, original fireplaces with bread ovens, two plank and muntin screens and a stunning original solid oak staircase blended seamlessly with stylish, neutral décor.

The main reception room is the welcoming sitting room which features an impressive inglenook fireplace, fitted with a logburner and a dual aspect allowing for a wealth of natural light. The dining room also features an original inglenook fireplace fitted with a stove along with original timber panelled walls and attractive tiled flooring. Additionally, the ground floor has a comfortable snug, which could be used as a study or a guest bedroom as it benefits from an adjoining shower room. Towards the rear is the triple aspect kitchen/breakfast room which features bespoke farmhouse-style units, plenty of worktop space, an Esse range cooker and room for a large family dining table. An adjoining utility room with bespoke timber units and Belfast sink provides further space for storage and household

appliances as well as a cloakroom. The superb timber spiral staircase leads to three bright and spacious first-floor double bedrooms including the triple aspect principal bedroom, which has a walk-in dressing room, adjoining shower room and superb views over the surrounding countryside. The first floor also has a large family bathroom with views across the nearby fields.

The property benefits from newly converted ancillary accommodation with a two-bedroom annexe providing opportunities for multigenerational living or income potential subject to obtaining the necessary consents.

## Outside

Dunscombe Cottage is set in a delightful south facing garden of approximately 0.3 acres which includes two areas of rolling lawn and two patios for al fresco dining. One patio is directly accessible via the kitchen, while the other sits on the edge of the garden with views across the surrounding fields, and provides the perfect spot for catching the evening sun. The gardens have colourful border beds with various specimen shrubs, as well as established hedgerows and several mature trees. Double five-bar gates open onto the gravel driveway at the front, which provides ample parking space and access to the annexe and garage.

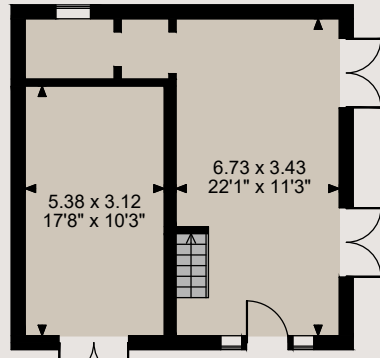
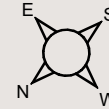
## Location

Dunscombe Cottage is in a semi-rural position just outside the small village of Salcombe Regis, close to the Jurassic Coastline with its dramatic cliffs and miles of beaches and set amidst the beautiful East Devon National Landscape. The South West Coastal Path is a few hundred metres away, reached via footpath, as is the stunning secluded beach at Weston Mouth which can only be reached on foot or by boat. The property is just over two miles from the centre of the vibrant and bustling seaside town of Sidmouth, which offers plenty of shops, restaurants and cafés, plus excellent leisure facilities, including sailing and golf at Sidmouth Golf Club. There is also schooling in Sidmouth, including the independent St. John's School. The cathedral city of Exeter, approximately 16 miles away offers a wide choice of cultural activities with theatres, the RAMM museum, an arts centre and a wealth of good restaurants and shopping, as well as excellent schooling.

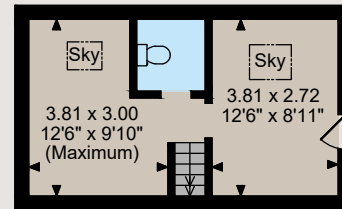
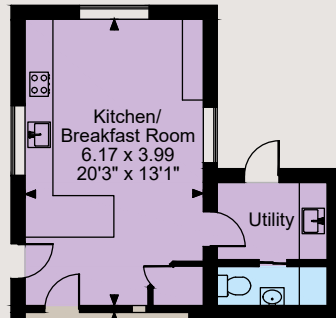




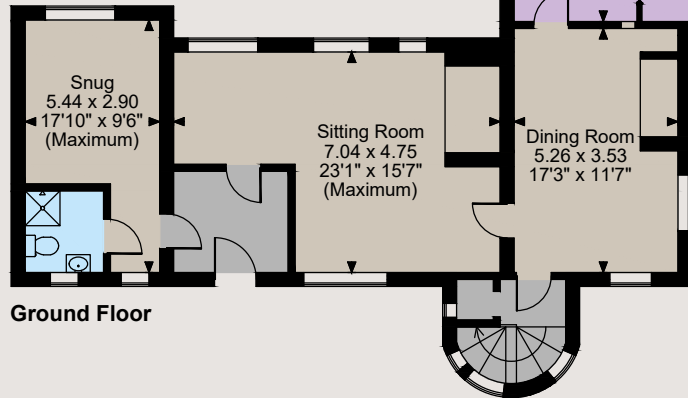
Floorplans  
 House internal area 2,190 sq ft (203 sq m)  
 Annexe internal area 580 sq ft (53 sq m)  
 Outbuilding internal area 169 sq ft (15 sq m)  
 For identification purposes only.



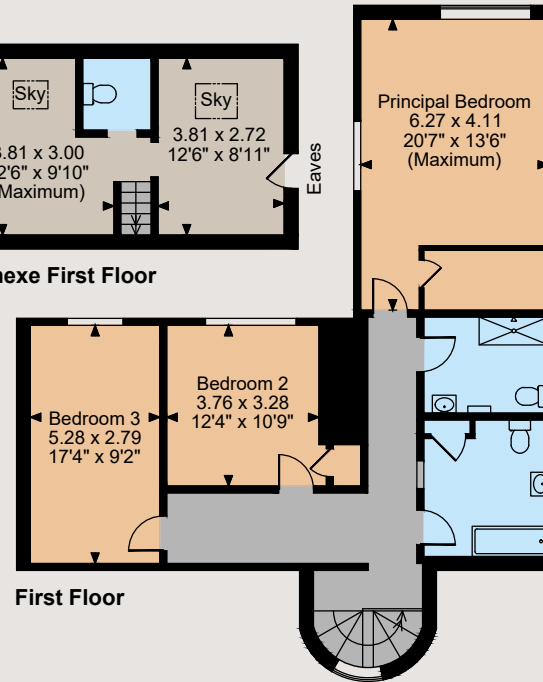
Annexe Ground Floor



Annexe First Floor



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

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The area is well served by road, with the A3052 connecting to the M5 12 miles to the west, while Honiton Station is approximately 8 miles away, with regular trains to London Waterloo.

**Directions**

What3Words///rooftop.gossiping.areas brings you to the property's driveway.

**General**

**Local Authority:** East Devon Council  
**Services:** Mains electricity and water. Private drainage which we understand is compliant with current regulations. Oil-fired central heating  
**Council Tax:** Band G

**Wayleaves and Easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

**Tenure:** Freehold

**Offers in Excess of:** £1,000,000

**Exeter**

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