



# 1 Doatshayne Close

Musbury, Axminster, East Devon, EX13 8BQ

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





A fantastic extended four bedroom detached family home with superb flexible accommodation situated in a wonderful elevated cul-de-sac location enjoying countryside views and excellent gardens and a garage

- Welcoming reception hall with a staircase,
- Wonderful double aspect L-shape sitting room
- Additional large reception room
- Well-proportioned kitchen/dining room
- Separate utility & shower room
- Four first-floor bedrooms and a family bathroom
- Principal en-suite bathroom
- Lovely south facing rear garden
- Attached garage and a good-sized driveway

Guide Price £725,000

## SITUATION

Doatshayne Close is superbly located amongst some of East Devon's most picturesque countryside and sits in an elevated position at the top of a cul-de-sac on the gentle easterly slopes of the Axe Valley, an Area of Outstanding Natural Beauty between the popular coastal towns of Lyme Regis and Sidmouth. At the foot of this wide valley, the River Axe winds its way towards the sea, opening into the Axe Estuary, a wildlife haven and birdwatchers paradise, before reaching the mouth and small harbour at Seaton. This stretch of coast-line is well renowned for its beautiful walks, high cliffs and dramatic scenery and is a World Heritage site known as the Jurassic Coast, due to its unique geological history.

1 Doatshayne Close is fortunate enough to have wonderful views from the house over the typical Devon patchwork landscape, as well as easy access to beautiful walks and rides over the myriad of footpaths and bridleways in the near vicinity.







The property is located on the country fringes of the village of Musbury and is very conveniently positioned with good road access to the surrounding towns and villages. Musbury has a garage with Spar shop, public house, primary school and pretty parish church of St. Michael.

The busy market town of Axminster lies approximately 3 miles to the north and has a main line rail link to London Waterloo, leisure facilities and a good range of independent shops and eateries. The handsome seaside town of Lyme Regis with its famous cobb harbour is approximately 5 miles to the south east. The Cathedral City of Exeter, Devon's County Town, is some 26 miles to the west and has an excellent shopping centre, schools, university, theatres, main line rail link and express train to London Paddington, M5 access and international airport. The renowned Colyton Grammar School, one of the country's top mixed state schools, is situated about 2.5 miles away on the outskirts of the country village of Colyford.

## THE PROPERTY

1 Doatshayne Close is a wonderful 1960's traditionally built 4/5 bedroom detached house that has been considerably extended over the forty-seven years of ownership. The property is situated in a superb elevated position at the top of a small cul-de-sac location on the edge of the desirable East Devon village of Musbury. The gas centrally heated and double-glazed accommodation has a good-sized entrance hall which leads to the spacious dual aspect L-shape sitting room with sliding patio doors that open out to the rear garden. There is a well-proportioned kitchen/dining room with plenty of storage and a useful utility room to the rear. Also, on the ground-floor is a shower room and an additional reception room which could be used as a dining room or a fifth bedroom. On the first-floor are the four bedrooms (three doubles and a single) the large principal dual aspect bedroom enjoys lovely countryside views and has an en-suite bathroom. The family bathroom has a white suite with a shower over the bath.

## OUTSIDE

The southerly facing rear garden is in the main laid to lawn with a good-sized patio that provides a perfect place to sit out during fine weather and also enjoys the lovely countryside views to the south west. There is also an aluminum greenhouse, and a timber garden shed. The front garden is laid to lawn with a gated tarmac driveway. The attached garage has power and light.







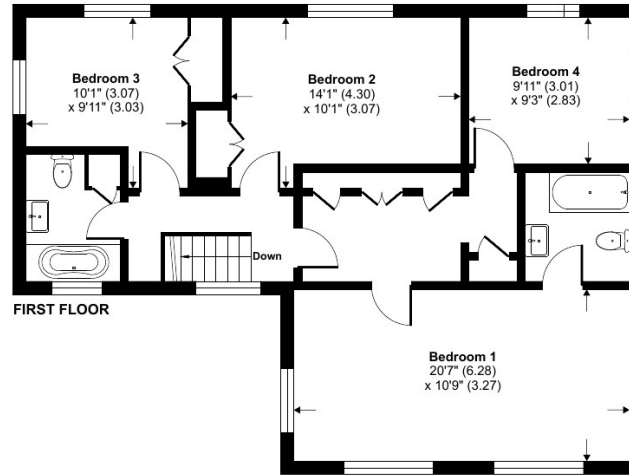
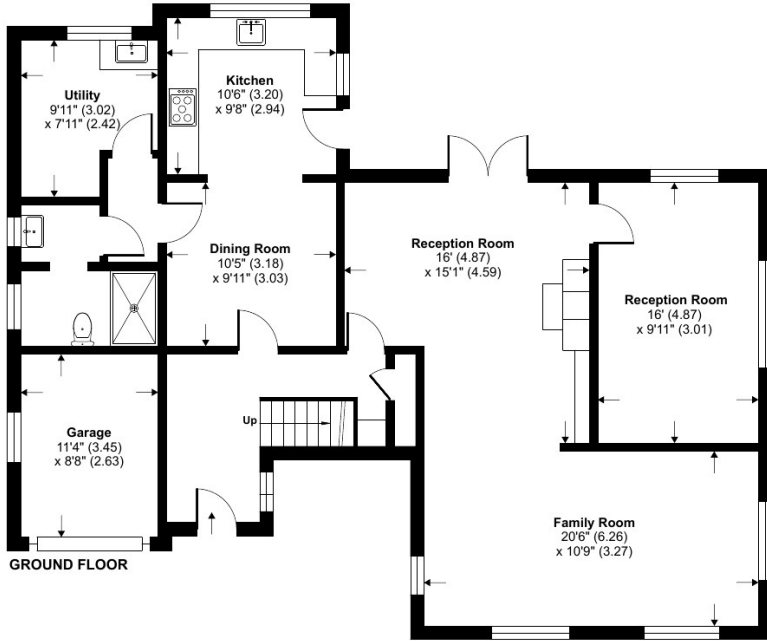






Approximate Area = 1941 sq ft / 180.3 sq m  
Garage = 95 sq ft / 8.8 sq m  
Total = 2036 sq ft / 189.1 sq m

For identification only - Not to scale



## DIRECTIONS

From Axminster proceed in a southerly direction out of the town onto the Musbury Road and continue for about 2 miles, just before entering the village take the turning on the left. Follow this lane up the hill and around to the right. After a short distance Doatshayne Close is the first turning on the right and number one is the first property on the left.

## SERVICES

Mains electricity, water, gas and drainage.

## LOCAL AUTHORITY

East Devon District Council - 01404 515616  
Tax Band: F.

## ENERGY PERFORMANCE CERTIFICATE

Rating: C

## FLOOD RISK.

Flood risk information can be checked through the following: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

## BROADBAND & MOBILE.

The seller has advised us that Broadband is available at the property Broadband availability at this location can be checked through: [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

Mobile coverage can be checked through:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Humberts. REF: 1255654

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.

01404 42456

devon@humberts.com

