



Luscombe Maye
Since 1873

Easton, Nr Bigbury

4 3 1



DESCRIPTION

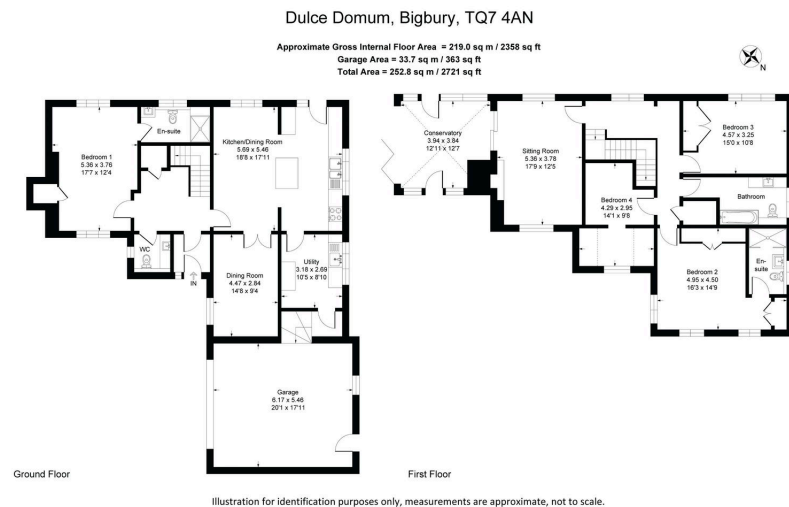
Set at the top of a sweeping driveway, just a stone's throw away from the South West coastline and the spectacularly beautiful tidal estuary of the River Avon, Dulce Domun is a spacious detached home with a large sloping plot and far-reaching countryside views. The location is a wild-life lover's paradise set within the South Devon Area of Outstanding Natural Beauty.

The ground floor is generous and comprises the entrance hall with stairs to the first-floor galleried landing, storage and guest cloakroom. The kitchen/breakfast room is the heart of the home enjoying dual aspect windows, a range of mounted base and wall units, central island, and integrated appliances. Double doors lead from the kitchen to the dining room with views over the gardens, and there is also a separate utility room with integral stairs leading down to the double garage. Also on the ground floor is a naturally light double bedroom with dual aspect windows and en-suite shower room/toilet.

On the first floor, the triple aspect sitting room offers a cosy space to enjoy throughout the year with feature fireplace and sliding doors leading through to the conservatory. The conservatory, fully fitted with blinds and underfloor electric heating, is versatile with far-reaching countryside views and bi-fold doors allowing access to the terrace and side garden. There are three bedrooms on the first floor, including two spacious double rooms and a single bedroom, perfect for an office. The principal bedroom has an en-suite bathroom and there is a further family bathroom off the landing.

Outside, Dulce Domun has a plot extending to 6.5 acres including a gravelled parking area leading to the double garage with an electric 'up and over' door, water supply and an EV charging point. The garden is a real treat, set over many levels, with a range of mature apple and damson trees in the small orchard, variety of flowers, mature shrubs and vegetable plots. A level lawn is located to the front of the house and there are several terraces from which to enjoy the quiet and serene location. Dulce Domun also benefits from a sloping 5-acre field with direct access from the road.





- Charming detached country home
- Beautiful private gardens
- Quiet rural yet accessible location
- 2,700sq ft of accommodation
- Small woodland
- Nearby coastal and countryside walks
- Short drive to Mobury and Kingsbridge towns
- Close to Bigbury and Wonwell beaches
- 5 acre field
- Close by shop and pub at St Anns Chapel

