Symonds & Sampson



Woodhayes

Mounthill Lane, Musbury, Axminster, Devon

Woodhayes

Mounthill Lane
Musbury
Axminster
Devon EX13 8BE

A charming, historic house listed Grade II, with 1.22 acres, set in a private, tranquil position close to the coast, with fine views over the Axe Valley. An ideal rural retreat with glorious gardens, orchards, swimming pool, tennis court and studio/office.

4 2 2

1.22 acres

- Characterful 4 bedroom house listed Grade II
- Close to the coast
- Elevated rural location with fine views
- No immediate neighbours yet within walking distance to the village
- Idyllic gardens with discrete heated swimming pool and tennis court
- Adaptable home office/studio
- No onward chain
- Set in 1.22 acres
- For sale by Private Treaty

Guide Price £995,000

Freehold

Axminster Agricultural
01297 33122
axminster@symondsandsampson.co.uk







THE PROPERTY

Dating back to the 17th century the property, then named Brimclose, was purchased in 1938 by the writer and Poet Laureate C Day Lewis, the father of the record breaking three times Oscar winning best actor Daniel Day Lewis. Attracted by the natural surroundings, a source of inspiration for his poetry, Cecil and his wife Mary created ‘a little Paradise’ as he referred to the property in his autobiography. This unique residence is now on the market for the first time in over half a century.

Surrounded by unspoilt countryside, Woodhayes was originally two cottages, it has evolved over time to create this characterful and versatile home. Largely constructed of cob under a thatched roof, the south facing house was partially and sympathetically rebuilt to modern standards in 2007. Today Woodhayes combines traditional charm with the advantages of a replacement thatched roof, underfloor heating on the ground floor, heritage double glazing, improved insulation and higher ceilings upstairs. The 33 foot sitting room has a cosy fireplace and room to dine if required, with French windows opening onto the garden. At the heart of the home the spacious country style kitchen/breakfast room has an Aga and separate larder. This light-filled space has a dining area with easy access to the terrace. Upstairs the principal bedroom has an en-suite, whilst three further bedrooms share the family bathroom. Woodhayes offers privacy and could appeal to a range of lifestyle buyers.









OUTSIDE

Woodhayes is set amongst enchanting gardens which provide a private setting and gently blend into the surrounding countryside. The property is approached from the lane through a discreet entrance leading to a parking area and Double Garage/Workshop (5.3m x 5.05m). To the side of which is a small woodland garden with a wildlife pond.

The well-designed gardens are divided into four separate areas. At the highest part of the garden, the timber Studio/Office (5.77m x 2.77m) with covered veranda is flooded with light and has glorious views over the Axe Valley. Set in the semi-walled terrace courtyard below is the well-located heated swimming pool and pool house.

To the front of the house, which is festooned with a magnificent wisteria, is the charming cottage garden with flower beds and beyond a generous lawn with specimen shrubs provides year-round interest. There is a sunny terrace, ideal for dining outside, with easy access to the house. Well-separated by fruit trees is the all-weather tennis court with floodlighting and an adjacent summer house. Finally, in the lowest part of the garden, tucked away, is a greenhouse and fruit cage.











SITUATION

Woodhayes is set in an elevated but sheltered position on the flanks of Musbury Castle, an Iron Age Hill Fort, in the East Devon National Landscape (formerly AONB). This secluded property has no immediate neighbours, yet is within walking distance of Musbury via a conveniently located footpath. The village has an active community with an inn, petrol station with well-stocked village stores/Post Office, village hall and primary school. There is a local bus route to nearby towns including the bustling market town of Axminster (3.5 miles), offering supermarkets, recreational facilities, including a sports centre with swimming pool and a mainline railway station to London Waterloo and Exeter. Close by the Jurassic Coast World Heritage site and the popular resort of Lyme Regis (6 miles) with its famous Cobb and sand beach, provides a range of independent shops and restaurants. There are good transport connections locally good road connections both east and west with the A30/A303. The Cathedral city of Exeter is easily accessible with its excellent shopping facilities, theatres, international airport and access to the M5.

SERVICES

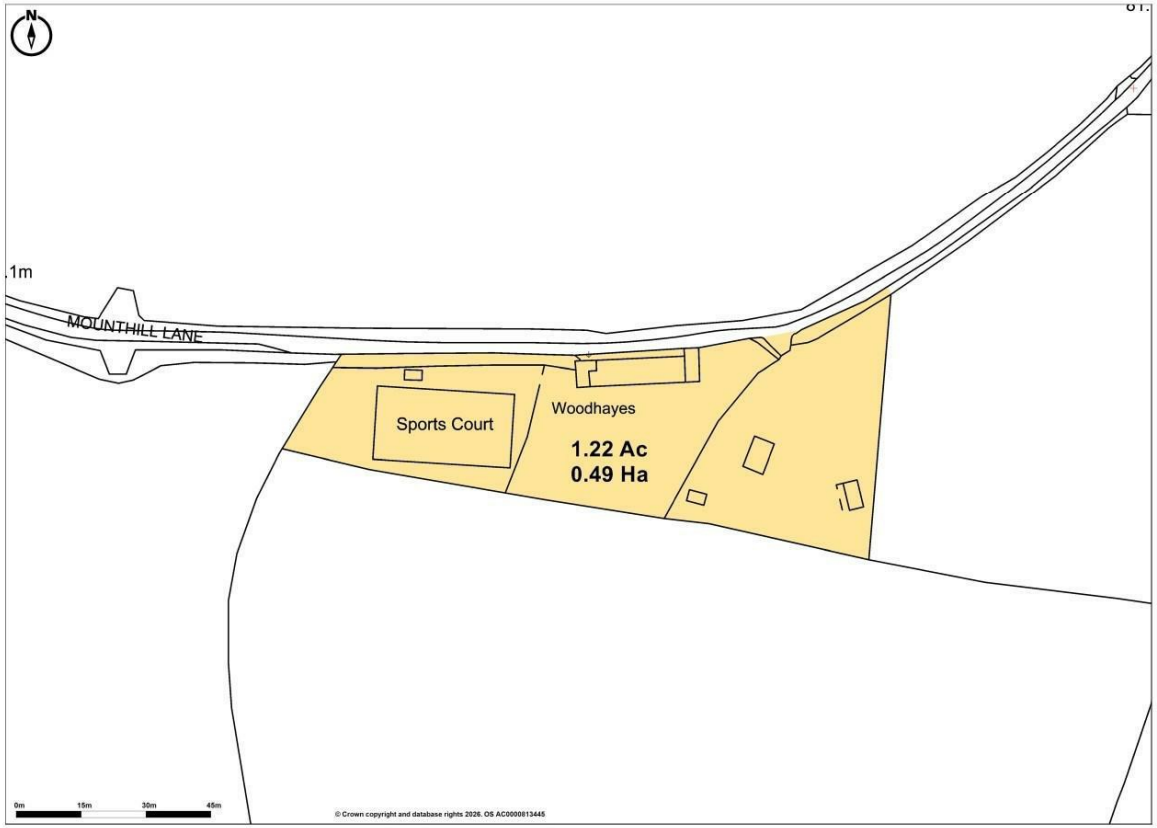
Mains electricity. Gas. Private water. Private drainage. Superfast Broadband is available. Mobile Network Coverage is available. Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon District Council Tel: 01404 515616 Council Tax Band: G

TENURE

Freehold with vacant possession upon completion.



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4





EDUCATION

Good primary schooling at Musbury. Good State secondary schooling at Axe Vale Academy, Axminster and the outstanding Colyton Grammar School. Independent Schools in the area include Perrott Hill at Crewkerne, Blundells at Tiverton and the Exeter or Taunton Schools.

SPORTING

Racing at Exeter or Taunton. Golf at Lyme Regis or Seaton. Sailing on the coast at Axmouth or Lyme Regis.

MATERIAL INFORMATION

1. We cannot confirm if the private drainage system complies with the current regulations. 2. Woodhayes is situated in an area with a very low probability of flooding. 3. A footpath runs adjacent to the property providing access to the village.

DIRECTIONS

What3words:///stage.waxing.poets From Axminster take the A358 to Musbury. Turn left onto The Street just past the Spar Garage, on the corner turn right onto Church Hill. Follow for a few hundred meters and then take the second right onto Mounthill Lane. Woodhayes will be found on the right after a short distance.

VIEWING

Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information, if required, is available from Ross Willmington or Angela Gillibrand on 01297 33122.

Mounthill Lane, Musbury, Axminster

Approximate Area = 2379 sq ft / 221 sq m
Garage = 289 sq ft / 26.8 sq m
Outbuilding = 172 sq ft / 15.9 sq m
Total = 2840 sq ft / 263.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1524808

AxAg/ACG/Oct26

01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
, Trinity Square,
Axminster, Devon EX13 5AW

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