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*Downe Thatch, Doddiscombsleigh, Devon, EX6 7PR*



SOUTHGATE  
ESTATES

£475,000





## *Downe Thatch, Doddiscombsleigh*

A charming and characterful two bedroom semi-detached cottage, situated in the highly sought-after village of Doddiscombsleigh, enjoying stunning far-reaching views across the surrounding Teign Valley countryside. The property is rich in period features and offers well-proportioned accommodation, complemented by beautifully maintained gardens of approximately a quarter of an acre, accommodating a workshop/studio and off-road parking.



The property is ideally positioned within a picturesque rural setting, offering a peaceful lifestyle while remaining within easy reach of Exeter and surrounding villages. Doddiscombsleigh itself is a popular village known for its strong community feel and access to scenic countryside walks, as well as the well-regarded pub, The Nobody Inn, and Doddiscombsleigh primary school. Additionally, there is a bus stop just along the road from the property.



*Accommodation* A front door opens into an entrance porch, leading through to a spacious dining room which provides a welcoming central hub of the home, with ample space for dining and entertaining. The living room is a particularly attractive reception space, featuring a wood-burning stove which forms a focal point, along with windows to the rear and side, including a bay window, allowing for plenty of natural light and pleasant outlooks toward the gardens and surrounding countryside. An inner hallway provides access to the shower room, fitted with a suite including a shower, a wash basin and a WC, along with two windows to the rear aspect. The kitchen is fitted with a range of wall and base units with worktops over, incorporating a stainless steel sink and drainer. A window to the side aspect enjoys views across the garden, while a stable door provides direct access to the outside. On the first floor, there are two well-proportioned double bedrooms, both of which benefit from beautiful views, with bedroom one looking out across the surrounding countryside and bedroom two enjoying views of the gardens. The master bedroom offers a bay window to the side aspect allowing ample natural light to the room. The landing is notably spacious and is currently utilised as a study area, offering an ideal space for home working or reading, with a window to the side aspect.

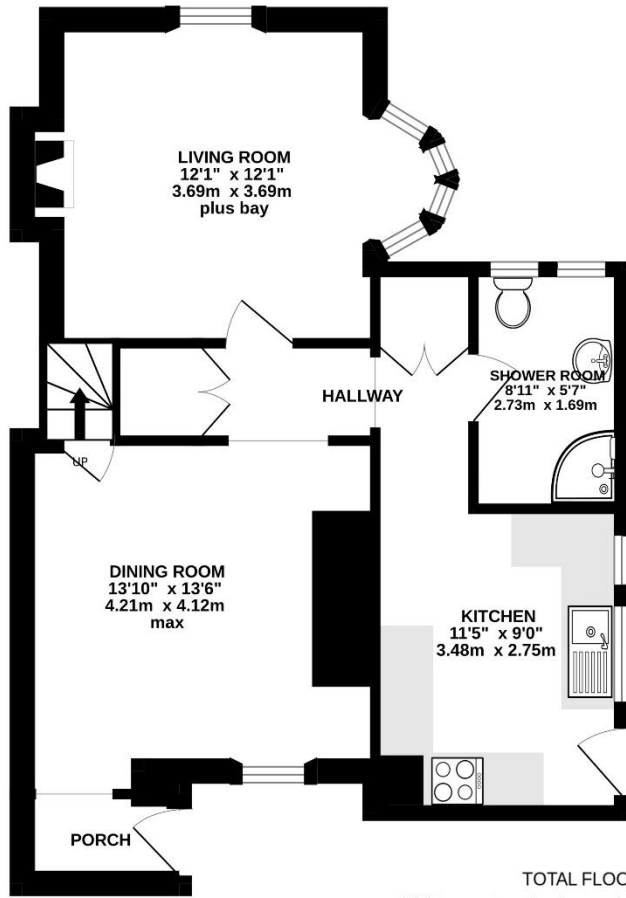
*Outside* The gardens are a particular highlight of the property, extending to approximately a quarter of an acre and offering a beautifully established outdoor space. The grounds are predominantly laid to lawn, complemented by a variety of mature planting and well-stocked borders. A charming terrace and pond area provides an ideal setting for seating and outdoor dining, perfectly positioned to enjoy the surrounding views. To the far end of the garden is a productive vegetable patch along with a large greenhouse and a chicken coop, ideal for those seeking a more self-sufficient lifestyle. A useful workshop, currently used as a pottery studio, is equipped with power and lighting and offers excellent versatility for a range of uses. The property also benefits from valuable off-road parking.

*Property Information* Tenure: Freehold. Council tax band: E.

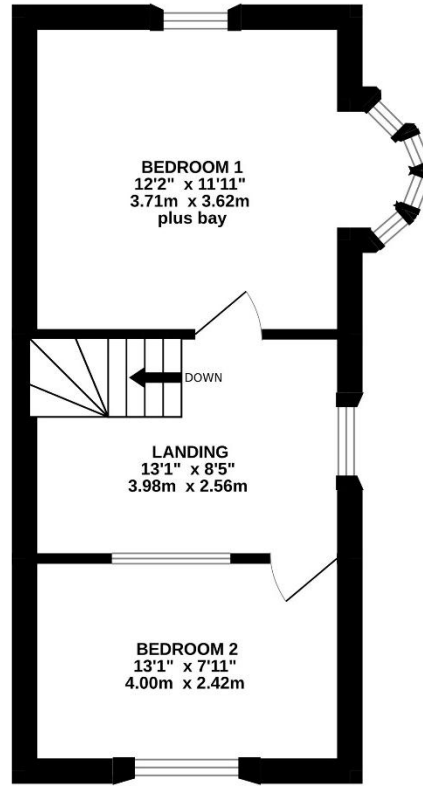
- *Character Cottage*
- *Period Features*
- *Stunning Views*
- *Sizeable Gardens*
- *Off-Road Parking*
- *2 Double Bedrooms*



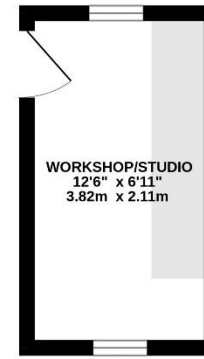
GROUND FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



2ND FLOOR  
87 sq.ft. (8.1 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		



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