



Shephards Westwood



# Shephards Westwood

Westwood, Crediton, Devon, EX17 3PF

Exeter 9.5 miles, M5 (J31)13 miles

An attractive detached farmhouse with a wealth of character and beautiful enclosed gardens.

- Charming five bedroom house
- Edge of town location
- Grade II Listed
- Characterful features throughout
- Open plan kitchen/breakfast room
- Beautiful enclosed gardens
- Freehold
- Council tax band - F

Guide Price £675,000

## SITUATION

The property is situated in Westwood on the edge of the Mid Devon market town of Crediton, a vibrant and bustling community, surrounded by beautiful rolling countryside. The town offers an extensive range of amenities including places of worship, library, health centre, hospital, post office, banks, supermarkets, pubs and restaurants, garages and sports facilities including a modern leisure centre. The weekly farmers market is the largest in the area and the community is proud of its Arts scene centred around the Arts Centre holding events and classes such as theatre, dance, films, talks and music. There is also a mainline station which runs services between Barnstaple and Exeter St. Davids. Golf is available at Downes Crediton Golf Club while the property is also within easy reach of the Dartmoor and Exmoor national parks and the dramatic north and south coastlines. The cathedral City of Exeter is just 9.5 miles away, offering a variety of leisure facilities and amenities, including an arts centre, the RAMM museum and various restaurants, bars and eateries as well as several shopping outlets including a John Lewis and IKEA. For road connections, the M5 is 13 miles away. The area offers access to a good selection of state schooling including Queen Elizabeth's and Sandford School as well as to a number of renowned independent schools including St. Wilfrid's, Exeter Cathedral School, The Maynard and Blundell's.

## DESCRIPTION

Shephards Westwood is an attractive five bedroom, detached Grade II listed farmhouse, dating from 1659. The property displays a wealth of characterful features throughout including exposed timber beams and original fireplaces. The farmhouse offers versatile accommodation options and enjoys a beautiful enclosed garden that backs onto open rolling countryside.



## ACCOMMODATION

The ground floor has four reception rooms offering comfortable and flexible living space. The well-proportioned sitting room features an impressive inglenook fireplace which has been fitted with a woodburner as well as exposed timber beams overhead. Adjacent is a useful study and a home gym/office, which could be used as further reception space or as a bedroom if required. Across the hallway the formal dining room provides further welcoming accommodation and displays an original open fireplace. The generous kitchen and breakfast room has an Aga, plenty of storage units, a butler sink and space for a large breakfast table, while the adjoining utility room provides further space for household storage and appliances. The ground floor accommodation is completed by a useful cloakroom.

Two separate staircases lead to the first floor where there are four double bedrooms, including the principal bedroom which benefits from a dual-aspect allowing for plenty of natural light as well as an en suite bathroom. The first floor also has a further single bedroom and a family bathroom with an over-bath shower.

## GARDENS

Access for vehicles is via a single-track lane with five-bar wooden gates opening onto the driveway at the front of the property providing parking space for several vehicles. To the rear, the sizeable garden is mainly laid to lawn with colourful border flowerbeds and hedgerow and various mature specimen trees. There is also a terraced area providing ideal space for al fresco dining and entertaining. The property benefits from several stores and outbuildings providing garden storage and workshop space and also a greenhouse.

## SERVICES

Mains electricity, gas, water and drainage

## DIRECTIONS

From Exeter, take the B3183/Cowley Bridge Road away from the city centre, and join the A377/Cowley Hill, following the sign for Crediton. Follow the A377 for just over seven miles, into Crediton and along the High Street. Turn left onto Lanscore and continue onto Westwood Road. After just under half a mile, turn left onto Elston Meadow and the entrance for the property will be on the right-hand side



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



**Shephards Westwood, Westwood, Crediton**  
**Main House internal area 2,481 sq ft (231 sq m)**  
**Room Above Utility internal area 173 sq ft (16 sq m)**  
**Outbuildings internal area 221 sq ft (21 sq m)**  
**Store internal area 90 sq ft (8 sq m)**  
**Total internal area 2,965 sq ft (276 sq m)**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ Denotes restricted head height  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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