



Westacott







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Shobrooke, Crediton, , EX17 1AG

Crediton (2 miles) Exeter (7 miles) Exeter Airport (15 miles)

An exceptional 5 bedroom family home, with paddocks and outbuildings, in a much sought after location.

- Highly desirable location
- 5 bedrooms
- Agricultural Buildings
- Grade II Listed
- EPC: C
- Stunning Thatched Family Home
- 3 Bathrooms
- Approximately 5 Acres
- Council Tax Band: F
- Freehold

Guide Price £995,000

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SITUATION

Westacott occupies an elevated and private position near the sought-after village of Shobrooke, surrounded by the stunning Mid Devon rolling countryside. The setting offers the best of both worlds merging rural seclusion with the convenience of nearby amenities. The nearby market town of Crediton offers a wide range of everyday facilities including independent shops, supermarkets, schools for all ages, health services, cafés and a mainline railway station with direct services to Exeter and Barnstaple.

The university and cathedral city of Exeter provides an extensive selection of retail, cultural and business opportunities, as well as fast rail links to London Paddington and Waterloo, access to the M5 motorway and Exeter International Airport. The area is surrounded by beautiful countryside with excellent walking, cycling and riding opportunities. Nearby Shobrooke Park offers 180 acres of open parkland and lakes, while Dartmoor National Park and the Devon coast are both within easy driving distance.

DESCRIPTION

Westacott is a tastefully presented detached family home, set amidst the stunning Mid Devon countryside near Crediton. Originally three former workers' cottages, this Grade II property has been thoughtfully combined and renovated, retaining characterful cob, stone and thatch construction. The accommodation includes a boot room, WC, stunning kitchen/dining room, large sitting room, and a second well proportioned reception sitting room / office space, utility, and playroom. Upstairs, a separate guest wing offers two bedrooms and a family bathroom, while a second staircase leads to the principal bedroom, a potential en suite (first fix in place), two further spacious doubles, and an additional family bathroom.





ACCOMMODATION

The property is entered via a boot room with a beautiful flagstone floor with underfloor heating, adjacent WC and a large pantry housing the boiler. The accommodation flows into a stunning kitchen/breakfast room, featuring exposed ceiling beams, a central island, underfloor heating and ample space for a large farmhouse table. A traditional cross passage leads to the front door, and off the passage is the main sitting room, featuring an open fireplace and wide front-facing windows. There is a second reception / office and a separate staircase rising to two bedrooms and bathroom, creating a private guest wing. A playroom links to the other rear hall, where stairs rise to the principal bedroom, offering excellent storage and scope for a generous en suite (first fix in place, ready for completion to the buyer's taste). The accommodation is completed by two further double bedrooms, a well-appointed family bathroom, and ample storage throughout.

OUTSIDE

On entering the drive up to the property, you have a paddock on the right with a small pond and lined with estate fencing. As you turn left into the house, there is a large double garage on the right with electric doors and hard parking to the rear for multiple cars. In addition, there is a carport with space for 2 cars and a separate wood store. There is a lawned garden at the front of the property with beautiful views over the surrounding fields, and a further lawned garden to the rear. Further up the drive, there is a picturesque oak tree on the left and two raised flower beds. Beyond this is a courtyard with hardstanding and two agricultural barns. There is a second large paddock to the left of the house. Both paddocks are fenced on their far sides, with a post and rail fencing, and have estate fencing on the houses sides. The total acreage is 4.6 acres.

SERVICES

Utilities: Mains electricity.

Private water connection off a mains supply, with right of access within the easement

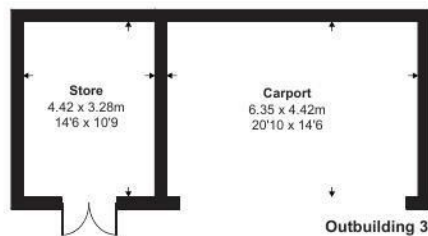
Private sewage treatment plant

Standard broadband available (Ofcom)

EE, Three, O2 and Vodafone network likely (Ofcom)

DIRECTIONS

WHAT3WORDS - [///early.clauses.zoos](https://www.what3words.com/early.clauses.zoos)



Outbuilding 3

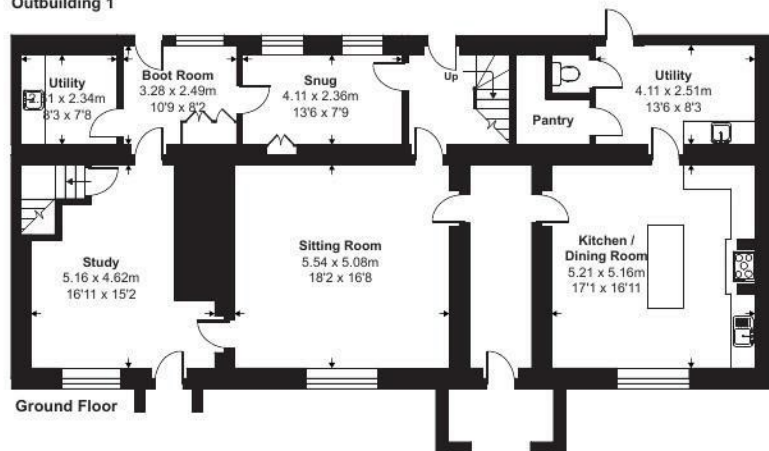
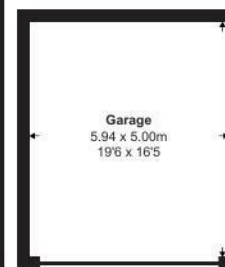
Denotes restricted head height



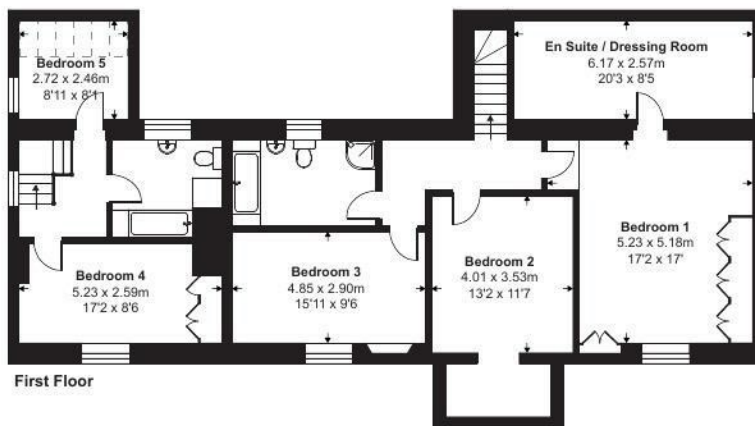
Outbuilding 1



Outbuilding 2



Ground Floor



First Floor

Approximate Area = 3015 sq ft / 280.1 sq m (excludes carport)

Limited Use Area(s) = 27 sq ft / 2.5 sq m

Outbuilding(s) = 2401 sq ft / 223.1 sq m

Garage = 327 sq ft / 30.3 sq m

Total = 5770 sq ft / 536 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). © n1checom 2025. Produced for Stags. REF: 1333804



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



