



## The Grain Loft, Crediton, EX17 3PY

Guide Price £950,000

# The Grain Loft

## Crediton

- Exceptional barn conversion at sought-after Westacott Barton
- Nearly 3,000 sqft overall
- Approx. one-third acre plot with countryside outlook
- Spectacular vaulted kitchen/dining/family room
- Four double bedrooms & three bathrooms
- Multiple living spaces with excellent indoor/outdoor connection
- High-quality specification reflecting its owner-built origins
- Detached double garage with substantial first-floor office/studio
- LPG underfloor heating
- Just one mile from Crediton in an exclusive eight-home setting

Westacott Barton has quietly established itself as one of the most impressive small developments around Crediton. Just eight individual barn-style homes share this peaceful countryside setting, approached along a private drive just a mile outside the town, and The Grain Loft was one of the first to be completed. It has the scale, architecture and quality that have made homes here so sought after, but with something slightly different to offer. Although technically semi-detached, you'd be hard pushed to know it when you're there, and with nearly 3,000 sqft including the detached garage building and a plot of around a third of an acre, it feels every inch a substantial country home.

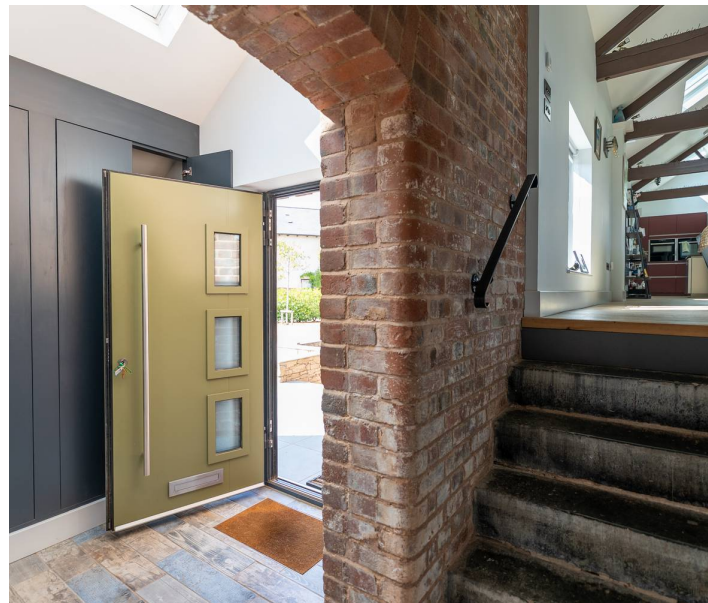




Although technically semi-detached, you'd be hard pushed to know it when you're there, and with nearly 3,000 sqft including the detached garage building and a plot of around a third of an acre, it feels every inch a substantial country home. Importantly, it was built by its owners as a family home rather than simply as a development project, and that shows in the specification, individual choices and attention to detail throughout.

The layout is brilliantly sociable without forcing everyone into the same room. At its heart is a fabulous vaulted kitchen, dining and family room, where exposed roof timbers preserve the character and scale of the original barn while rooflights and windows bring in plenty of natural light. The contemporary kitchen and large island sit comfortably within the space rather than dominating it, while the wood-burning stove gives the living end a proper focal point. Elsewhere, a further generous living room provides somewhere to break away, before flowing into a more contemporary garden room where exposed brickwork, a large rooflight and bi-fold doors create a superb connection with the garden. Four genuinely double bedrooms are arranged across the house, including an impressive principal suite with extensive fitted storage and en-suite shower room. The remaining double bedrooms (with a second ensuite) have garden views and served by a family bathroom. A separate utility and WC take care of the practicalities, while LPG heating and underfloor heating add modern comfort behind the barn's character.

Outside is every bit as convincing. The plot extends to approximately a third of an acre, with a large level lawn, generous paved entertaining areas and a lovely open outlook across the surrounding countryside.



There's ample parking, while the large detached garage building adds far more than somewhere to put a car. Alongside the garage are a store and WC, with a substantial first-floor office/studio above, ideal for anyone working from home, running a business or simply wanting genuinely separate hobby space. Westacott Barton itself is a particularly attractive place to live, surrounded by rolling Mid Devon countryside yet with Crediton's shops, schools, railway station and everyday amenities only a short distance away, and Exeter readily accessible beyond. Other homes at Westacott Barton have demonstrated just how highly regarded the setting has become, and The Grain Loft offers a particularly compelling way into it: the space, quality and lifestyle associated with this exceptional little enclave, at a price point below the detached homes around it.

Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Private - treatment plant

Heating: LPG underfloor heating and wood-burner

Construction: Brick/block

Listed: No

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.



### Agents' Notes:

#### Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

#### Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at [www.ofcom.org.uk](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

#### Digital Photo Enhancement/Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

#### Estate Management Charge

This property is subject to a management charge, which contributes towards the maintenance and upkeep of communal areas and shared spaces including the driveway and treatment plant. Such charges are common on modern housing developments.

#### Private Drainage:

We're informed by the seller that the property has a private drainage system, which they advise is in working order. Buyers should satisfy themselves regarding its type, condition and regulatory compliance with their conveyancer.



### Heating Type (Non-Mains):

We're informed by the seller that the property is heated via LPG. Buyers should confirm servicing arrangements and running costs.

### Private / Unadopted Road:

We're informed by the seller that access to the property is via a private road covered by a maintenance charge. Buyers should confirm ownership, rights of access and responsibility for maintenance or repair with their conveyancer.

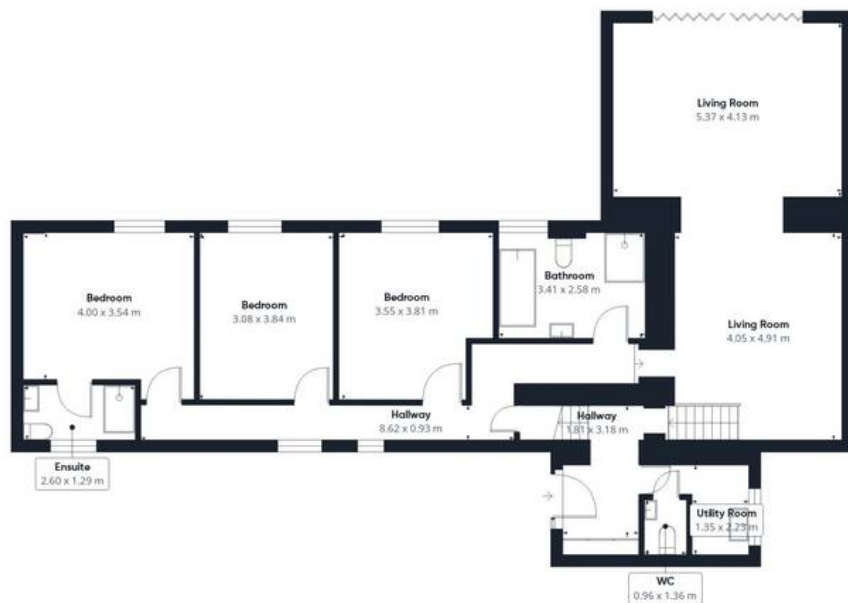
**CREDITON** is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities take place. The market square is also home to the town's twice-monthly farmer's market. The town has an equally significant past. It was originally the first Bishopric in Devon and the imposing Parish Church of The Holy Cross now stands where once stood Devon's first Saxon cathedral (909-1050AD). It is also the birthplace of Saint Boniface, one of the founding fathers of the Christian church in Europe. Easily commutable to Exeter and with two primary schools, a secondary school with sixth form as well as a wide range of necessary amenities, it's clear why the town is a firm favourite with locals and relocators alike.

### DIRECTIONS

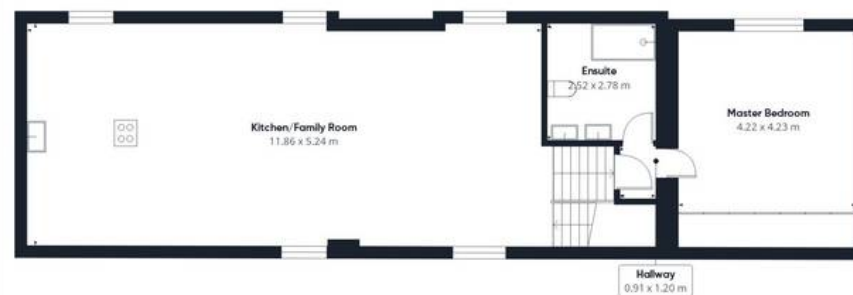
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From Crediton, go over the railway line and through Fordton, over the river bridge and up the hill, reaching the crossroads, go straight on up the hill as signed to Whitestone. After approx. 0.5 miles, take the private drive on the right and the property will be found on the left once reaching the homes.





Floor 0 Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

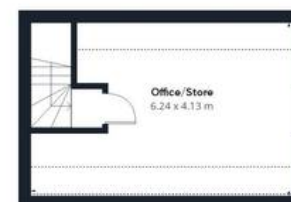
278.9 m<sup>2</sup>

Reduced headroom

6.9 m<sup>2</sup>



Floor 0 Building 2



Floor 1 Building 2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.