



Elston Barn, 7b Elston Meadow, Westwood, EX17 3SZ

Guide Price £925,000

Elston Barn, 7b Elston Meadow

Westwood, Crediton

- Stunning detached barn conversion
- 3000sq feet (approx.) of accommodation
- Accessible, edge of town location
- Lovely views over the town and countryside
- Set in ground of just under half an acre
- Spacious reception rooms & ground floor bedroom
- Impressive master bedroom suite
- 4 Bedrooms & 3 bathrooms
- 2019 Conversion in private spot
- Parking for at least 6 vehicles

Tucked away on the outskirts of Crediton and backing onto open fields, this impressive steel-frame barn conversion was completed in 2019 and offers almost 3,000 sq ft of accommodation within approximately half an acre. Built by a local builder to high a high specification, it combines a contemporary layout with natural materials including solid oak beams, oak window sills and oak veneer doors, creating a home with both scale and character.

The ground floor is arranged around a generous full-depth lounge, where a 9kW multi-fuel stove sits on a slate hearth along with underfloor heating and four-panel bi-fold doors open onto the front garden and patio. A further reception room with patio doors to the garden, a brick fireplace and gas fire provides useful flexibility, while the large kitchen combines cream high-gloss cabinetry with quartz worktops, a Neff double oven and induction hob, integrated dishwasher and full-height fridge and freezer.





Underfloor heating runs through the kitchen, while the spacious utility room has matching dark green Shaker-style units, space for laundry appliances and an additional fridge-freezer.

A large double bedroom on the ground floor overlooks the rear garden and town and has its own en-suite shower room, making this floor particularly flexible for guests or family members. The entrance hall leads to an oak staircase and gallery landing, with a downstairs WC and useful storage completing the ground-floor accommodation.

Upstairs, the impressive master bedroom suite has floor-to-ceiling windows, exposed oak beams and countryside views, together with a generous en-suite shower room and particularly large walk-in wardrobe. A second bedroom occupies a separate wing beneath a pitched roof with glass and velux sensor windows along with floor-to-ceiling windows overlooking the garden and countryside. There is also another double bedroom to the front and a large family bathroom with a substantial bath and separate shower.

Outside, the property is approached via a shared drive before continuing along its own private lane. A large brick-paved parking area provides space for at least eight vehicles, while the grounds include a workshop and storage area, covered veranda and log store. The main garden is fully fenced, providing a secure space for children and pets, with the property enjoying a tucked-away position overlooking open fields. In all the grounds extend to just under half an acre,

The property benefits from UPVC double glazing, mains gas and water, gas central heating with additional underfloor heating zones, and private septic tank drainage.



With its generous accommodation, flexible bedroom arrangements, substantial parking and peaceful edge-of-town setting, this is a distinctive home offering a truly unique opportunity.

Please see the floorplan for room sizes.

Current Council Tax: Band E – Mid Devon 2026/27 – £3352.64

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Ultrafast 1800Mbps

Drainage: Private drainage

Heating: Mains gas central heating, woodburning & gas stove

Construction: Standard

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.

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.



Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, 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.

DIRECTIONS

From Crediton High Street take the A377 in a Westerly direction. At St Lawrence Green take a left turn onto Landscaore then continue along Westwood Road. At Elston Meadow take a left turn and then bear around to the right where you will find a lane, continue up and Elston Barn will be found at the top.

For Sat Nav: EX17 3SZ

What3Words: [///reinvest.tenure.entitle](https://www.what3words.com/reinvest.tenure.entitle)







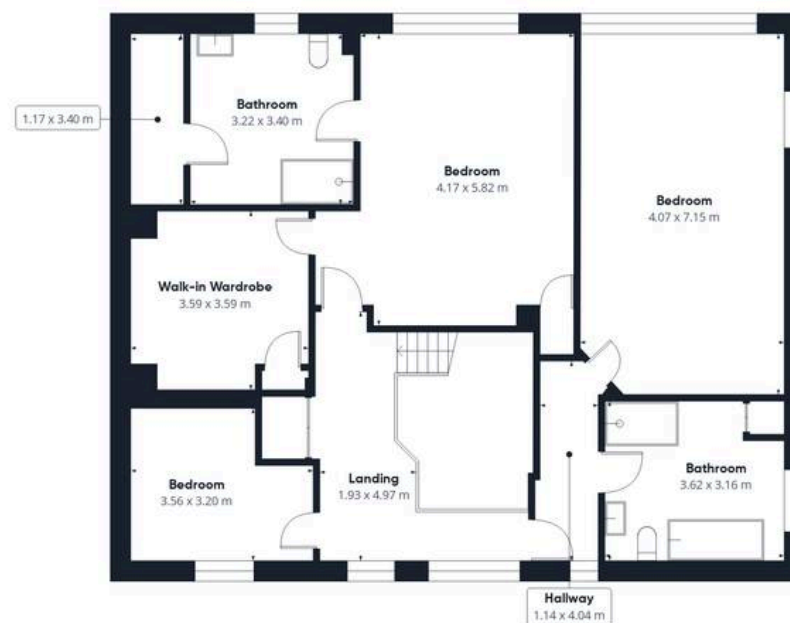
Floor 0

Approximate total area⁽¹⁾

273.1 m²

Reduced headroom

0.3 m²



Floor 1

(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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