



Shephards Westwood



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

Guide Price £635,000

SITUATION

The property is located in Westwood, on the edge of the vibrant Mid Devon market town of Crediton, surrounded by rolling countryside. Crediton offers a wide range of amenities including shops, supermarkets, pubs, restaurants, a leisure centre, library, health centre, hospital, and a popular weekly farmers' market—the largest in the area. The town also has a strong arts scene, centred around the Arts Centre, which hosts theatre, dance, film, music, and talks. There is a mainline station with services to Barnstaple and Exeter St. Davids, and golf is available at Downes Crediton Golf Club. The Dartmoor and Exmoor National Parks, as well as both the north and south Devon coastlines, are within easy reach. Just 9.5 miles away, Exeter offers a wealth of cultural, retail and dining options, including the RAMM museum, arts centre, John Lewis, and IKEA. The M5 is 13 miles away, and the area is well served by both state and independent schools, including Queen Elizabeth's, Sandford School, 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 offers four inviting reception rooms, providing plenty of comfortable and flexible living space. The generously sized sitting room is full of character, featuring an eye-catching inglenook fireplace with a wood-burning stove and lovely exposed timber beams. Leading on, there is a study and a home gym/office—both of which could easily be used as extra reception rooms or even an additional bedroom if needed. Across the hall, the snug is a great space for relaxing or entertaining, complete with original open fireplace and door leading into the kitchen. The spacious kitchen is well-equipped with an Aga, ample storage, a butler sink, and room for a large table—perfect for busy mornings or relaxed family meals. A useful utility room adds extra space for appliances and storage, while a convenient cloakroom completes the ground floor.

Upstairs, two separate staircases lead to a choice of five bedrooms. There are four comfortable doubles, including the light-filled principal bedroom with a dual-aspect outlook and its own en suite. You'll also find a single bedroom and a family bathroom with an over-bath shower.

GARDENS

Vehicle access is via a single-track lane, with five-bar wooden gates opening onto a driveway offering parking for several vehicles. To the rear, the generous garden is mainly laid to lawn with vibrant flowerbeds, mature trees, and hedgerow borders. A terraced area provides an ideal spot for al fresco dining and entertaining. The property also includes several outbuildings and stores, offering useful garden storage and workshop space.

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 Landscore 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 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	

21/22 Southernhay West, Exeter,
Devon, EX1 1PR

exeter@stags.co.uk

01392 255202