



St Paul's  
Westwood, Exeter, Devon



# St Paul's

Westwood, Broadclyst, Exeter EX5 3DH

**SITUATION:** St Paul's church is situated in the hamlet of Westwood which lies in between the villages of Broadclyst and Whimble, approximately eight miles to the east of Exeter.

Despite its tranquillity, St Paul's is in a very convenient position with easy access to junction 29 of the M5 motorway and rail links to London from Tiverton Parkway (12 miles) and Exeter. Exeter also has its own international airport (7 miles).

Nearby Broadclyst and Whimble offer a range of local facilities including convenience stores, post office and good country pubs. There is also the highly regarded Clyst Vale Community College whilst the university and cathedral city of Exeter has a choice of both state and private schooling together with a Sixth Form College.

The city offers an excellent range of shopping, dining, theatre and recreational amenities including the vibrant Princesshay shopping centre.

The East Devon coast is an easy drive with Exmouth, Sidmouth and Budleigh Salterton all within fifteen miles. The national parks of Exmoor and Dartmoor are slightly further afield.

The National Trust owned Killerton Park with its lovely parkland for walking or riding is only 3.5 miles distant.

**INTRODUCTION:** Parish churches are truly in a class of their own when it comes to quality of design, materials and workmanship, and their conversion to residential use is actually quite rare.

Undertaking such a conversion is a complex task and great care is needed at the design and planning stage for a scheme to evolve that both respects the original architecture while providing everything needed for a fine home.

The developer ([www.stuartlevens.com](http://www.stuartlevens.com)) specialises in finding new uses for redundant landmark buildings has over 25 years experience with projects as diverse as an industrial water mill, a magistrates court and jail, a Victorian country school, an austere Calvinist chapel, and more recently a series of parish churches.

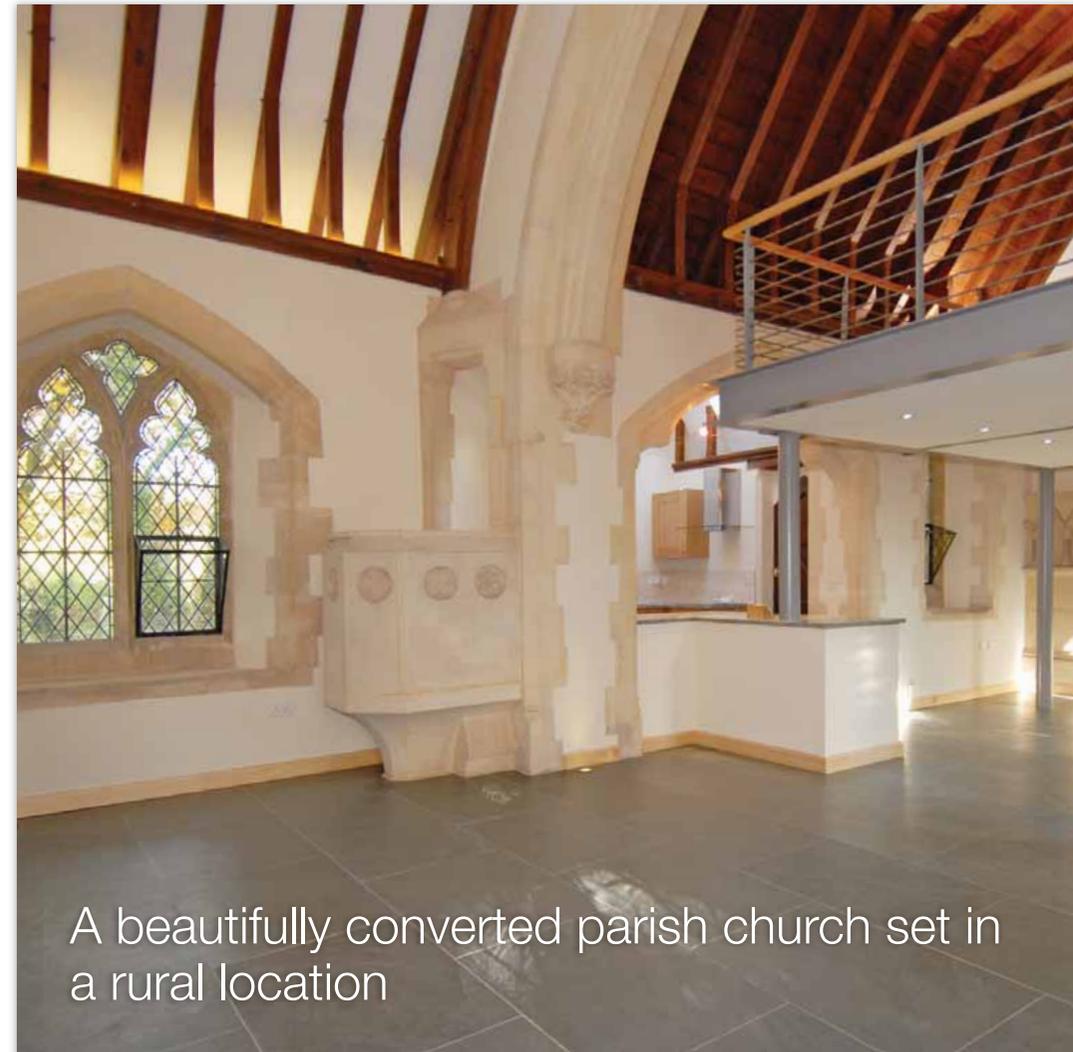
St Paul's church was built in 1873 as a chapel of ease for Broadclyst by the well-known ecclesiastical architect Edward Ashworth (1814 – 1896).

**THE PROPERTY:** St Paul's church, constructed of purple volcanic stone with bath stone dressings, is Listed Grade II. It is a unique home, full of surprises, whilst at the same time being completely practical. The conversion is beautifully planned and provides particularly spacious and light living spaces. The restoration has included a new roof utilising predominantly Delabole slates. The accommodation extends to about 1,900 sq.ft. and must be viewed to be fully appreciated. Among the many special features of this cleverly designed and exceptionally unique home are a galleried ground floor living room with slate flooring and a Scan wood burning stove. It is only as you enter this space that the true scale of the building becomes evident, with full height ceiling, exposed roof trusses together with the fine original pulpit. Cleverly placed roof windows located throughout the building provide not only plentiful natural light but also views over the surrounding countryside.

The ingenious design of the conversion is matched by thoughtful specification. For example – the subtle LED lighting used to accentuate architectural detail, energy efficient uplighters to illuminate principal rooms and sophisticated programmable heating controls throughout.

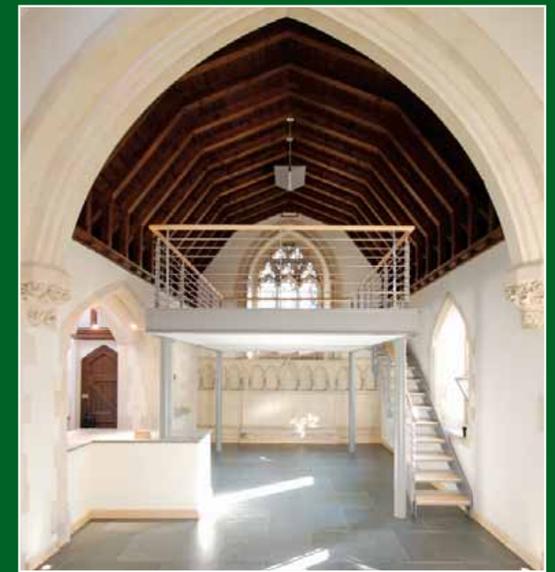
Modern finishes have been employed to clearly define what is new and what is original. Maple has been used for doors and all new architectural detail, simple glass screens to provide internal vistas and slate flooring with underfloor heating for comfort. Even the door furniture is carefully chosen and though designed in the 1950s by Johannes Potente still looks absolutely contemporary.

On entering the property through the vestry door one is greeted by the kitchen with its integrated appliances and range of built-in wall and base units with polished granite worktop. The sitting room is a superb room with a series of exposed original roof trusses with underfloor heating, a dining platform providing more open living space is ideal as a work area or dramatic dining area complete again with underfloor heating. Also on the ground floor is a utility room and shower room with fully tiled walls and continuation of slate flag floor plus two double bedrooms with windows to side aspect enjoying open views. A maple staircase leads to the master bedroom suite on the first floor with two velux windows with views over the surrounding countryside.



A beautifully converted parish church set in a rural location





**THE GROUNDS:** The property sits in its own plot and to the rear of the property is a large stone paved terrace enjoying a degree of privacy. The majority of the grounds will be laid to lawn. To the front of the property off street parking is found for up to four vehicles.

Overall the property amounts to about **0.27 acres**.

**DIRECTIONAL NOTE:** From Exeter proceed northwards on the B3181, the Cullompton Road. On entering the village of Broadclyst, after a few miles, fork right signposted Dog Village and Whimble, and within a ¼ of a mile, where the road bends to the right, keep left signposted Whimble. After a further mile keep left signposted Westwood, and after a further mile continue down this lane into the village of Westwood where St Paul's church will be found on the left hand side clearly marked by a Stags 'for sale' board.

**SERVICES:** Mains electricity. Mains water. Private drainage. Oil-fired central heating.

**LOCAL AUTHORITY:** East Devon District Council, Council Offices, Knowle, Station Road, Sidmouth, EX10 8HY. Tel:- 01395 516551 [www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)

**REFERENCE:** 049438

**MAP REFERENCE:** Landranger 192 017 989

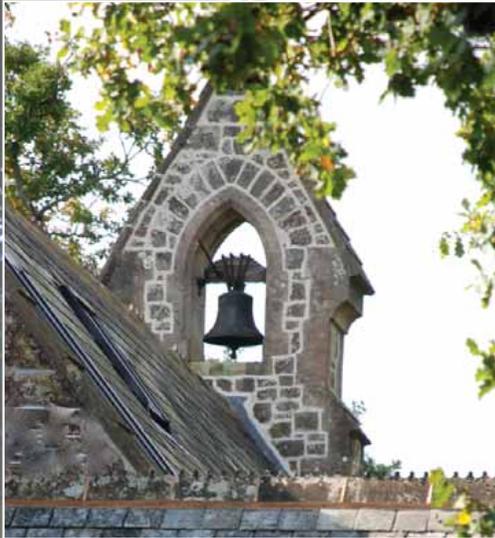
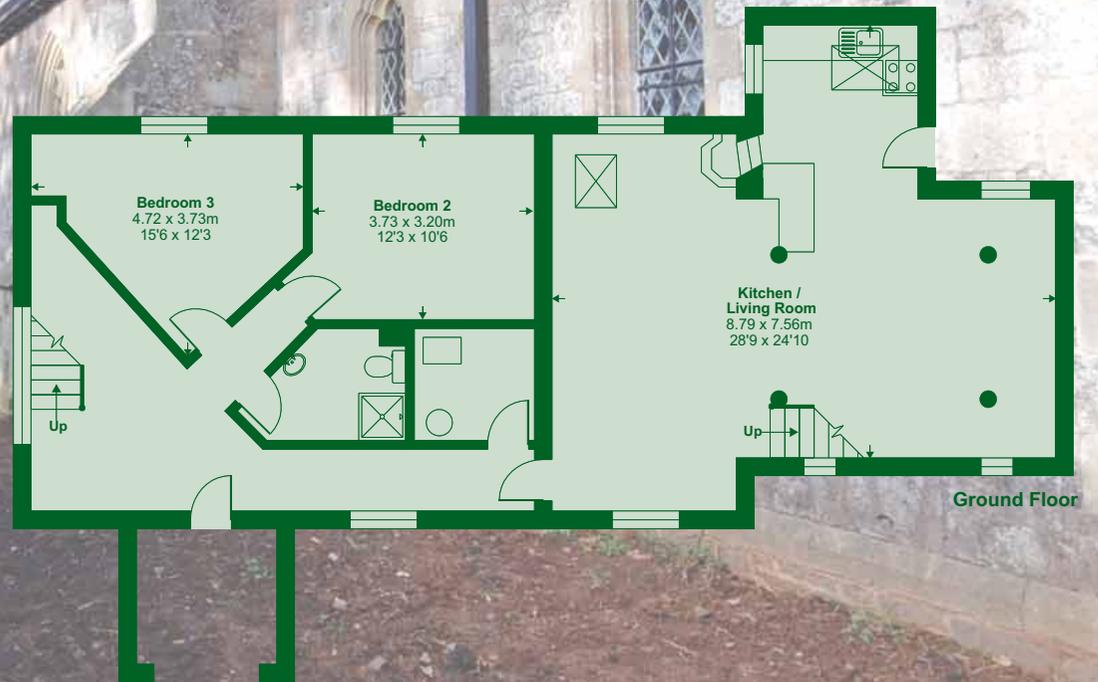
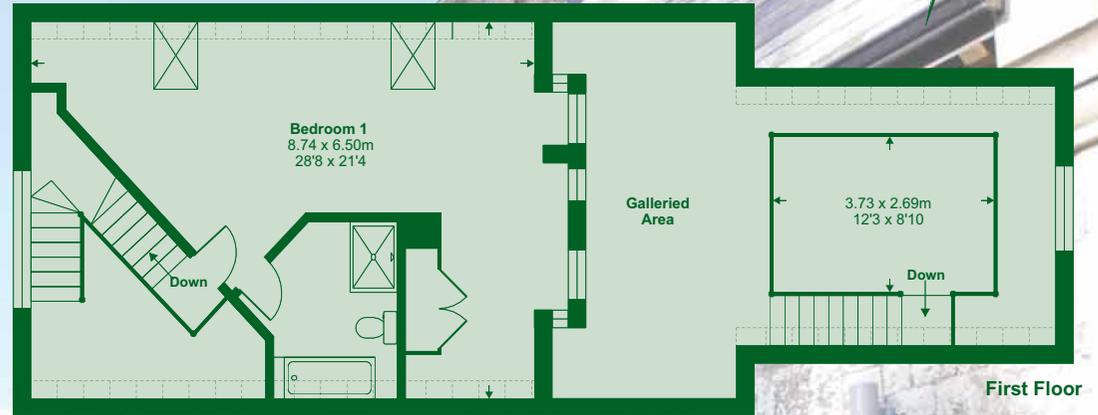
**VIEWING:** Strictly by appointment through Stags on 01392 255202.

**DISCLAIMER:** These particulars are a guide only and should not be relied on for any purpose.

stags.co.uk

# St Pauls Church

Approx. Gross Internal Floor Area 176.3 Sq Metres 1898 Sq Ft



For identification only. Not to be relied on.