



Park House
Back Lane | Sandford | Crediton | Devon | EX17 4NQ

PARK HOUSE

A distinguished Grade II Listed family home with glorious rural views and elegant multi-generational accommodation across over 4,400 sq ft, set within 1.46 acres of private gardens with swimming pool and paddock.



KEY FEATURES

Character, Space and Elegance

This impressive residence exudes charm at every turn with high ornate ceilings, sash windows, elegant fireplaces, and generous proportions. The accommodation is thoughtfully arranged to balance grand entertaining spaces with comfortable everyday living.

The main house comprises:

- A pillared entrance leading to a central hallway with ornate staircase
- South-facing sitting and dining rooms with wood-burning stoves and rural views
- A charming library with fitted bookcases
- Spacious kitchen/breakfast room featuring an Aga, central island, and modern units
- Utility room, cloakroom with WC, and glazed rear porch
- Four generous first-floor bedrooms, including a principal suite with ensuite shower room
- A large family bathroom
- Cellar and large attic

To the eastern wing, an integral annexe offers ideal multi-generational living or guest accommodation. It includes:

- A ground floor reception room with staircase to the first floor
- Ground-floor WC and rear hallway with access to the courtyard and pool
- First-floor double bedroom, family bathroom, and a versatile office/second bedroom













SELLER INSIGHT

“ From the moment we arrived, Park House felt like a true home. With its high ceilings, perfect for grand Christmas trees and generous rooms, it has always been a place where generations could come together. Big family gatherings, summer garden parties, and quiet winter evenings by the fire, it's a house that holds memories and makes space for new ones.

There's room for everything and everyone—whether you're hosting, working from home (the broadband has supported us all!), or simply enjoying the views. The kids spent endless hours in the swimming pool, attic, and playhouse, while we made the most of the big garden for growing vegetables and fruit, keeping chickens, and watching wildlife. We've had hedgehogs, bats, birds, and even slowworms.

The parking easily holds 12 or more cars, which made it so easy when family and friends came to stay. Day to day, it's been a peaceful, grounded place to live, nestled in a proper community. Just a two-minute walk takes you to the village shop with post office and a pub. The primary school is excellent, and secondary options nearby gave us plenty of choice.

For practical needs and entertainment, Crediton's High Street offers everything from shops and cafés to a vibrant arts centre, library, and bookshop. Exeter is an easy hop away by train—there's even free parking at the station—and Dartmoor, Exmoor, and the coast are all within easy reach for weekends and walks straight from the front door.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





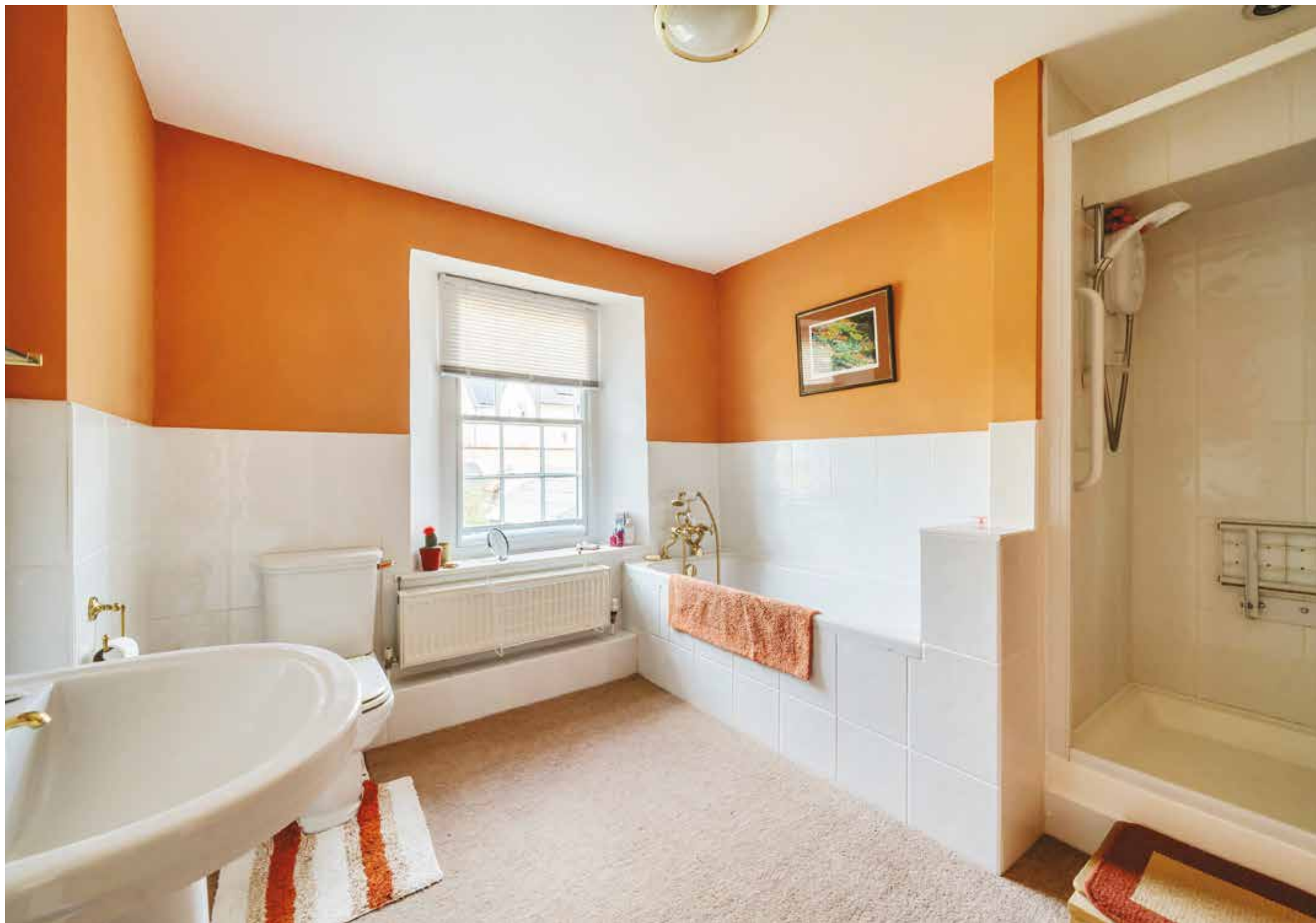














KEY FEATURES

Idyllic Grounds & Outdoor Living

Set within approximately 1.46 acres, the grounds of Park House are as captivating as the home itself. A gently sloping south-facing lawn leads to a paddock and mature trees, framed by panoramic views of the Devon landscape.

To the side, a large lawn is bordered by established planting and further mature trees, creating a peaceful sanctuary. Behind the house, a cobbled courtyard provides ample parking, as well as a shed, greenhouse and steps rising to a generous swimming pool, complete with diving board and pump shed—ideal for both relaxation and recreation.

Area information

Nestled in a peaceful corner of Sandford, Park House enjoys the serenity of rural life with the convenience of proximity to local amenities. Sandford itself is a vibrant village, offering a warm community spirit and an array of amenities including a primary school, pre-school, two public houses, a parish church, a village shop and post office, and a garage.

The nearby market town of Crediton (1.5 miles) extends further day-to-day conveniences, including a mainline train station offering swift access to Exeter and beyond. The cathedral city of Exeter is just 10 miles away, with acclaimed schools, cultural institutions, exceptional shopping and dining, and direct rail links to London Paddington and Waterloo. Exeter International Airport lies to the east, providing effortless travel further afield.





INFORMATION

Services

- Mains water, electricity and drainage
- Oil-fired central heating
- Swimming pool heated via air-source heat pump

Key Information

Tenure: Freehold

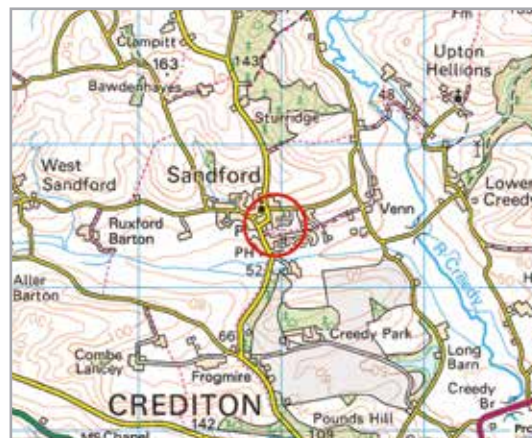
EPC Rating: D

Council Tax Band: G

Total Plot Size: Approx. 1.46 acres

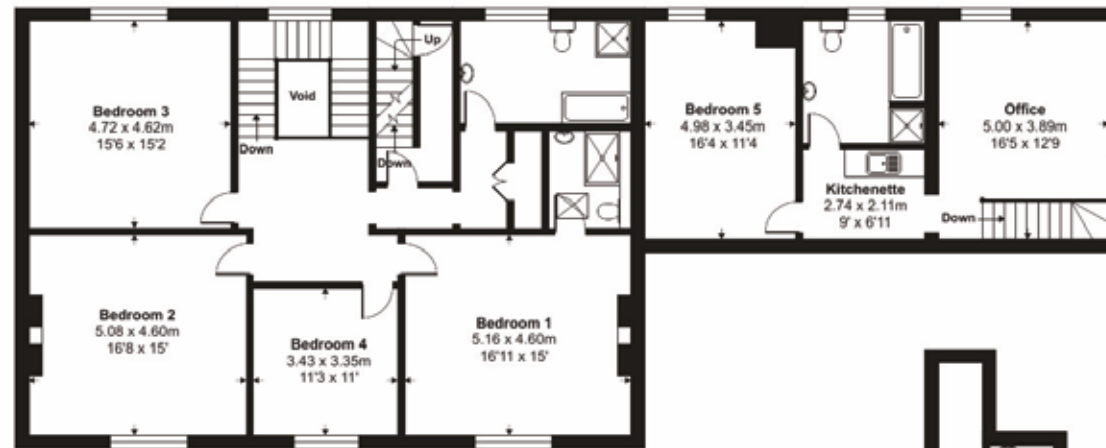
A Rare Opportunity

Park House presents a unique opportunity to acquire a property of distinction in a setting of rare tranquillity. Ideal for families seeking country living with connectivity, or buyers looking to embrace the lifestyle of a Devon village without compromise on space, charm or views.

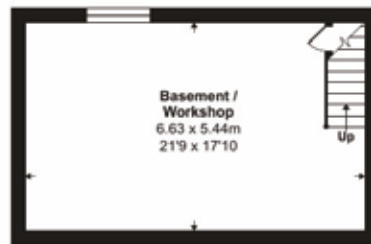


Approximate Area = 4407 sq ft / 409.4 sq m

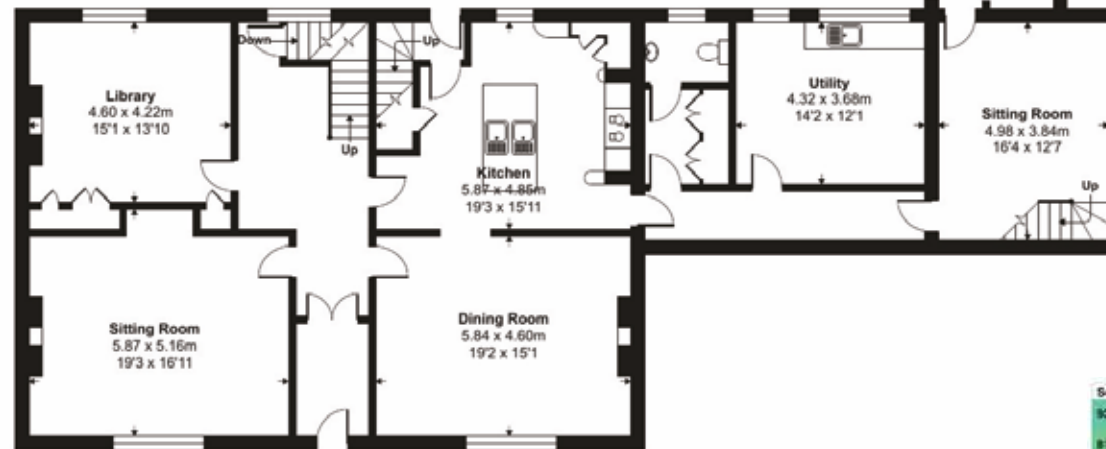
For identification only - Not to scale



First Floor

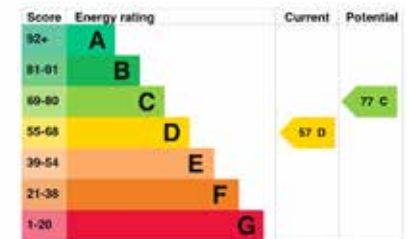


Lower Ground Floor



Ground Floor

Council Tax Band: G
Tenure: Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Stags. REF: 1027058



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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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