



## Mill Farm (With Barn) Mill Lane, Sandford

Guide Price £1,150,000

**HELMORES**  
SINCE 1699

# Mill Farm (With Barn) Mill Lane

Sandford, Crediton

- Spacious Detached Devon Longhouse in Popular Village Edge Location
- PLUS Detached Barn with Full Planning for a Three Bedroom Dwelling!
- Accommodation of 180sqm / near 2,000sqft & over half an acre plot
- Four double bedrooms with built-in wardrobes & en-suite to master
- Massive open-plan kitchen, dining & family room with open-fire
- Separate living room, study, utility room & larder
- Double garage & Parking for 10 or more cars on the two driveways
- Gorgeous lawned gardens which run down to a little stream
- Further garden/meadow found opposite
- Likely to be sold with no onward chain

Nestled on the outskirts of the delightful village of Sandford, Mill Farm is a spacious detached Devon Longhouse that offers a harmonious blend of period charm and modern living. With lovely period features and a tranquil village edge location, this property is a hidden gem that's just 5 minutes away from the heart of Crediton.

This option also includes a detached barn with full residential planning – Please see below for full information.





Boasting a generous 180 square meters (nearly 2,000 square feet) of living space, this home is the perfect canvas for those seeking room to breathe and grow.

Step inside, and you'll be captivated by the four double bedrooms, each with built-in wardrobes. The dual-aspect master bedroom features an en-suite, ensuring your comfort and convenience.

The open-plan kitchen, dining, and family room is a space that invites gatherings and celebrations, with an open-fire, centre island, and integrated appliances, it's the heart of the home.

The separate living room and study provide ideal retreats & a place to work from home, and the utility room with airing cupboard and larder make day-to-day living & storage a breeze.

Additional features include an upstairs bathroom and a downstairs WC, oil-fired central heating, and timber double glazing, offering warmth and comfort.

A double garage with electric doors, internal access to the house & heated cupboards, and storage above provides practicality and convenience – It was also built to be suitable for conversion into further living accommodation – Subject to permissions. Parking is a breeze, with space for 10 cars or more on the two driveways.

Gorgeous lawned gardens grace the property, leading down to a charming little stream attracting wildlife, providing the perfect setting for outdoor activities and relaxation, whilst looking onto rolling Devon hills.

Moreover, you'll find a further garden/meadow opposite, creating a total plot size of over half an acre, a haven for gardening enthusiasts or family adventures.



This property is likely to be sold with no onward chain, making your journey to ownership seamless and stress-free.

Mill Farm is a dream come true for those who crave space, character, and a village lifestyle. Contact us today to arrange a viewing and experience the magic of Mill Farm for yourself.

**DETACHED BARN with FULL RESIDENTIAL PLANNING** (work has commenced so there is no time restriction): This attractive barn is located opposite the main home and has planning for a beautiful three bedroom, three en-suite home, with a stunning double height lounge off the open-plan kitchen diner, off-road parking & its own garden, with a plot size of 23.5m x 18.5m and an outlook over a meadow. Mid Devon planning Ref: 18/01174/FULL or speak to our team for the planning pack.

Please see the floorplan for room sizes.

Current Council Tax: F (£3,290pa)

Utilities: Mains electric, water, telephone & broadband and oil-tank

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil-fired central heating

Listed: No

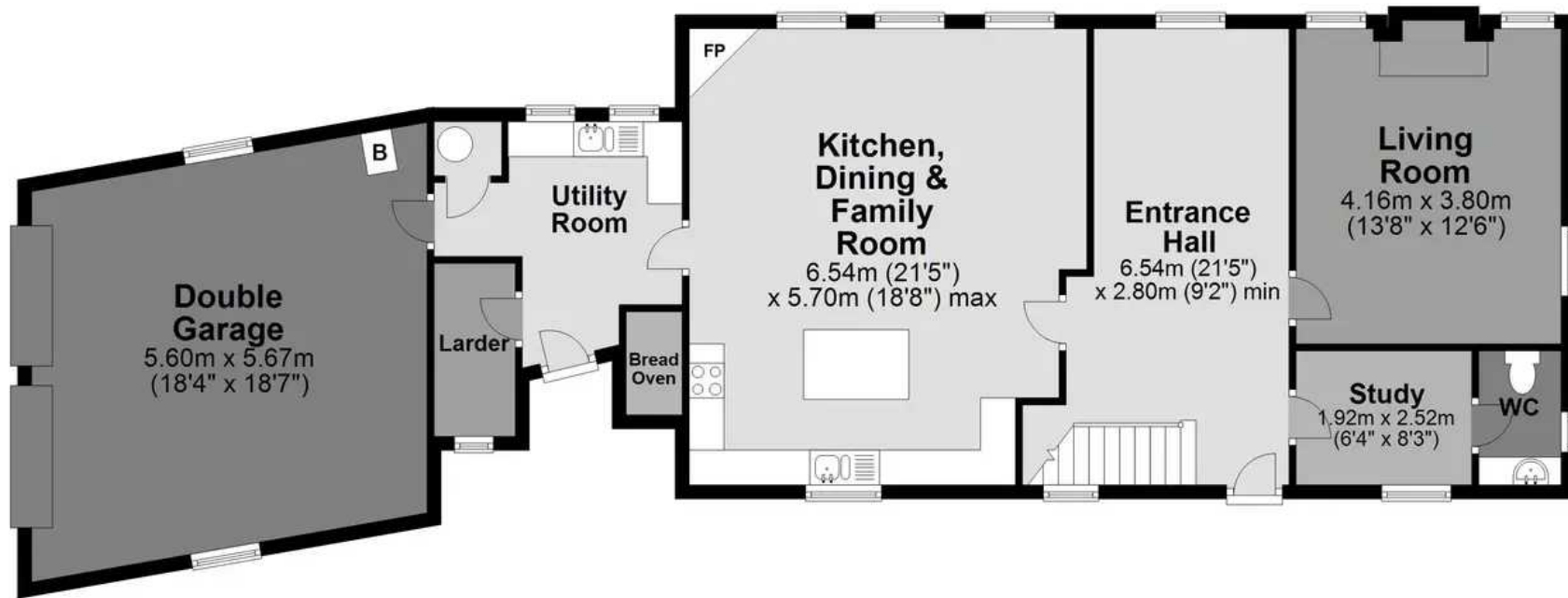
Tenure: Freehold





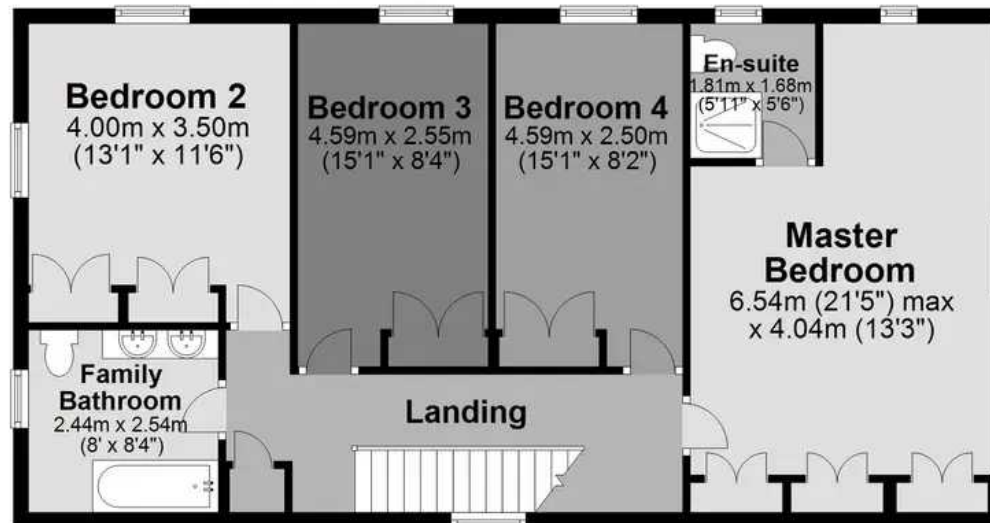
### Ground Floor

Approx. 94.9 sq. metres (1021.3 sq. feet)



### First Floor

Approx. 84.3 sq. metres (907.1 sq. feet)



Total area: approx. 179.2 sq. metres (1928.4 sq. feet)

**HELMORES**  
SINCE 1699



**Sandford** is a civil parish and village 1½ miles north of Crediton, with a historic 12th Century Church. It has an old -world feel, with slender twisting streets, flanked by antique thatched cottages – displaying a menagerie of “Beatrix Potter” style perennial gardens. At the village heart sits a 16th Century Post House, enshrined by creepers – this is now ‘The Lamb Inn’, an award winning pub/ restaurant; with a rustic aesthetic and cheerful spirit. Featured in ‘The Daily Mail’s – 20 Best British Country Pubs’ (2015). Across the way from here is the shop/ post office, run by the local community. Community is something that underpins every aspect of Sandford, including the local sporting events. Residents have a choice of things to do: such as joining the village cricket, tennis, football and rugby clubs. Sandford has a highly sought after pre-school and a primary school (known for its classic Greek-style architecture). Older ones fall within the direct catchment for Q.E.C.C. in Crediton (with an Ofsted “outstanding” Sixth Form). Sandford is linked to Crediton via a footpath, that runs through the Millennium Green on the outskirts of the village – past a wildflower meadow, herb garden, over a crystal stream, yonder tilled fields to a little copse at the town’s-edge.



The historical Cathedral City of Exeter has a wide range of facilities including the University of Exeter, Exeter International Airport and a selection of restaurants, an excellent shopping centre, theatres and other recreational pursuits. A short journey to the Crediton railway line connects to Exeter Mainline, frequently running to London Paddington and London Waterloo stations.

**DIRECTIONS:** If using Sat-Nav use EX17 4NP – As you come along Mill Lane, Mill Farm will be found around to your left, the main parking area is beyond the house.

**What3Words:** [///feasted.pool.partners](https://www.what3words.com/?w3w=///feasted.pool.partners)



# Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](https://helmores.com/)

**HELMORES**  
SINCE 1699

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.