



## 9 Crofts Estate, Sandford, EX17 4LX

Guide Price £230,000

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# 9 Crofts Estate

Sandford, Crediton

- Sought after village location
- 3 double bedrooms
- Two large lounges
- Garden front and back
- Scope for improvements
- Large kitchen
- No chain

Sandford is one of the most desirable villages in the Mid Devon area, with easy access to Crediton & two good pubs, great local walks & that real 'village' feel. Crofts Estate is in the heart of the village and this property offers a great chance to buy in Sandford and make your own mark on a good sized, well positioned home.



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You enter the property through a handy porch area, then the main rooms are to the right and the left. Both lounges are a good size and one could be utilised as a dining room if required. One lounge has an open fire in a stone surround and leads into the kitchen. The kitchen is large with plenty of room for a table and overlooks the back garden, there is access from here to the back of the property. Upstairs there are three double bedrooms, two to the front and one to the rear. The bathroom has a corner jacuzzi style bath and a separate shower. There is uPVC double glazing throughout and oil-fired central heating. The property would benefit from internal updating but there is scope to make this a lovely spacious home.

Outside there is a lawned area to the front with ability to part 2 or 3 cars and side access to the rear garden which backs onto open fields.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2024/25 - £1854.40

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil fired central heating

Listed: No

Tenure: Freehold





**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 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.

**DIRECTIONS :** On entering Sandford Village, go up the hill and turn left onto the square, keep around to the left and then turn right onto Crofts Estate, no 9 can be found at the top left with the large grass area in front.

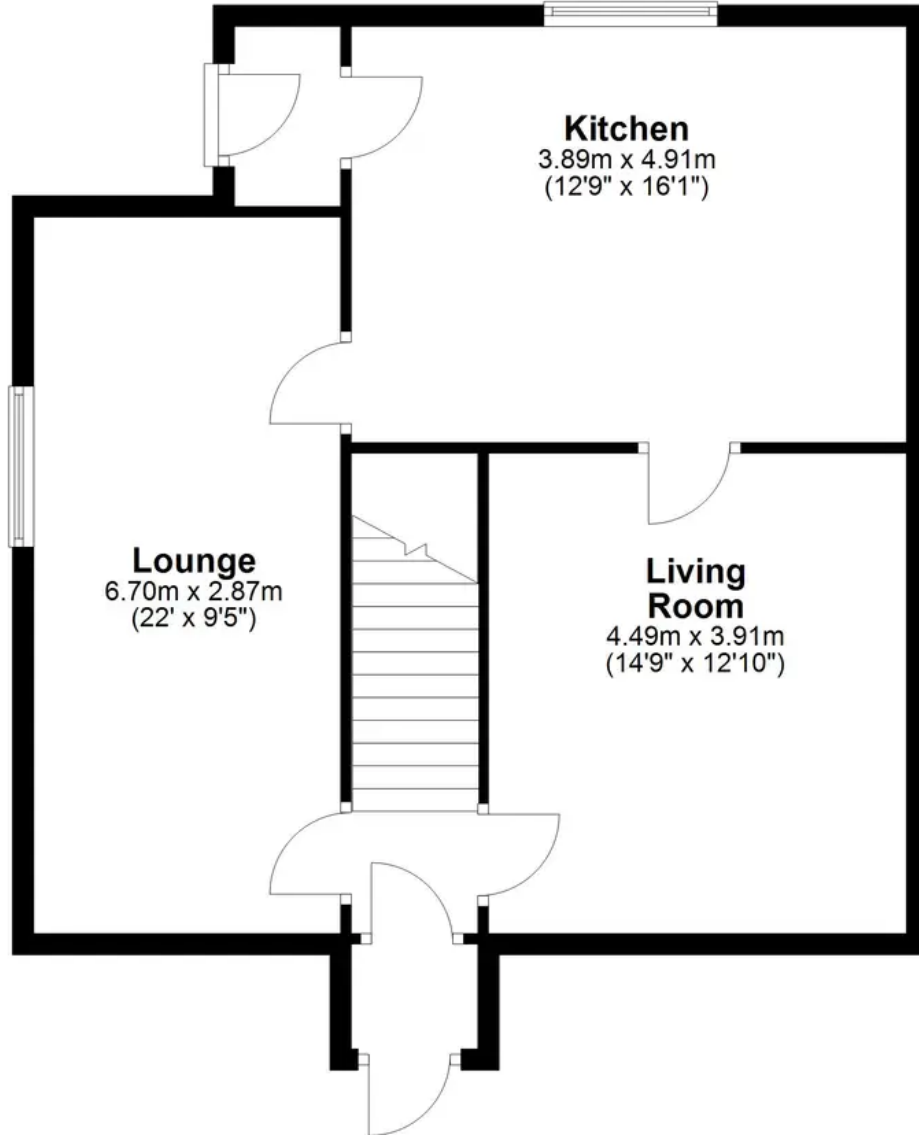
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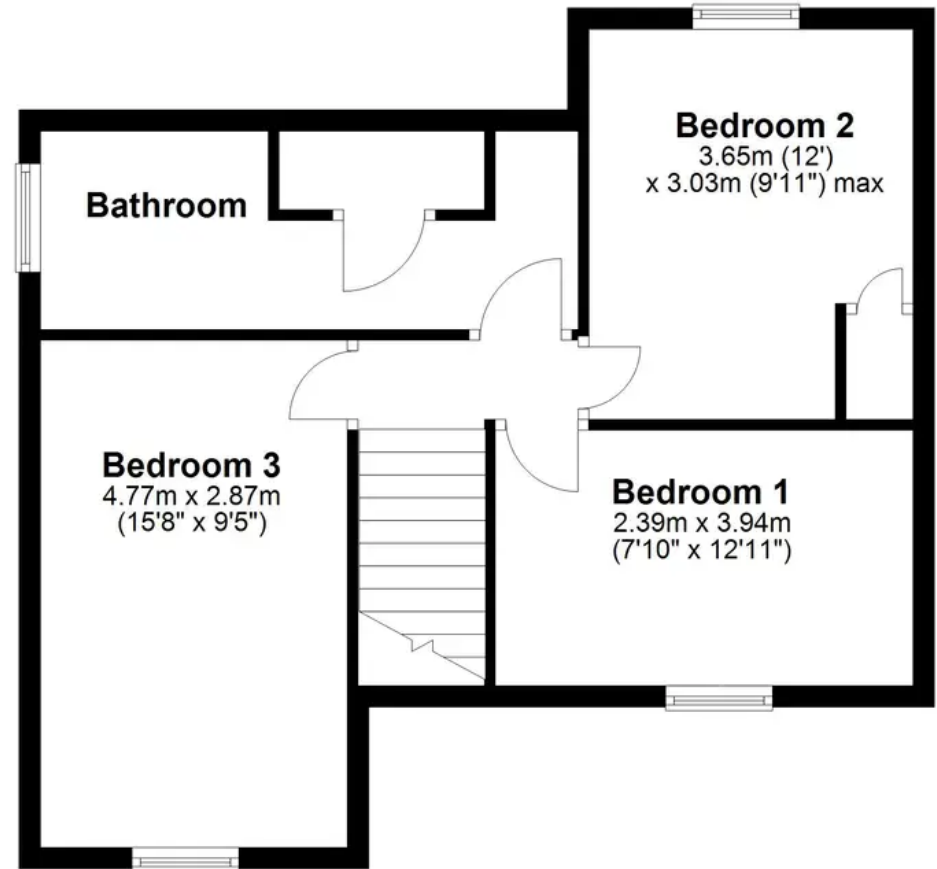
## Ground Floor

Approx. 66.1 sq. metres (711.2 sq. feet)



## First Floor

Approx. 49.6 sq. metres (533.6 sq. feet)



Total area: approx. 115.6 sq. metres (1244.8 sq. feet)

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## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

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

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

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