



The Old Manse, Sandford

Guide Price £500,000

HELMORES
SINCE 1699

The Old Manse

Sandford, Crediton, EX17 4LZ

- Stunning Georgian semi-detached house
- Sought after village location
- 5 or 6 bedrooms
- Kitchen/dining room
- Separate living room and dining rooms
- High ceilings and good proportions
- South facing garden
- Garden room/home office
- Ground floor WC and Utility
- Oil fired central heating

Not only is Sandford one of the most desirable villages locally, it's also very pretty but that's not all it has going for it. Two pubs, a community shop and a primary school are a good start but add in the community feel and clubs and societies that regularly host events in the village hall, as well as sports teams and a wonderful footpath linking the village to Crediton, it's a sought after location for good reason. There's also a regular bus service to Crediton and onto Exeter which runs 6 services a day.





The Old Manse offers a central village location and boasts incredible space, all beautifully presented and ready to be enjoyed. A Georgian semi-detached home with high ceilings, great room sizes and all one needs for family village life. There's oil fired central heating and the whole house has been renovated by the current owners during their tenure and is sure to appeal to a range of buyers. It's worth mentioning that technically, the house is leasehold but in practical terms, it runs as a freehold. A lease document shows over 700 years remaining but there's no maintenance or ground rent payable as the lessor has no records.

The house is incredible value for money with the space on offer with over 2000 sqft in the main house alone over three floors. There's a comfortable living room on the ground floor and across the welcoming entrance hall is a separate dining room. Through to the rear hall and there's a great sized kitchen/dining room, a really sociable space that was upgraded a few years ago and so is up to date and in keeping with the house. There's a very useful utility room and bathroom which complete the ground floor. From the rear hall, there's a door to the garden and stairs to the first floor where you will find four double bedrooms and the family bathroom. On a half landing is a useful additional WC and then on to the third floor with a further two bedrooms. It's clear that the rooms would make superb hobby rooms or study areas if they aren't needed as bedrooms but the option is there.



Outside, the house is on Church Street, a narrow village street linked to The Square so it's easily accessible with all the village amenities on offer. The south facing garden to the rear can be accessed from the house but there's also a right of way to enter via the rear of the neighbouring property. The garden is a great asset and has areas of lawn plus planted beds and a raised seating area. There's some sheds/stores plus a modern garden room/office with power which would make an ideal studio of work from home space. There is no parking with the house but there's a free village car park as short walk away and parking can be found in The Square on a first come, first served basis.

As mentioned, this is superb value for money, for a house of this type, in this location with all the space inside and out – it's well worth a visit.

Please see the floorplan for room sizes.

Current Council Tax: Band E – Mid Devon 2024/25 – £2914.04

Utilities: Mains electric, water, telephone & broadband

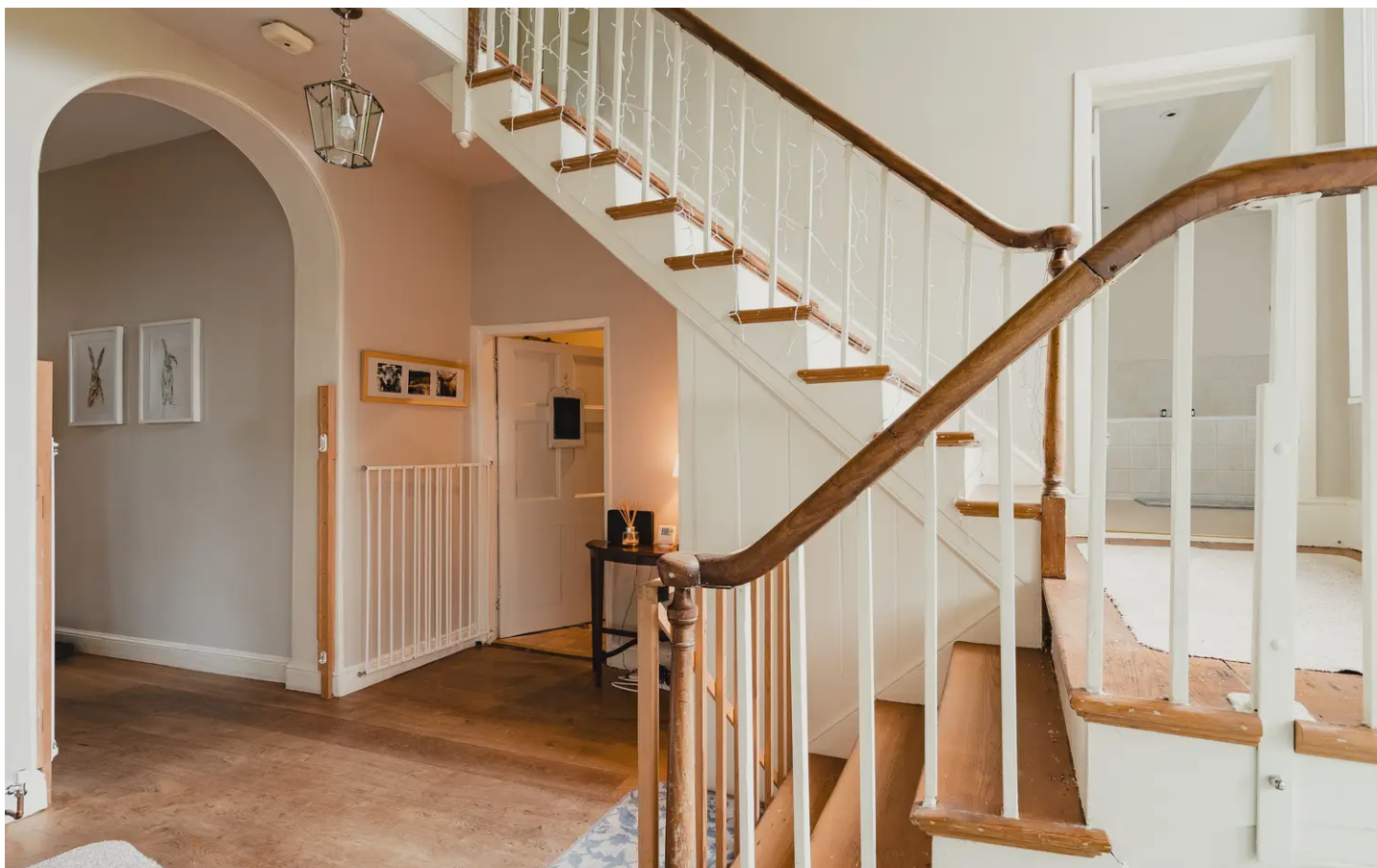
Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil fired central heating with external boiler

Listed: Yes – Grade II

Tenure: Leasehold - The Old Manse is a leasehold property but essentially works like a freehold. The lease is stated to be held for a 1,000 years with over 700 years remaining, created by a lease of an unknown date. A copy of the abstract of the title , between Devon Congressional Union and Leasehold property known as 'The Manse' can be made available upon request. There is an indemnity in place and confirmation from the Devon Congressional Union that they don't recognise this as their freehold.



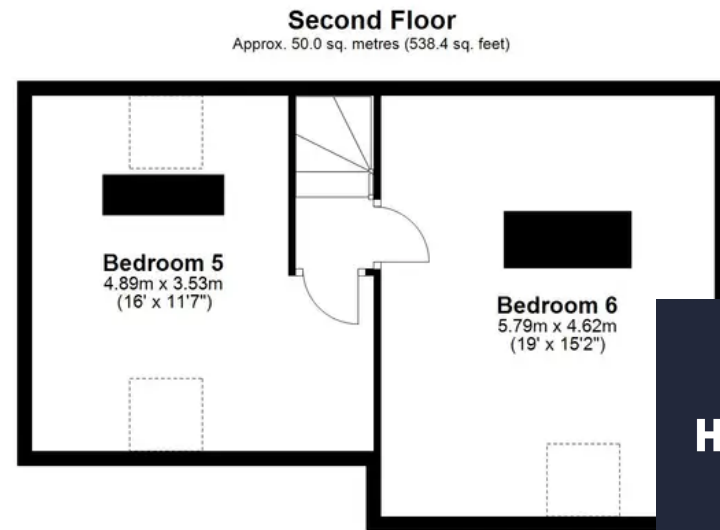
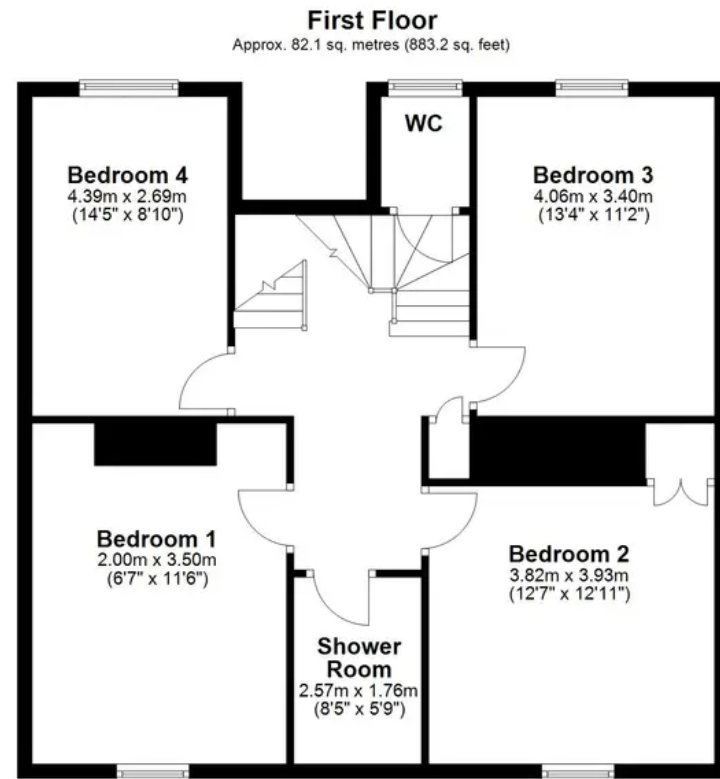
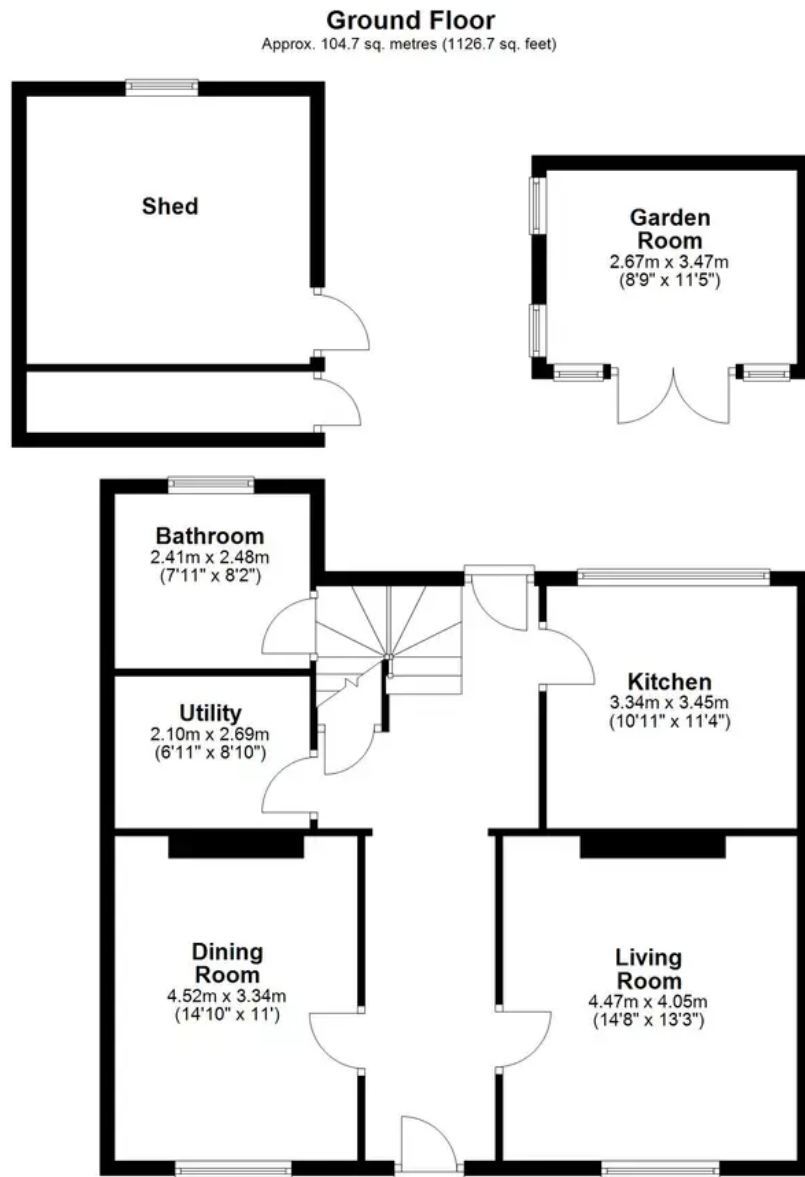
Sandford is a civil parish and village 1½ miles north of Crediton, with a historic 12th Century Church. It has an old -world feel, with slender twisting streets, flanked by antique thatched cottages – displaying a menagerie of “Beatrix Potter” style perennial gardens. At the village heart sits a 16th 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

For sat-nav use EX17 4LZ and the What3Words address is [///plotting.that.outbound](https://www.what3words.com/plotting/that.outbound) but if you want the traditional directions, please read on.

Approaching Sandford from Crediton, go up Rose and Crown Hill and at the top, bear left into the Square, pass the village shop on your right and in the corner turn right into a small road (Church Street) and The Old Manse will be found on the right. For viewings, please either park in The Square or the village car park by the village hall.





Total area: approx. 236.8 sq. metres (2548.3 sq. feet)





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