



Staddlestones, New Buildings, Sandford, EX17 4PW

Offers Over **£399,000**

Staddlestones New Buildings

Sandford, Crediton, EX17 4PW

- Grade II Listed Thatched Cottage
- Wealth of original features
- Large garden
- Out buildings
- Village location
- Garages and parking
- Conservatory
- ¼ Acre plot
- No chain

Staddlestones is a grade II listed thatched character cottage set in a small village amongst the beautiful mid devon countryside. Just 3 miles from the market town of Crediton, it has all the rural charm with easy access to local amenities and transport links.

The Ashgrove kitchen has solid wood units with granite worktops and centre island. There's an integrated hob, twin eye level oven and fridge, the inglenook fireplace has a woodburning stove and there's plenty of room for a farmhouse kitchen table. The dining room has an original plank and muntin screen and could also be utilised as a 2nd lounge or office area. The spacious main lounge has a large inglenook fireplace with wood-burning stove. Also downstairs there is a further reception room leading to the conservatory with a lovely outlook over the garden. There is a utility and porch that leads out to the garden at the rear.





Upstairs there is 3 double bedrooms, the master has a wonderful vaulted ceiling with exposed beams and an abundance of specially fitted wardrobes and storage space. The white suite bathroom includes a jacuzzi bath and separate shower along with storage in the hand-built vanity unit. The heating is from an oil fired central heating system.

The level gardens are a particular feature here. The main lawn is 22m / 72ft and is surrounded by beautiful flower beds and borders. There is also a small lawned area beyond the conservatory with an old mill stone, plus stone chipped area too. The open fronted lincay barn offers storage either side and a lean-to/carport to the rear and is suitable for conversion (subject to planning approval). Attached to the end of the property is a large garage and there's a gated driveway that will accommodate 5 vehicles.

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: Enabled

Drainage: Mains drainage

Heating: Oil fired central heating and woodburning stoves

Listed: Grade II

Conservation Area: No

Tenure: Freehold



NEWBUILDINGS is a family-friendly, peaceful hamlet with characteristic thatched cottages and farmhouses in Sandford Parish, encompassed by rolling farmland and gentle sloping valleys. It lies 3 miles north west of the market town of Crediton, 2 miles east of the village of Coplestone and 10 miles north of the regional capital, Exeter. The A377 and Tarka Line that link Exeter and North Devon are within a few minutes' drive. Residents enjoy the plentiful walks across the luscious hills and experience awe-inspiring views, spreading to the horizon; if that isn't enough, the outstanding natural beauty of Dartmoor and Exmoor are a short drive away. For convenience, there is a local supermarket at Crediton and essentials can be picked up from the Coplestone village shop – a couple of minutes' drive away.

DIRECTIONS

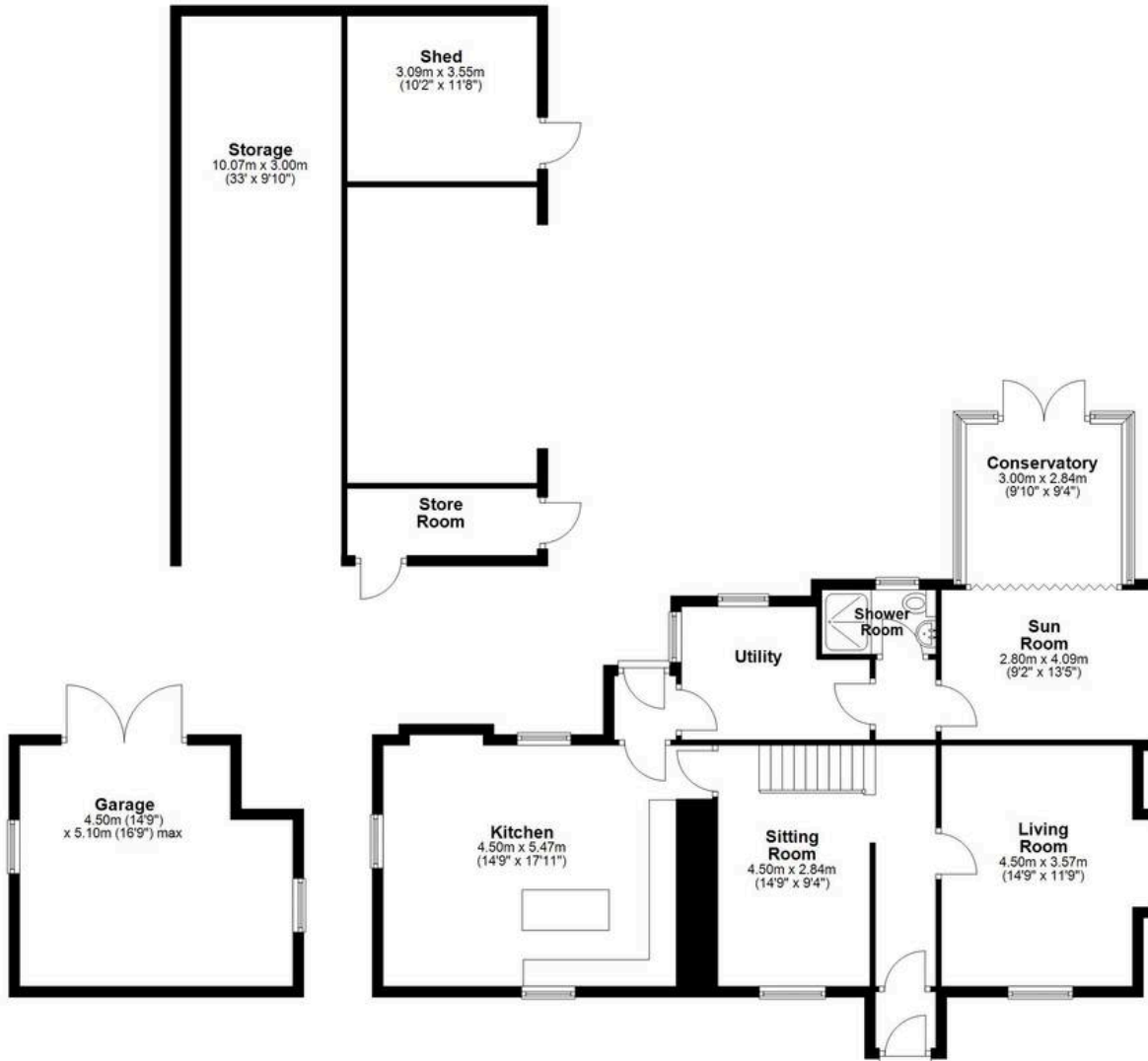
From Crediton proceed up Jockey Hill towards Sandford. After leaving the town, take the next left signed to Newbuildings. Stay on this road until entering the village and Staddlestones will be found on your right (the last cottage) marked with a Helmores board.

What3Words: ///marching.pram.upwardly



Ground Floor

Approx. 188.8 sq. metres (2032.1 sq. feet)



First Floor

Approx. 67.2 sq. metres (723.1 sq. feet)



Total area: approx. 256.0 sq. metres (2755.3 sq. feet)



Helmores

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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.