



Old Smithy The Square, Sandford

Guide Price £425,000

Old Smithy The Square

Sandford, Crediton, EX17 4LN

- Charming village property
- Many period features
- Lovely south facing garden
- 2 Reception rooms
- Grade II listed
- Separate utility room
- Kitchen overlooking the garden

Available for sale for the first time in 47 years, this historic property, formerly a thatched cottage and adjacent cobblers shop is steeped with history and is now a comfortable and spacious home retaining a wealth of original period features. Set in the heart of Sandford, a very popular village within Mid Devon with picture postcard cottages, village shop, public transport (a regular Stagecoach bus service, 5 buses to and from Exeter 6 days a week), primary school and a very lively community.

The lounge has a cosy feel with beamed ceiling and inglenook fireplace with space to install a woodburning stove (current heater out of action), the kitchen has an array of light oak style units with stainless steel sink overlooking the garden, there is a double oven cooker with 4 ring ceramic hob and space for a fridge/freezer. The 2nd reception room, which was formally the cobblers, has an exposed stone wall and wooden flooring, and is currently used as a dining room.

Upstairs there are 2 double bedrooms and a generous single, all with their own character, one of the double bedrooms has wide oak original floorboards and the other two bedrooms have cupboard/wardrobe space.





There is an airing cupboard, then down 2 steps to a new separate shower room, and the family bathroom with white bath, WC and sink. There is oil fired central heating with an oil tank installed around 5 years ago. The thatched roof was replaced to the rear in 2021 and to the front around 2016 so has plenty of longevity remaining.

Outside to the rear is a charming cobbled courtyard with a covered section leading to a large utility room with plenty of room for washing machine/dryer, central heating boiler, and storage, along with a WC and kitchen style sink. There is a side door to the lane adjacent to the property which provides the cottage with a right of way to access the garden and courtyard without going through the house. The main garden is a lovely open south/south west facing area, enclosed by a stone wall, with a decorative paved and cobbled space to enjoy outdoor dining and taking in the rural views. The garden has been well loved with large lawn and mature shrub and flower borders. Parking for the property can be found either on the village square, or in either of 2 village car parks which are within a 3 minutes walk of the property.

Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon 2024/25 – £2,384.22

Utilities: Mains electric and water

Broadband within this postcode: Ultrafast 1800mbps

Drainage: Mains drainage

Heating: Oil fired central heating

Listed: Grade II

Conservation Area: Yes

Tenure: Freehold



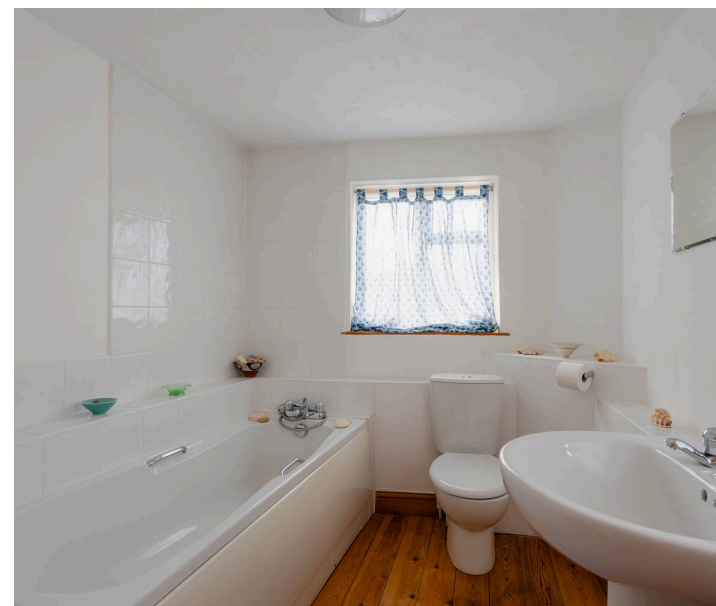
Buyers' Compliance Fee Notice: Please note that a compliance check fee of £18 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

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

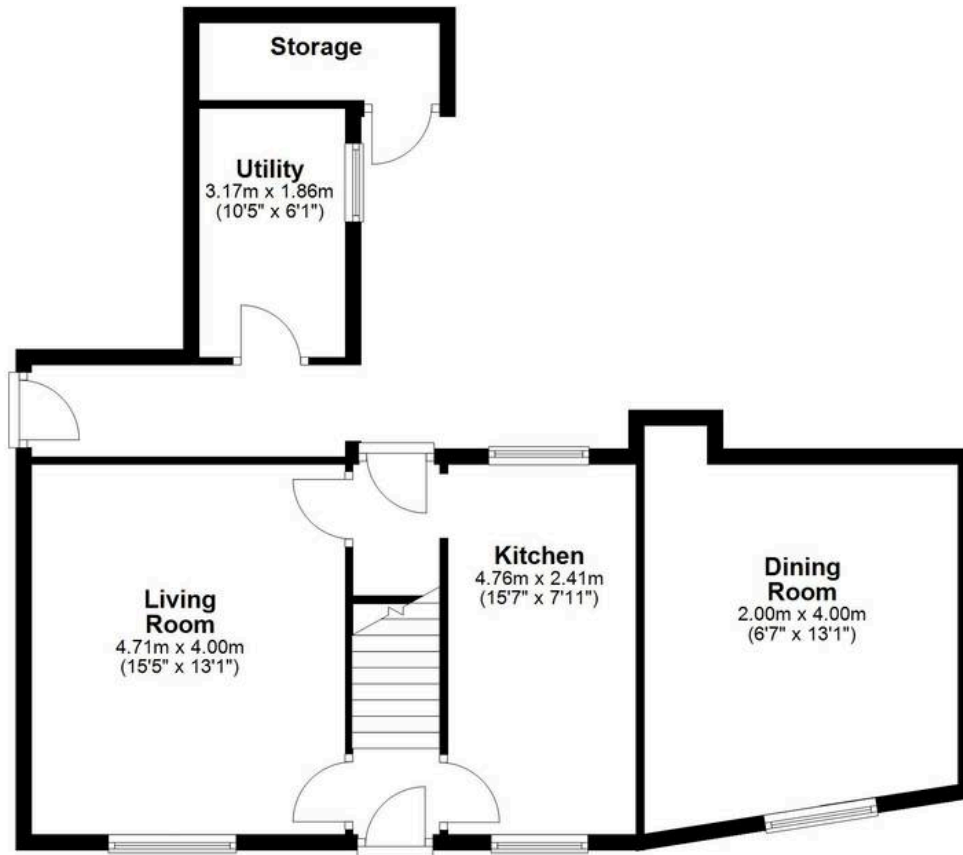
From Crediton take Jockey Hill in a northerly direction. Upon entering the village, head up the hill and take a left turn onto the square, Old Smithy can be found on the left hand side.

What3Words: ///nerd.adjusting.statue



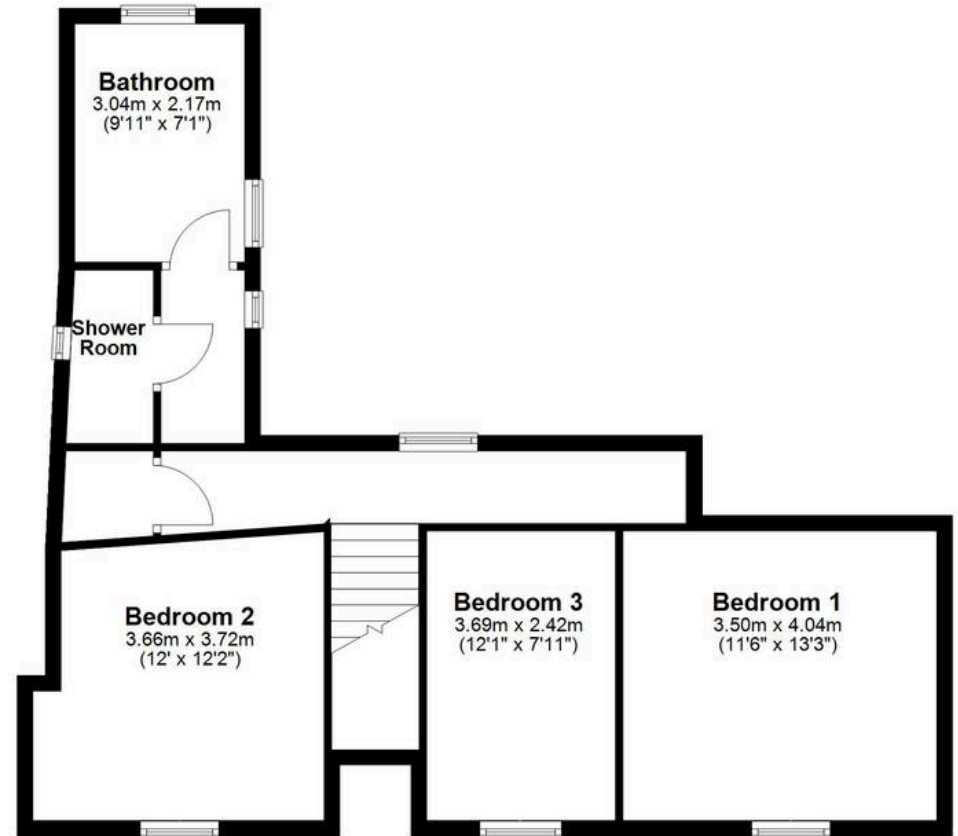
Ground Floor

Approx. 69.3 sq. metres (745.7 sq. feet)



First Floor

Approx. 60.1 sq. metres (646.8 sq. feet)



Total area: approx. 129.4 sq. metres (1392.5 sq. feet)



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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.