



**2 Bellmont, Sandford, EX17 4NH**

Guide Price **£185,000**

## 2 Bellmont

Sandford, Crediton, EX17 4NH

- Fantastic 2/3 bedroom cottage
- Sought after village location
- Large master bedroom
- Good sized living room
- Separate kitchen
- Downstairs bed 3/study
- Small garden to front
- No chain

Through the railings and down a pretty garden path is this charming character cottage in a tucked away position, off the road and in the sought after village of Sandford. Just 2 miles north of Crediton, Sandford offers a wonderful, friendly community which supports the local post office/stores, 2 pubs, a primary school and an active village hall. There's sports teams too plus a regular bus service (multiple per day) to Crediton and Exeter and The Millenium path links to Crediton too, a footpath off the roads for year round walks and access.

The property itself has a rendered brick façade and is tucked away in the corner of a pretty courtyard style front garden. A pathway leads to the front door (shared with neighbours) and into the house. There's a generous living room, full of character and a separate kitchen (with white goods to be included - washing machine, dishwasher, fridge/freezer and cooker).





There's also a study or 3rd bedroom on the ground floor and then the stairs lead up to the first floor with a large master bedroom and a smaller 2nd bedroom, served by the family bathroom which includes both a bath and separate walk in shower. There's modern, programmable electric heating (no gas in the village) and a woodburner.

The front garden gives space to sit out and would be ideal for pots etc Parking is available on the streets nearby as there's no parking with the cottage. Please note there is no rear garden to the property.

Agents' Note: The property adjoins the pub so please check with your lender if using a mortgage to ensure they're happy with lending on this basis.

#### **Buyers' Compliance Fee Notice**

Please note that a compliance check fee of £25 (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.

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon

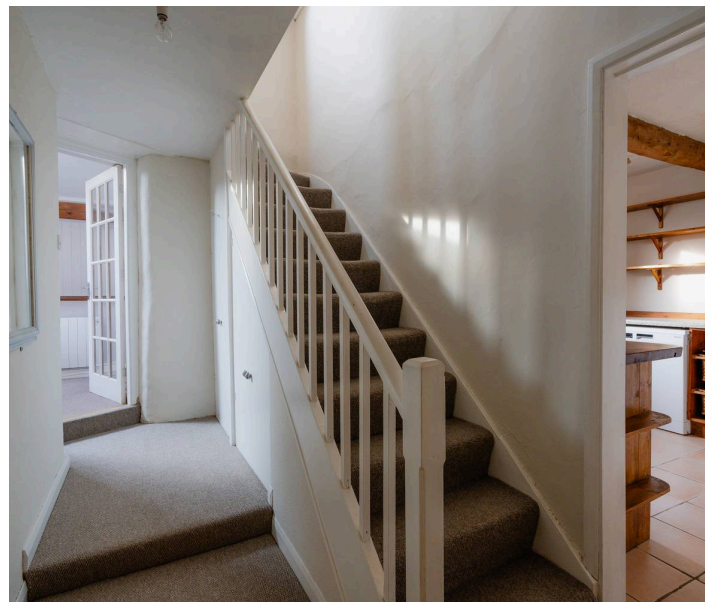
Approx Age: 1850

Construction Notes: Stone/brick

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Modern, programmable electric heating and a woodburner.



Listed: No

Conservation Area: Yes

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

For sat-nav use EX17 4NH and the What3Words address is [///adopts.crawled.interests](https://www.what3words.com/adopts.crawled.interests)

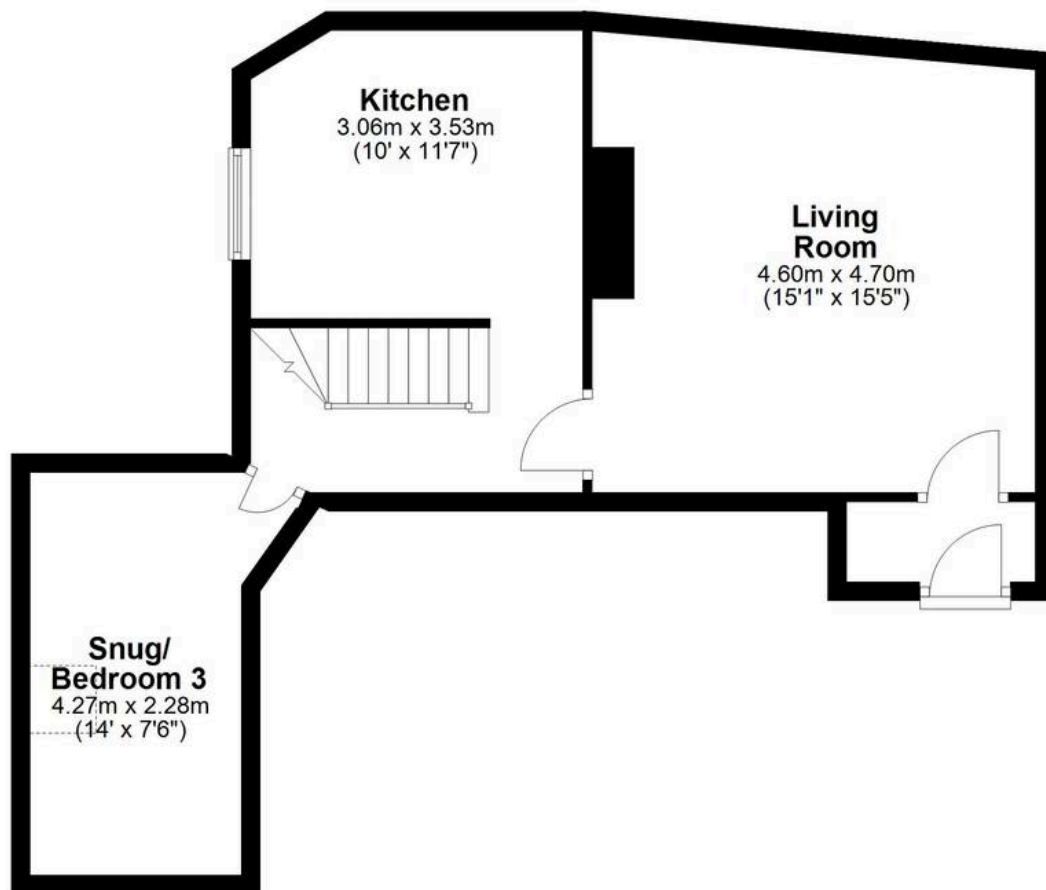
but if you want the traditional directions, please read on.

When entering Sandford from Crediton, as you start to climb Rose and Crown Hill, the cottage will be on the left immediately before the Rose and Crown Inn.



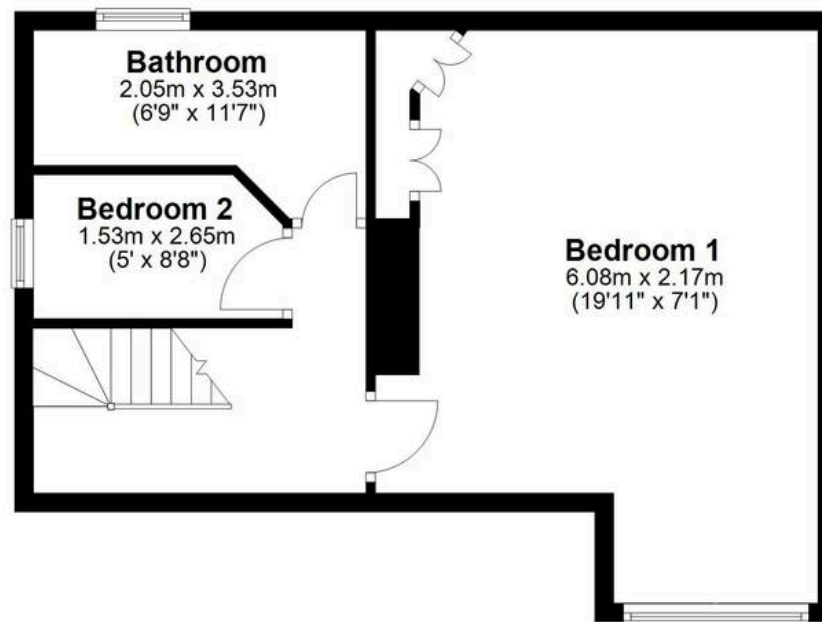
## Ground Floor

Approx. 52.1 sq. metres (561.0 sq. feet)



## First Floor

Approx. 43.4 sq. metres (467.4 sq. feet)



Total area: approx. 95.6 sq. metres (1028.5 sq. feet)



## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

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

[helmores.com/](http://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.