



The Cottage, Sandford, EX17 4LW

Guide Price £240,000

The Cottage

Sandford, Crediton, EX17 4LW

- Detached cottage in sought after Sandford
- In need of modernisation
- 2 double bedrooms
- Living room, dining room and separate kitchen
- Rear store/potential utility
- Detached barn (unconverted but with potential)
- Off road parking
- Small gardens
- No chain

This is a great opportunity to put your stamp on a spacious home in the sought after village of Sandford. Having been in the same family for several decades, it's now being offered for sale with no chain. The village is popular with two pubs, a community shop, primary school and a regular bus service to Crediton and Exeter, all of which are literally on the doorstep. It does require modernisation throughout plus there's further potential to convert the barn to use for a variety of purposes (stp).

The room sizes are good and with two reception rooms (or one with a 3rd bedroom), there's options to how it is used. There's a separate kitchen and a ground floor rear store which could potentially make a utility space.





On the first floor are two bedrooms and the family bathroom. Heating is in the form of an oil-fired boiler with a modern oil tank.

Outside, there's off-road parking for a couple of vehicles in tandem to the side, a small area of garden and the rest of the plot is taken up with an old barn. The barn would make excellent additional accommodation to the house, or to use as a home office/studio. It's been used as a store and would require any necessary permissions prior to work to convert.

In all, there's plenty of potential here, no chain and a great project for someone to run with and create a wonderful home.

Agents Note: The kitchen extension is single skin construction. This may affect your ability to obtain a mortgage depending on the LTV and lender. Please check with your lender/broker before you view/offer.

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 D – Mid Devon

Approx Age: 1850

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Oil fired central heating

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

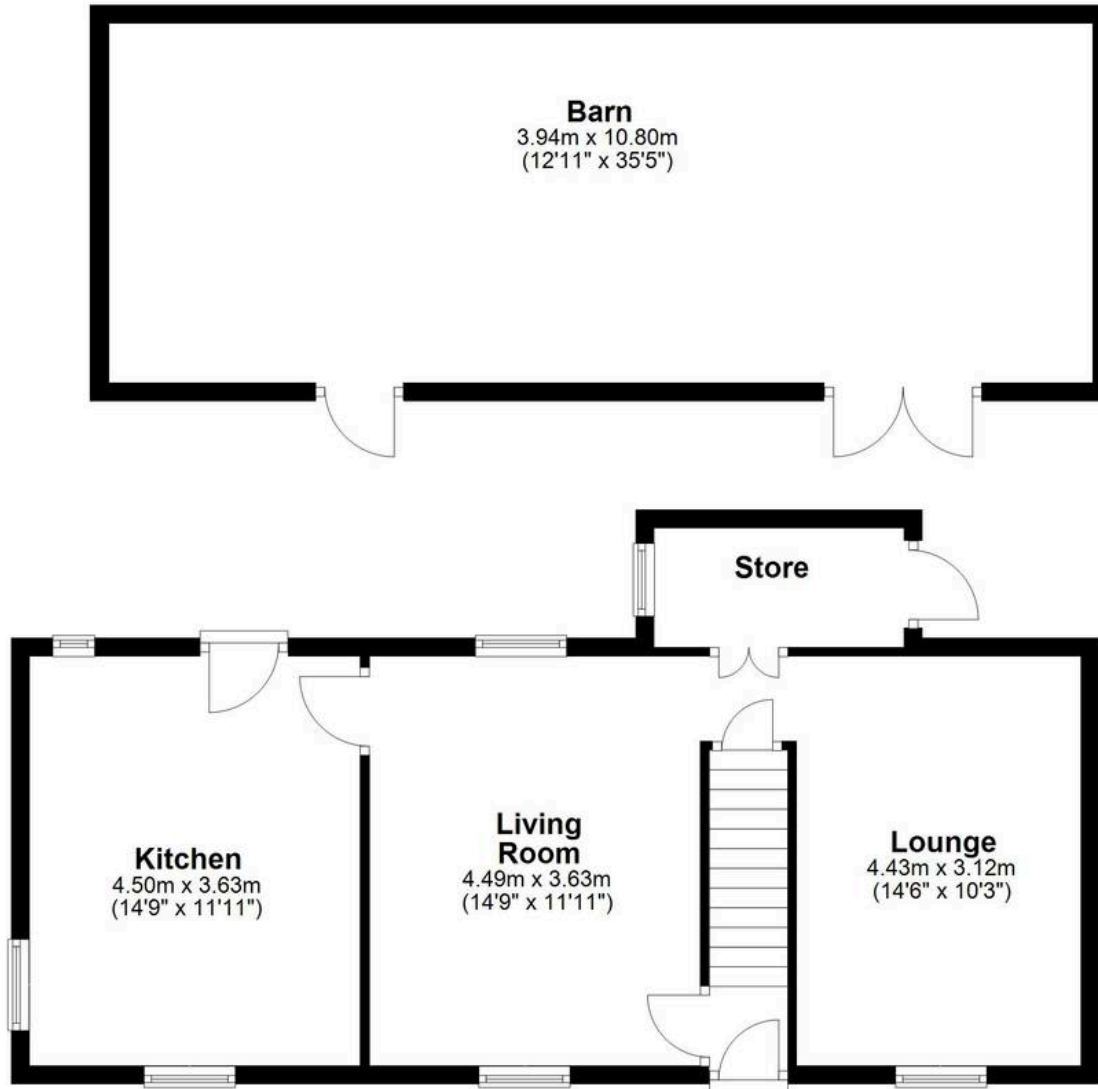
For sat-nav use EX17 4LW and the What3Words address is [///students.scarcely.unscathed](#) but if you want the traditional directions, please read on.

Enter Sandford from Crediton and proceed up Rose and Crown Hill, bearing left at the top into The Square. Pass the shop on your right and The Cottage will be found to the left of The Lamb Inn. Parking is to the left of the property.



Ground Floor

Approx. 98.1 sq. metres (1055.5 sq. feet)



First Floor

Approx. 40.7 sq. metres (437.8 sq. feet)



Total area: approx. 138.7 sq. metres (1493.3 sq. feet)



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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