



**Westfield, Back Lane, Sandford, EX17 4NQ**

Guide Price **£825,000**



# Westfield

Back Lane, Sandford, Crediton

- One off family home
- Set in three quarter acre plot
- Private yet central village location
- 4 double bedrooms (options for more)
- Work from home - 2 office / studies
- Large living spaces with high ceilings
- Beautiful gardens
- 3 garages and ample parking
- Annexe potential (stp)

For those in the know, Sandford is a pretty village, just a mile or so north of Crediton, set in the rolling Devonshire countryside. It's a popular choice with buyers due to it not being too far from the town but also because of its community. There's a fantastic shop/post office, two pubs, a village hall, a garage with MOT facilities and a primary school plus a regular bus service linking to Crediton and Exeter several times a day. Sandford is also home to one of the most picturesque cricket grounds in the county, set within Creedy Park. In addition, there are football and tennis clubs locally too. The stunning Millennium path links Sandford and Crediton meaning a year-round walk or cycle ride between the two is available off the roads.

Westfield is set in a central yet extremely private position within the village. In fact, many a local may not even know it's there. The property is adjoined (by one rear wall only) to the neighbouring Park House and falls within the curtilage of its listing.

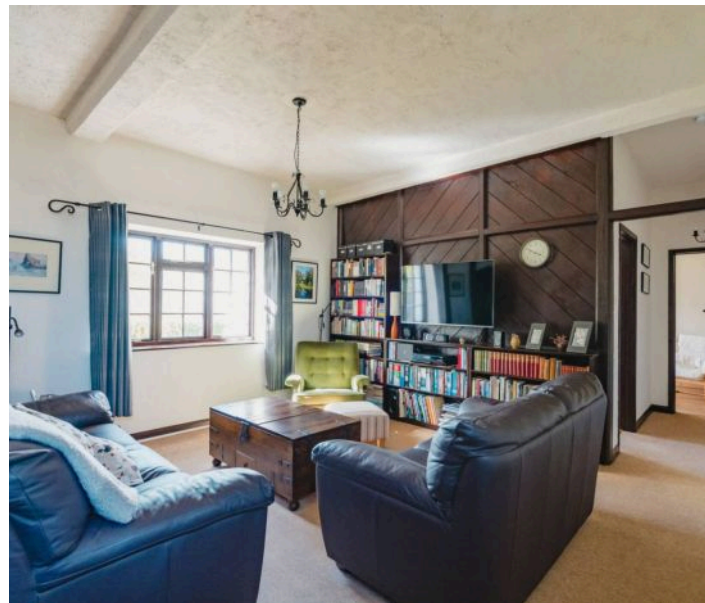






Originally cottages and stables, Westfield was converted into what you see today in the 1980's and now gives ample living space within those wonderful gardens. The flexibility is somewhat endless with options for an annexe or hobbies at one end without really impacting on the house itself. There's oil fired central heating and the property has been very well maintained by the current owners during their tenure.

Internally, the rooms are a great size with high ceilings and plenty of room. The useful porch gives access to the inner hall with stairs to the first floor and access through to "The Stables" (more of that later). In the main house, the kitchen is modern and well fitted and split into two zones. There's a large living room with a fireplace with a woodburning stove set in a slate surround and through double doors, a separate dining room overlooks Creedy Park on the opposite hillside. As you'd expect, there's a useful ground floor WC and then on the first floor are the four double bedrooms with the master having an ensuite bathroom. A family bathroom is available to the remaining bedrooms. The property predominantly all looks out to the South and West meaning plenty of daylight. "The Stables", as the name suggests, was converted from the former stables and now gives an additional reception room, used as a TV room and there are a further two offices/studies which are ideal separate spaces for those looking to work from home. That said, this is all part of the main house. Worth a mention is the separate stable door to outside from the stable area, which could make a suitable annexe (stp) if desired.

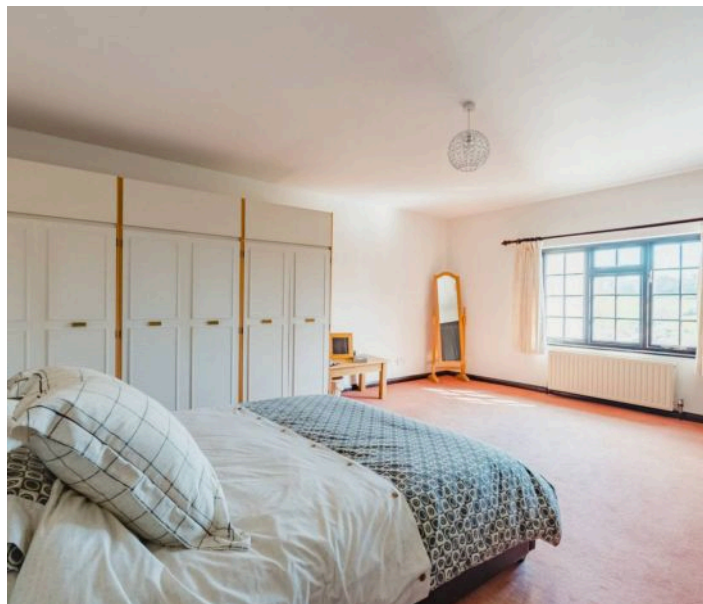


Outside, as previously stated, the driveway leads in, through the garden to an ample parking area. There's plenty of room for parking numerous cars. Attached to one end of the house is a single garage and then a detached double garage makes for ideal storage/hobby space – giving three garages in total. The gardens are a real feature of the property, laid mainly to lawn and with some beautiful established trees and shrubs, plus various seating areas and planted beds. There's enough room for the keenest of gardeners or indeed room to kick a ball around! It's a true delight in the middle of the village but don't let the central location deceive you, it's still private, and quiet, yet with the bonus of convenience.

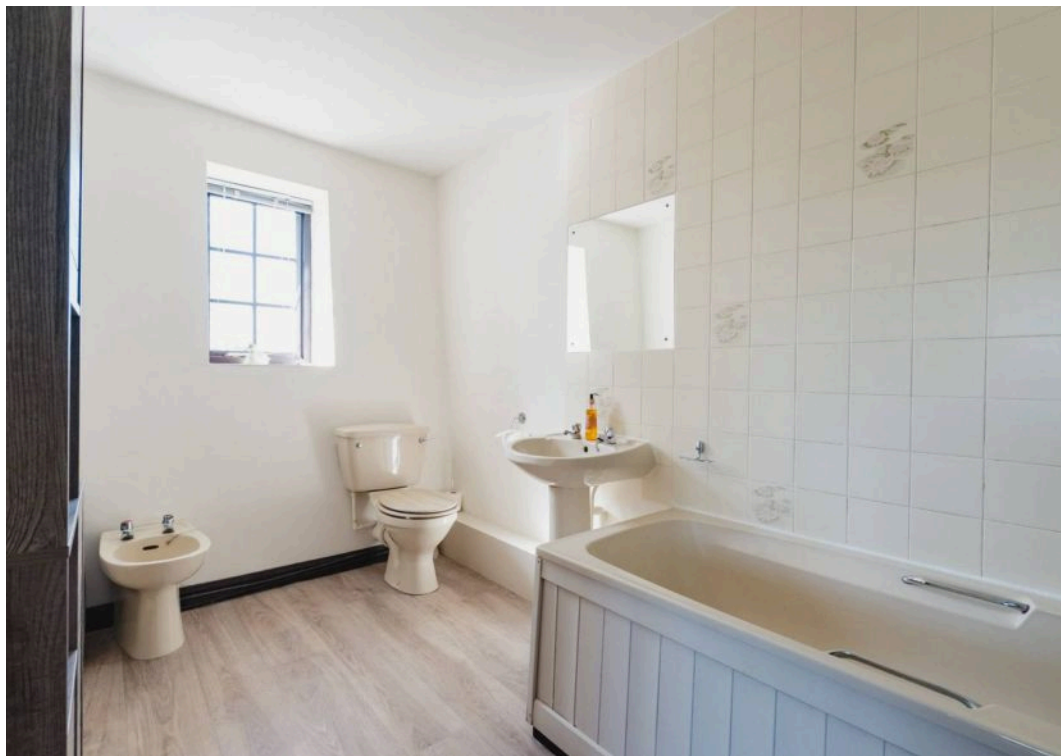
**Agents' Notes :** At the time of writing, the adjoining property – Park House – is for sale. The purchase of both would give a large village centre property with 3-4 acres.

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

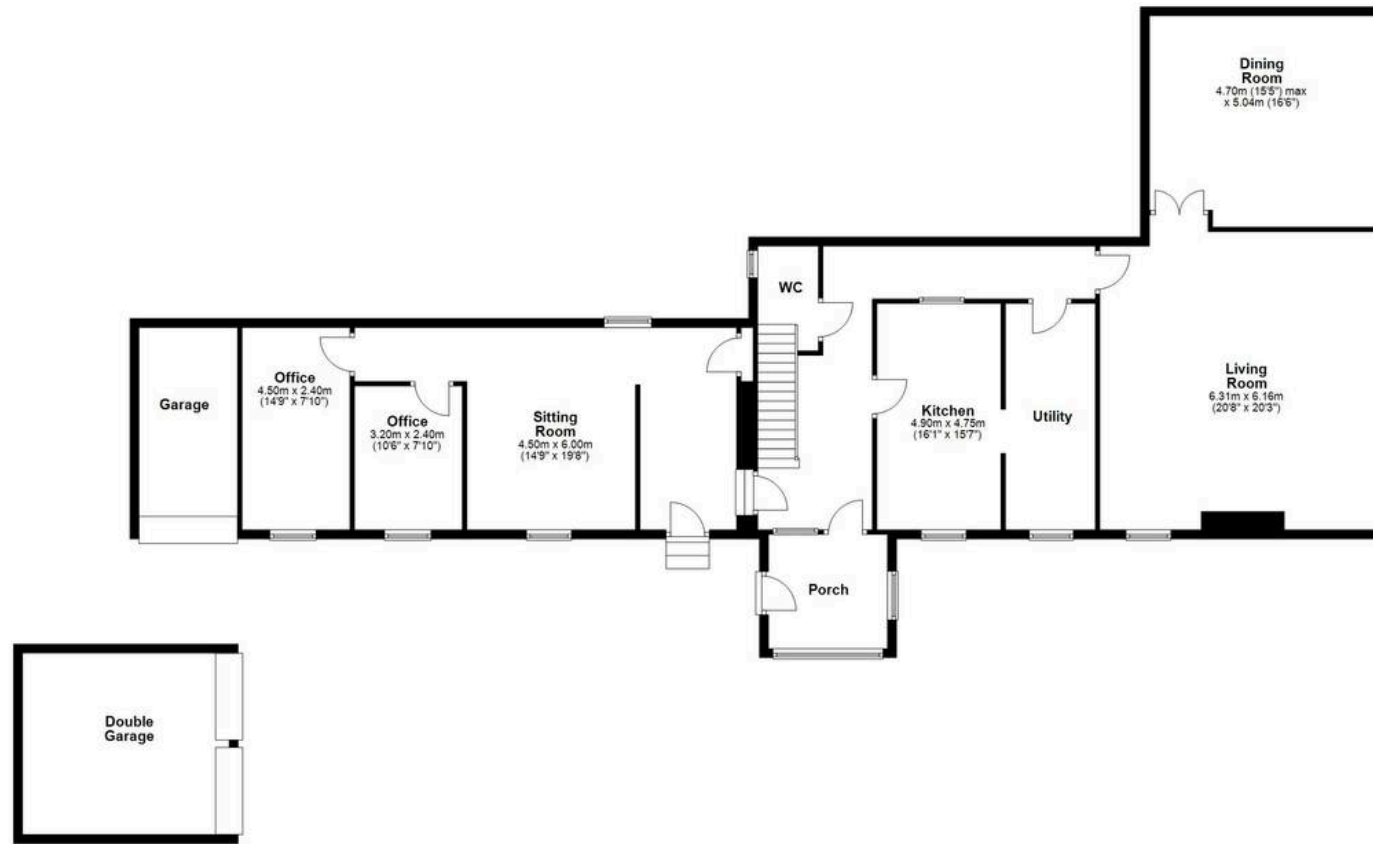
Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.



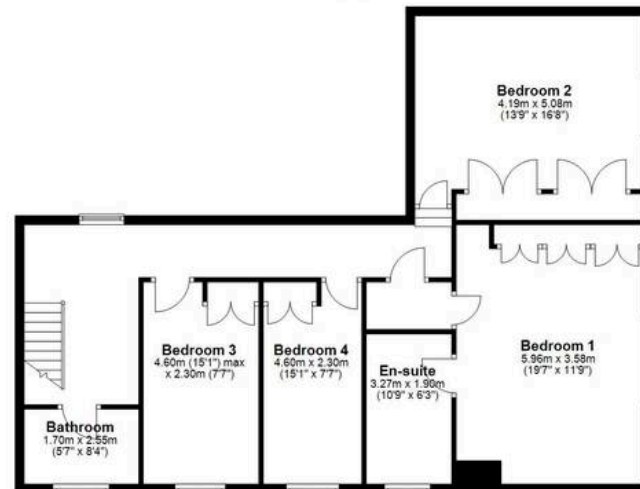




## Ground Floor



## First Floor







Please see the floorplan for room sizes.

Current Council Tax: Band G – Mid Devon

Approx Age: 1800 – converted in the 1980's

Construction Notes: Cob/stone under slate roof

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Oil fired central heating and wood burner

Listed: Yes Grade II (covered by the listing of Park House next door)

Conservation Area: Yes

Tenure: Freehold

DIRECTIONS : For sat-nav use EX17 4NQ and the What3Words address is [///president.blazers.agreement](https://www.what3words.com/#!/president.blazers.agreement) but if you want the traditional directions, please read on.

When entering Sandford from Crediton, proceed up Rose and Crown Hill. Opposite the junction into The Square, take the driveway on the right hand side, go through the gates and into the drive and the property will be found on the left hand side.





# Helmores

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