



Hunters Lodge, Back Lane, Sandford EX17 4NQ

Offers Over £260,000

Hunters Lodge, Back Lane

Sandford, Crediton

- Beautiful Stone-Built Detached Cottage
- Sandford village centre, close to pubs & school
- Three bedrooms & modern bathroom
- Living room with wood-burning stove
- Roof terrace with views towards the church
- New Air Source Heat Pump central heating
- 12 Solar PV panels installed in 2024
- uPVC double glazing throughout

Located less than a minutes walk from the village square with its popular Inn, this stone built cottage is ideally situated and has the added bonus of a roof terrace with views towards the church. The property has had a huge eco upgrade in 2024 with the addition of 12 solar pv units and air source heat pump central heating giving a massive saving on monthly bills.

Hunters Lodge is beautifully presented and benefits from a 2021 fitted kitchen complete with AEG oven, induction hob, fridge and dishwasher. It has been completely redecorated and new flooring throughout plus new lighting and wiring – All in the last 4 years





The layout is traditional with a lovely living room including an inglenook fireplace and wood-burning stove, a separate dining room and two openings through to the modern kitchen. A useful and flexible study and utility/store complete the ground floor. To the first floor there are three bedrooms and the modernised bathroom. The master bedroom opens out onto the private roof terrace with views out over the village rooftops and catches the evening sun as the cottage faces West. uPVC doors and windows have been replaced since 2020.

There is on street parking in front of the property.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2024/25 - £2119.30

Utilities: Mains electric, solar, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Air Source Heat Pump central heating & Solar PV

Listed: No

Conservation Area: No

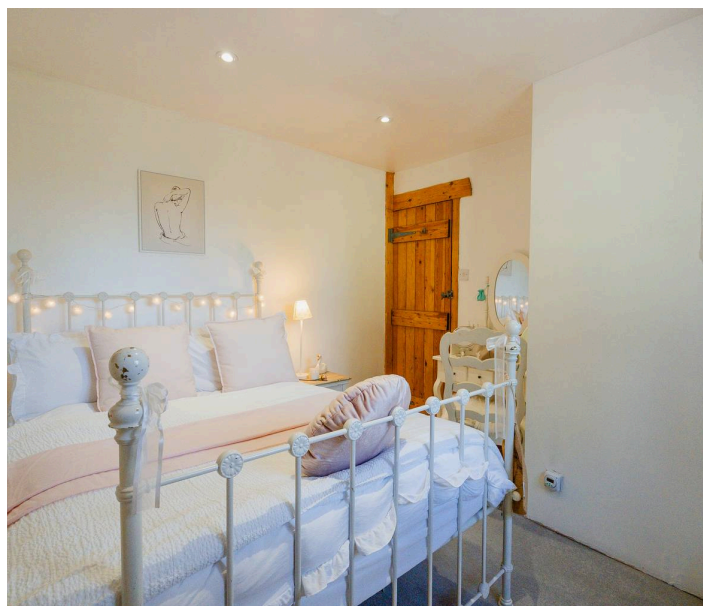
Tenure: Freehold

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.



DIRECTIONS: From Crediton, proceed into the village and up Rose and Crown Hill. Follow the road around the right-hand bend (ignoring the road into the square) and Hunters Lodge will be found straight ahead of you.
What3Words: ///broached.mailings.alley

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. For the kids, Sandford has a highly sought after pre-school and a 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, then 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.

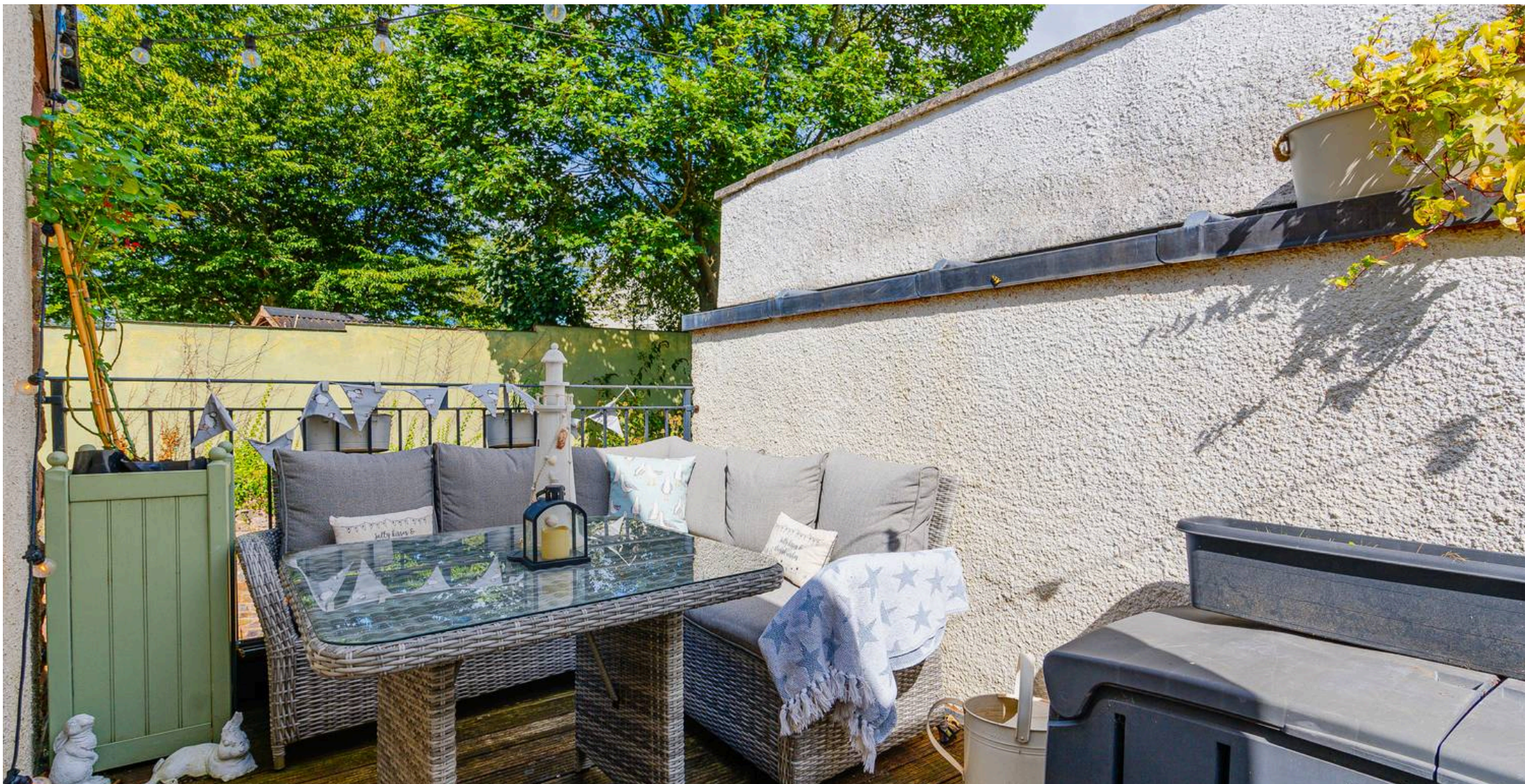


Ground Floor



First Floor





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.