



2 Waterlake Cottages, Sandford, EX17 4PA

Guide Price £375,000

2 Waterlake Cottages

Sandford, Crediton

- Pretty semi-detached cottage
- 2 bedrooms, 2 receptions
- Just outside sought after village
- 0.35 acre gardens
- Stunning outlook over fields
- Ample parking
- New thatch 2025
- Shepherds hut and outbuildings
- No chain

Sandford has long been a desirable village, with its sense of community and regular events in the village hall, there's plenty going on if you want to be involved. Along with the community store/post office, two pubs, the primary school and one of the most picturesque cricket grounds around, it does cater for a range of interests and hobbies. Not to mention there's a regular bus service and Crediton, just a couple of miles away is linked by footpath giving year round access on foot.

Waterlake Cottages are a pair of Grade II thatched cottages, just outside of the village with some beautiful rural views to the front and rear over the adjoining farmland. Over time, the set-up has evolved, and today, each cottage has its own gardens and parking to their respective sides, so although semi-detached, they have much more of a private feel about them.





There's mains water and a recently installed treatment plant deals with waste. The cottage operates on mains electric (there is no gas), with modern electric heating although there's room here to explore alternative heating should this be preferred. The thatch was replaced in 2025 and a series of improvements were carried out in 2022 with a new Ashgrove kitchen with solid tops and integrated appliances, decoration and a new shower suite to the first floor bathroom. The layout gives two reception areas to the ground floor with the kitchen running along the back. Upstairs are two bedrooms, both with lovely views over the fields and a shower room.

Outside, a gated drive leads into the substantial parking area with room for numerous vehicles. There's a workshop, shed and wood-store and a small stream runs along the eastern boundary (set down from garden level). A bespoke shepherds hut was designed and built by local craftsmen and this offers a terrific studio or garden room (even a guest room) which is all plastered out, with electrics and even underfloor heating! This could be further upgraded to be a self-contained unit for guests or even Airbnb. The remainder of the gardens are all fairly level with lawns and planted beds although there is ample room for those with green fingers. The hedgerows are prime for foraging too with varieties of fruits and nuts quite literally growing on the doorstep.

The cottage is being sold with no onward chain and really is a manageable slice of Devon in a wonderful quiet location, without being isolated.



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 C – Mid Devon

Approx Age: 1800's

Construction Notes: Cob and thatch

Utilities: Mains electric, water, telephone & broadband

Drainage: Private Drainage (treatment plant)

Heating: Modern electric heating and wood burner

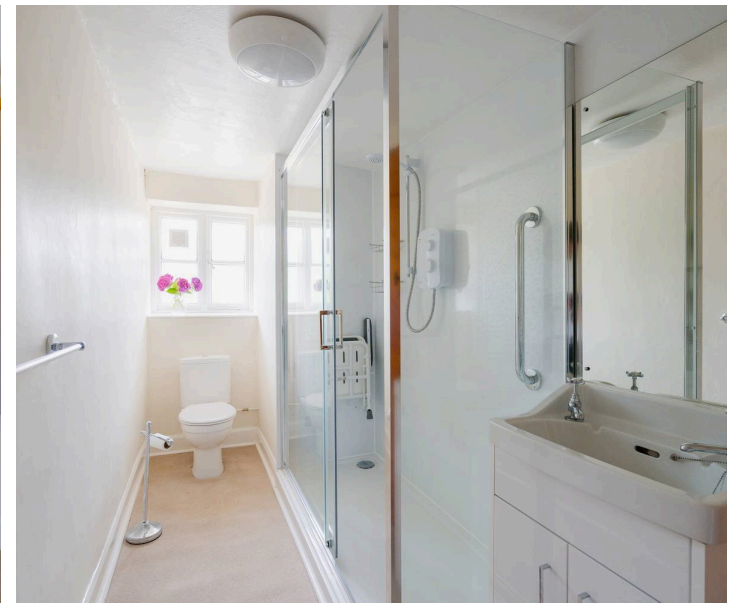
Listed: Yes Grade II

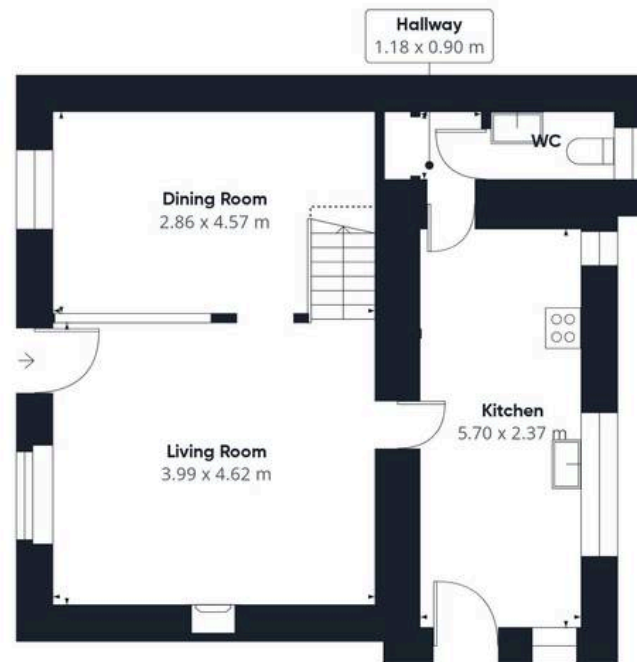
Conservation Area: No

Tenure: Freehold

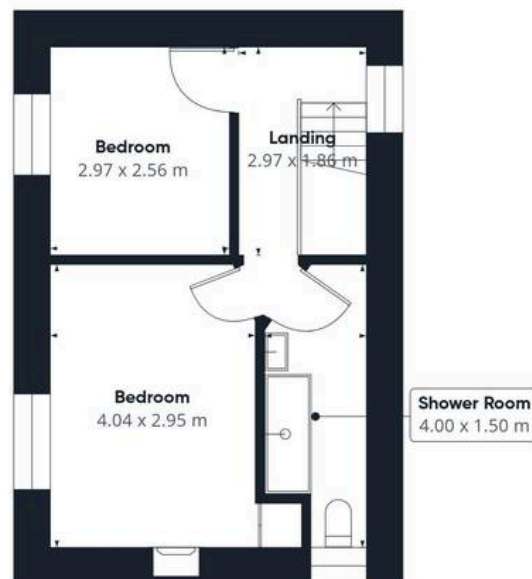
DIRECTIONS : For sat-nav use EX17 4PA and the What3Words address is [///mascot.nail.compiler](https://www.what3words.com/#!/mascot.nail.compiler) but if you want the traditional directions, please read on.

Once entering Sandford from Crediton, head up Rose and Crown hill and at the top, bear left into The Square. Bear left out of The Square (in front of The Lamb Inn) and continue out of the village for approx. 0.3 miles and the property will be found on your right.





Floor 0



Floor 1

Approximate total area⁽¹⁾

78 m²

Reduced headroom

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.