



Park House



Crediton 1.5 miles Exeter 10 miles

A handsome Grade II Listed family home with magnificent rural views in a popular Devon village.

- In the heart of a popular Devon village
- Strong community with pubs and shop
- Surrounded by glorious garden and grounds
- Versatile and elegant accommodation
- Far- reaching rural views
- 5-6 bedrooms
- EPC - D
- Freehold
- Tax band - G

Guide Price £995,000

SITUATION

The property is situated in a peaceful, elevated position in the sought-after village of Sandford. The village has a thriving community with church, village school, a pre-school, two pubs, community post office, shop and garage. The bustling market town of Crediton (1.5 miles) has an excellent range of day-to-day facilities and amenities. The university and cathedral city of Exeter (10 miles) has a wide range of facilities befitting a centre of its importance, including excellent shopping, dining, theatre and recreational pursuits. It also has a mainline railway station to London Waterloo and Paddington and an international airport to the east of the city.

DESCRIPTION

Park House is a handsome and substantial Grade II Listed family home occupying an elevated position which, whilst in a village setting, benefits from far-reaching rural views. This elegant property offers a host of period features, such as sash windows and high ornate ceilings. A spacious home of over 4,400 sq ft incorporates four bedrooms and a family bathroom on the first floor and a sitting room, dining room, library, kitchen/breakfast room, cloakroom and utility room on the ground floor. At the eastern end is an integral annexe, with a sitting room and WC on the ground floor and up to two bedrooms and a bathroom on the first floor. To the rear of the property is a large cobbled courtyard and steps to a generous swimming pool. To the side and front of the house are extensive south facing gardens and a paddock.

ACCOMMODATION

A pillared entrance leads into a lobby with double doors to a central hallway. The south-facing sitting room and dining room have period fireplaces with wood burners, sash windows with rural views and ornate ceilings. The library has built-in bookcases. The kitchen/breakfast room has modern wall and floor mounted units, an Aga and a central island with built-in cupboards, electric oven and dishwasher. The kitchen leads directly into the dining room, and has a glazed porch to the rear courtyard and a secondary staircase that leads

up to a large attic storage space. A corridor joins the kitchen to a cloakroom with storage cupboards and a WC, a utility room and the annexe.

Stairs from the central hallway rise to a spacious landing, off which are three bedrooms and a family bathroom and a principal bedroom with ensuite shower room.

ANNEXE

To the eastern side of the house is an integral annexe. On the ground floor is a sitting room with stairs rising to the first floor and a rear hallway with WC and a door to the cobbled courtyard and swimming pool. The first floor has a double bedroom, family bathroom, and an office which could be used as a second bedroom.

GROUNDS

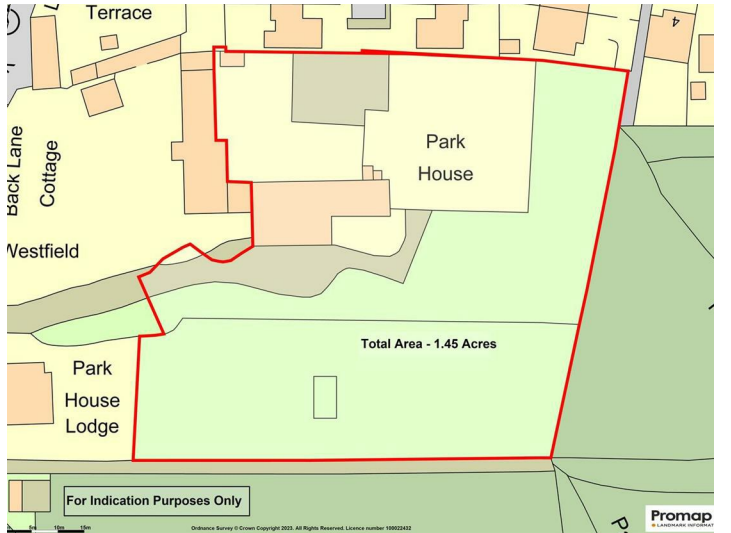
To the front of the south-facing house is a gently sloping lawn with a hedge separating this from a paddock with a fruit cage, mature trees and beautiful rural views. To the side of the house is a large lawn with established borders and mature trees. To the rear of the property is a cobbled courtyard with ample space for cars, a shed and greenhouse, and swimming pool with diving board and pump shed.

SERVICES

Mains water, drainage and electricity. Oil fired central heating. The swimming pool is heated by an air-source-heat pump.

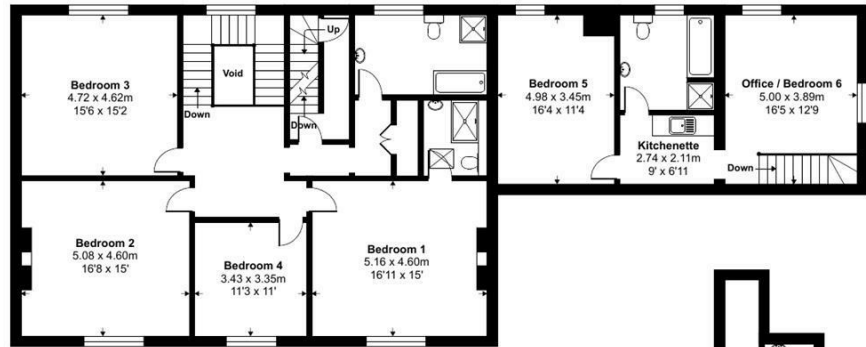
DIRECTIONS

From Exeter proceed along the A377 to Crediton. At the roundabout turn right, follow road to next roundabout, take left and then first right. At the next roundabout, take right onto Jockey Hill and follow road into Sandford. On entering the village proceed up Rose and Crown Hill the property's driveway is on your right, opposite the entrance to The Square. What3words - buyers.whistling.closer

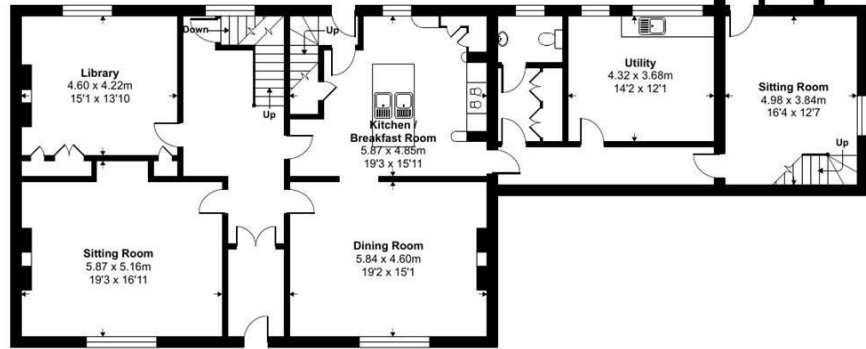


Approximate Area = 4407 sq ft / 409.4 sq m

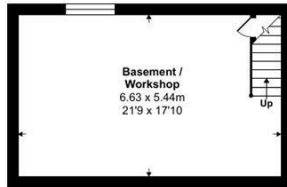
For identification only - Not to scale



First Floor



Ground Floor



Lower Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©inthecon 2023. Produced for Stags. REF:1027058

These particulars are a guide only and should not be relied upon for any purpose.

21/22 Southernhay West, Exeter, Devon, EX1 1PR



Energy Efficiency Rating		Current	Potential
<small>(Not a target) - lowest running costs</small>			
92-100	A		
81-91	B		77
69-80	C		
55-68	D	57	
39-54	E		
21-38	F		
1-20	G		
<small>(Not a target) - higher running costs</small>			
England & Wales EU Directive 2002/91/EC			

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