



Park House





# Park House

Back Lane, Sandford, Crediton, Devon, EX17 4NQ

Crediton 1.5 miles Exeter 10 miles

A handsome Grade II Listed family home with magnificent rural views in a popular Devon village with great connectivity to Exeter and beyond.

- 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
- Council Tax band - G
- Freehold

Guide Price £950,000

## SITUATION

Nestled in a peaceful, elevated spot in the highly desirable village of Sandford, this property offers a tranquil retreat with excellent transport and communication links. The vibrant village boasts a close-knit community, with a church, village school, pre-school, two pubs, a community post office, local shop, and a garage. Just 1.5 miles away, the bustling market town of Crediton provides a wide range of everyday amenities and services, along with a mainline train station offering convenient connections to Exeter and beyond. The historic city of Exeter is only 10 miles away, offering a wealth of shopping, dining, cultural, and recreational options. Exeter is also a major transport hub, with a mainline railway station connecting to London Waterloo and Paddington, along with an international airport to the east, ensuring easy access to both domestic and international destinations.

## 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





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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