



Lamorna, The Square



**STAGS**



# Lamorna, The Square

Sandford, Crediton, Devon EX17 4LN

Crediton (1.5 miles), Exeter (10 miles)

A well-proportioned, four bedroom family home with west-facing gardens and a double garage in a sought-after Devon village

- Sought-after village location
- Semi-detached house
- Four double bedrooms
- Double garage with potential for conversion (STP)
- Council tax band: E
- Conservation area
- Spacious reception rooms
- West-facing garden
- Freehold
- EPC: C

Guide Price £525,000

## SITUATION

This unique family home is perfectly situated in the centre of the sought-after village of Sandford. 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

Originally built in the 1980s, Lamorna is a much-loved family home, now being offered to the market for the first time in 35 years. The property offers well-proportioned and modern accommodation arranged over two floors, ideally suited for comfortable family living.

A generously proportioned entrance hallway creates an immediate sense of space and flow, offering a welcoming transition into the home. With ample room for furniture, artwork, or seating, the hallway also provides access to all principal ground floor rooms. To the left, a well-appointed kitchen features a range of wall and base units, integrated appliances, and plentiful workspace. Adjacent lies a bright dining room that opens into a generous sitting room with an electric fire and French doors leading out to the west-facing garden—ideal for enjoying afternoon and evening sun. To the right of the hallway, you'll find a ground floor WC, a practical utility/boot room, and convenient internal access to the private parking area and garages. Stairs from the hallway rise to a particularly spacious first-floor landing, which offers room for a reading nook or study, adding versatility to the layout. Leading on from here are four comfortable double bedrooms, including a principal bedroom with fitted wardrobes. This floor is served by a family bathroom and a separate shower room, ensuring flexibility for modern family life.

## GARDENS

The beautifully maintained and much-loved west-facing garden is accessed directly from the sitting room and via a gated entrance from the private parking area. This tranquil outdoor space features a level lawn, well-stocked flower borders, and a useful potting shed—ideal for keen gardeners or those simply looking to enjoy the peaceful surroundings.

## GARAGES

To the side of the house and accessed over a shared entrance driveway is a integrated double garage and additional off street parking area for up to two cars. The garage offers the potential for further conversion of the house, subject to gaining the necessary consents.

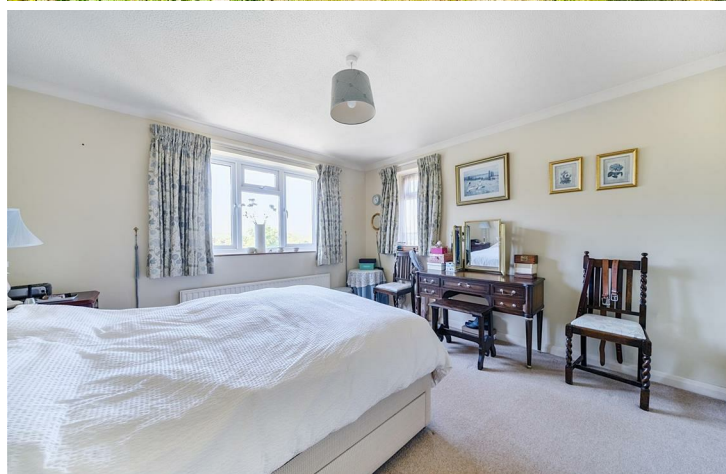
## SERVICES

Mains drainage, electricity and water connected.

Oil fired central heating.

## 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 and take the left towards The Square. Prior to reaching the Square the property will be on your left opposite the village shop.





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		
(92-100) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

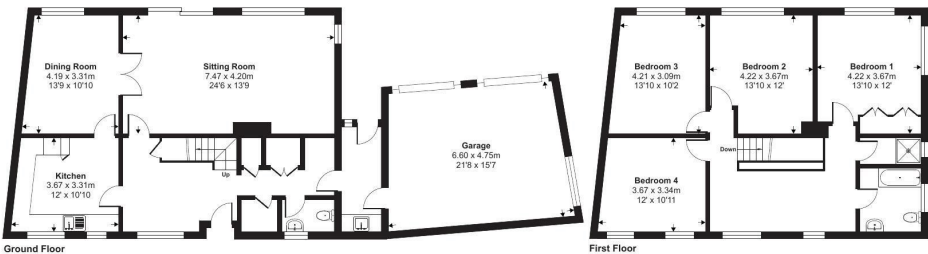
21/22 Southernhay West,  
Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202



Approximate Area = 1874 sq ft / 174.1  
Garage = 323 sq ft / 30 sq m  
Total = 2197 sq ft / 204.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Stags. REF: 1286643