



Land Farm





# Land Farm

Sandford, Crediton, Devon, EX17 4BS

Sandford (1 miles), Crediton (2.3 miles), Exeter (10.7 miles)

A handsome Grade II Listed family home with beautifully presented gardens and grounds amounting to approximately 6.7 acres.

- Beautiful rural position
- Four bedrooms
- Gardens including orchard and croquet lawn
- Double garage with potential for conversion (STP)
- Council tax band: F
- Grade II Listed
- Period features throughout
- Paddocks and Land amounting to approx 6.7 acres
- Freehold
- EPC: D

Guide Price £900,000

## SITUATION

The property is situated in a peaceful, idyllic hamlet of North Creedy within walking distance of the well-regarded village of Sandford (1 mile), home to the popular pub and shop, whilst the market town of Crediton (2.3 miles) offers an extensive range of amenities including places of worship, a library, health centre, hospital, post office, banks, supermarkets, pubs and restaurants, a modern leisure centre and the well-regarded Queen Elizabeth's Academy. There is also a bi-weekly farmers market, which is the largest in the area. The university and cathedral city of Exeter (10.7 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 train station to London Waterloo and Paddington and an international airport to the east of the city.





## DESCRIPTION

Enjoying an elevated position with views across the valley, Land Farm is a delightful and characterful family home set amidst the rolling hills of Mid Devon, offering far-reaching rural views in a tranquil and picturesque setting.

This enchanting Grade II listed thatched residence seamlessly blends period charm with comfortable modern living. A welcoming open-fronted porch leads into the entrance hallway, from which the accommodation flows with ease. The heart of the home is the beautifully appointed country-style kitchen, rich in period detail, alongside a cosy sitting room perfect for family relaxation. A separate utility room with cloakroom/WC, a study ideal for home working, and a light-filled, partially glazed garden room with views over the grounds complete the ground floor.

Upstairs, the first-floor landing gives access to four well-proportioned bedrooms, each enjoying a unique aspect of the surrounding countryside, and a tastefully fitted family bathroom.

Land Farm offers a rare opportunity to acquire a quintessential Devon home of great character, in an idyllic rural setting.

## GARDENS AND GROUNDS

To the front and side of the house lie beautifully landscaped gardens, thoughtfully designed and gently sloping towards a small, enclosed paddock—ideal for a pony or recreational use. To the rear, a charming croquet lawn, productive orchard, and a lovingly maintained vegetable garden create a delightful and tranquil setting for outdoor enjoyment.

Beyond the formal gardens lies a larger secondary paddock extending to approximately 4.3 acres, which can be accessed directly from the gardens or via the adjoining lane—offering excellent potential for equestrian or smallholding use.

Bordering the eastern boundary, the picturesque River Creedy meanders through the landscape, enhancing the setting's natural beauty. We believe the property enjoys private fishing rights along an extended stretch of this river for over a mile. Purchasers would need to make their own investigations into this. In all, the grounds and paddocks extend to approximately 6.7 acres, offering both charm and versatility in a truly idyllic countryside location.

## DOUBLE GARAGE

Accessed from the main driveway, and detached from the house, is a double garage. Whilst currently used for storage purposes this offers the potential for conversion, subject to gaining the necessary planning consents. Also in the garden is a greenhouse and woodshed.

## SERVICES

Mains electricity, water.

Private drainage system. Type, health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection. Oil fired central heating.

## DIRECTIONS

Proceed towards Crediton on the A377 and on the outskirts of town, at the roundabout, take the turning signposted Tiverton. At the next roundabout, take the left onto the A3072 and after a short distance take the first right onto Blagdon Terrace. Following the roundabout carry on up Jockey Hill towards Sandford. Passing through the village of Sandford take the right turn onto Fannys Lane and at the end of the lane turn left. After approximately after 0.7 miles the property will be on your right.

what3words: accented.incur.cosmic





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                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (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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