



Welland Down











# Welland Down

Sandford, Crediton, Devon, EX17 4EN

Sandford 2.5 miles. Crediton 4 miles. M5(J27)/ Tiverton Parkway 20 miles. Exeter 11 miles

A large farmhouse, separate annexe and courtyard of buildings with permission for residential conversion, all set in 4 acres.



- Five bedroom farmhouse
- Courtyard of buildings
- Gardens, grounds and paddock
- Annexe - separate driveway/parking
- Council Tax Band F (House) & A (Annexe)
- Two bedroom self-contained annexe
- Consent to convert: 1x 3bed, 1x 2bed
- Attractive rural setting
- 4 Acres
- Freehold

Guide Price £900,000

## Stags Tiverton

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### SITUATION

The property sits in a peaceful location 2.5 miles from the picturesque Mid Devon village of Sandford. The village has a thriving community with a Church, village school and pre-school, village hall, two pubs, a community post office, shop and garage.

The market town of Crediton, some 4 miles away, offers a wide range of retail and recreational facilities, as well as the well-respected secondary state school Queen Elizabeth II Academy.

The University and Cathedral City of Exeter has excellent shopping, dining, theatre and recreational facilities as well as numerous state and private schools.

Welland Down enjoys excellent access, with the A377 running from Exeter to North Devon, while the A3072 runs east to Tiverton and the M5. Exeter has two main line stations to London Paddington and Waterloo while Exeter International Airport lies just 4 miles to the east of the city.

### DESCRIPTION

Welland Down is approached via a long private drive.

The farmhouse with self-contained annexe, courtyard and land are available creating a lovely package where a buyer could also develop letting units if they so wished. The property is being sold as the house and accommodation is no longer required and the seller is reducing their farming operations. They are retaining some agricultural buildings and farm land.

### FARMHOUSE

The farm house is arranged over three floors with rendered and colour-washed elevations with uPVC double glazed sash style windows, all under a slate roof.

It is a very spacious house with large rooms and attractive views from most windows but particularly from the front of the house. There is a super farmhouse kitchen. There are 5 bedrooms, 3 bathrooms and a shower room.

Outside there are gardens to the front and rear.

### THE ANNEXE

Approached over its own private drive, making it very separate and private, the annexe consists of kitchen, sitting room, conservatory, two bedrooms and a bathroom. Outside there is a good sized garden with lawn area and attractive views out to the adjoining farmland and over the woodland. There is parking for several cars.







## THE COURTYARD

On arriving at the house, you reach the courtyard surrounded by buildings.

The former Granary and Shippon both have permission to convert into two dwellings (3 and 2 bedrooms). More detail and plans can be found at [www.middevon.co.uk/planning](http://www.middevon.co.uk/planning) using reference 23/01504/FULL. They are traditional buildings constructed of stone, cob, some render and brick in places currently under corrugated roofs.

They would be perfect for extended family, holiday letting or for longer term letting to provide an income. Both have areas to create their own gardens and parking.

Beside the house is a further stone building ideal for use in conjunction with the house for workshop/outhouse. Attached here is also extensive under cover parking.

## OUTSIDE

Surrounding the property are areas of garden. Above the courtyard is a former orchard paddock. To the rear of the house and garden is a gently sloping paddock, and below this is a field which is just over 2 acres. There are lovely views out over the surrounding woodland.

The approach to the property is along a long part tarmacadam and part concrete shared drive, which is in good condition, it leads to the private driveway to the farmhouse and courtyard. If you continue on the shared drive there is a secondary driveway (stone track) that leads to the annexe.

## SERVICES

Mains electricity. Private drainage. The purchaser will be required to install their own water supply. For an interim period the seller will provide water from their borehole supply.

Oil fired central heating supplying house and annexe.

PV solar on house roof.

Ofcom predicted broadband services - Standard: Download 1 Mbps, Upload 1 Mbps.

Ultrafast: Download 1000Mbps, Upload 200Mbps.

Ofcom predicted mobile coverage for voice and data: Internal -EE (Limited coverage).

External - EE, Three, O2 and Vodafone.

Local Authority: Mid Devon District Council

## VIEWINGS

Strictly by appointment through the sole agents please.

## DIRECTIONS

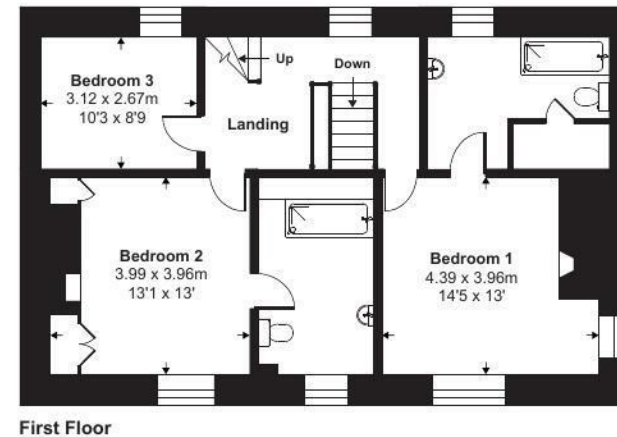
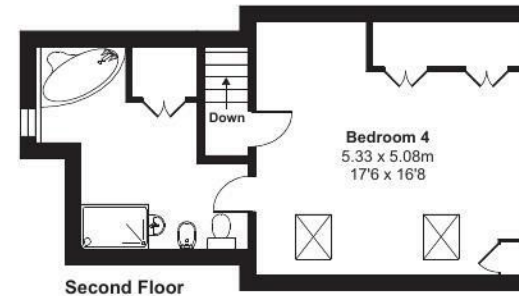
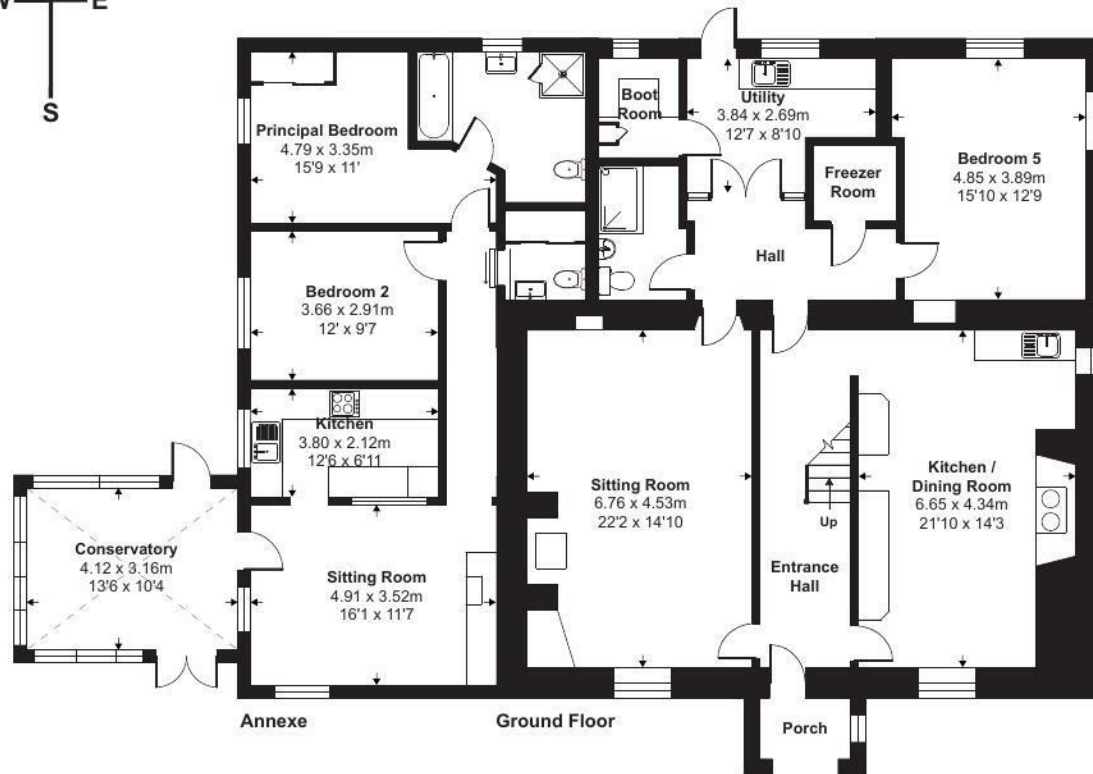
Approaching Crediton from the A377 Exeter to Barnstaple road, before Tesco take the 3rd exit at the first roundabout and follow the signs to Sandford. Proceed out of Crediton and upon reaching Sandford continue through the village, keeping the church on your left. Proceed out of Sandford for a further 2.5 miles, continuing into Kennerleigh Woods, passing Yelland and the Welland Down drive will be found on your left through the woods. Proceed up the hill following the driveway, passing the bungalow and farm building. The house will be found on the left after the next farm buildings.





Approximate Area = 2610 sq ft / 242.4 sq m  
Annexe = 877 sq ft / 81.4 sq m  
Total = 3487 sq ft / 323.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1155475



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		







