



Hare Cottage







Hare Cottage New Buildings

Sandford, Crediton, Devon, EX17 4PW

Crediton 3 Miles | A30 10 Miles | Exeter 11 Miles

A very spacious and well-presented Grade II listed character cottage with attractive gardens, situated in a delightful country location with good access.

- Charming Grade II Listed Cottage
- Two large Reception Rooms
- Delightful Gardens
- Crediton 3 Miles | Exeter 11 Miles
- Council Tax Band F
- Four Bedrooms. Two Bathrooms
- Kitchen/ Dining/ Family Room
- Off Road Parking & Garage
- Well-Presented & Modernised
- Freehold

Guide Price £575,000

Stags Tiverton

19 Bampton Street, Tiverton, Devon, EX16 6AA

01884 235705 | tiverton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



SITUATION

The attractive hamlet of New Buildings lies just 2 miles from Copplestone, with its village shop and train station connecting to Exeter. The market town of Crediton is 3 miles away and provides a range of facilities including independent shops and cafes, supermarkets and schools. The cathedral and university city of Exeter, 11 miles distant, provides a wider range of amenities within the recreational, educational and commercial sectors, as well as mainline train station to London, M5 access and international airport.

The property is ideally placed to take advantage of the wider countryside and coastal features of Devon with its strategic central position offering easy access to both Dartmoor and Exmoor National Parks as well as the north and south coastlines beyond.

DESCRIPTION

Hare Cottage, modernised in recent years, is a beautiful and well-presented period cottage with large flexible accommodation extending over approximately 2700SqFt. The delightfully spacious, south-west facing rear garden enjoys a high degree of privacy and offers an abundance of mature shrubs, trees and perennials as well as a wealth of wildlife associated with this peaceful retreat. The property is also complimented with off road parking for several vehicles and a garage.

ACCOMMODATION

The front door opens into an entrance vestibule, which in turn opens into the well-proportioned hall at the centre of the house. The dual aspect, L-Shaped sitting room lies to the south-east, running the full-depth of the property, benefitting from double doors onto the rear garden, whilst the dual aspect lounge offers a second spacious reception room to the northern side of the property. To the rear, the impressive kitchen/ dining room with open roof A-frame beams offers a range of base units and range-cooker, providing ample space for cooking, dining and entertaining. Adjoining, the kitchen is a cloakroom with WC and separate utility.

Stairs rise to the first-floor landing, giving access to all bedrooms and the spacious family bathroom with shower, wash basin and WC. The master bedroom benefits from built-in storage and en suite with bath, separate shower, wash basin and WC.





OUTSIDE

To the rear of the property, is a pretty and private south west facing garden. Directly behind the property is a brick-paved courtyard providing a charming space for seating and entertaining. Beyond, the main garden is bordered with mature hedging and trees, extends for some distance and is mainly laid to lawn with established flower and shrub beds offering a wealth of colour throughout the year and hosts an abundance of wildlife. A number of different seating areas provide the opportunity to relax and enjoy different areas of the garden. Further to this there are storage sheds and a workshop.

To the front, is a cobbled fore court with space for up to four vehicles. Access to the integral garage can be gained from the front and offers direct access to the rear garden.

SERVICES

Mains electricity, water, gas and drainage. Oil Fired Central heating. LPG Bottles for fire.

Ofcom predicted broadband services – Standard broadband available.

Ofcom predicted mobile coverage: External - EE, Three, O2 (variable) and Vodafone. Local Authority: Mid Devon Council.

VIEWINGS

Strictly by appointment only through the agents, Stags.

DIRECTIONS

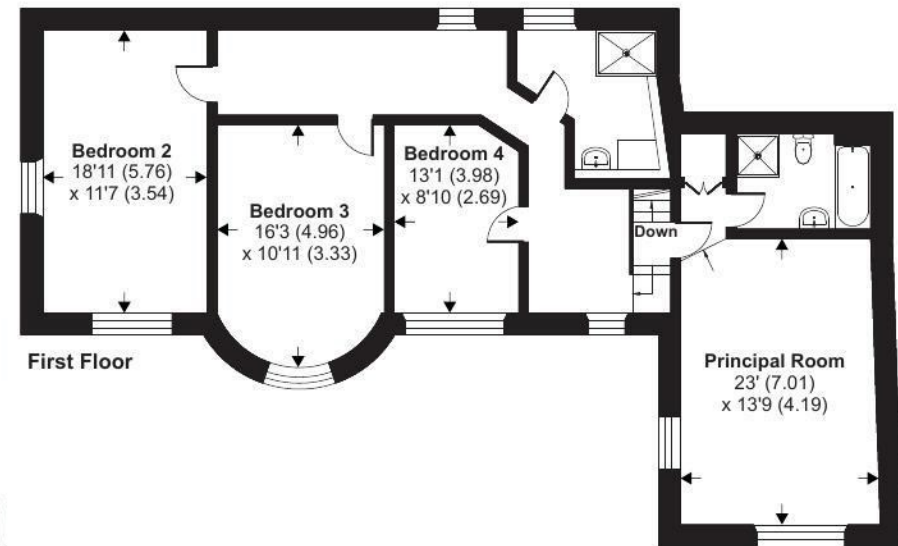
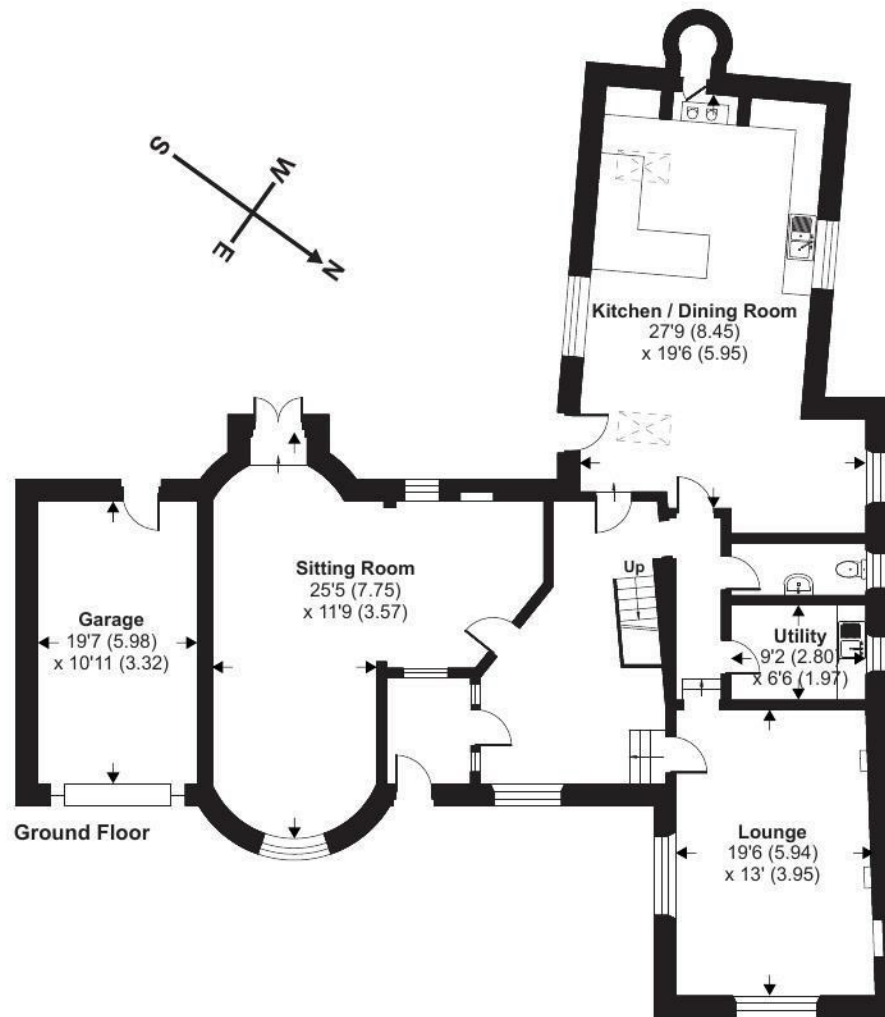
From Crediton, proceed north-west on Jockey Hill towards Sandford. After about half a mile, passing Sandford Cricket Club, take the left turn towards New Buildings. Remain on this road for approximately 2.4 miles, entering New Buildings, where the property will be found on the left.

Approximate Area = 2771 sq ft / 257.4 sq m

Garage = 210 sq ft / 19.5 sq m

Total = 2981 sq ft / 276.9 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). © nichecom 2025. Produced for Stags. REF: 1330162



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