



The Old Mill, Mill Lane



# The Old Mill, Mill Lane

Sandford, Crediton, Devon EX17 4NP

Crediton (1.5 miles), Exeter (10 miles)

A beautifully converted Mill offering stylish, flexible accommodation over 3 levels, ample parking and private gardens in a sought after location.

- Detached former Mill House
- Open Plan Ground Floor Living
- Beautiful views over open countryside
- Accommodation over 3 levels
- EPC: E
- Sought after Mid Devon Village
- Private front and rear gardens
- Off street parking for 4 vehicles
- Freehold
- Council Tax Band: D

Guide Price £590,000

## SITUATION

Built in the 1800s, this unique 3 storey converted Mill is situated in a quiet country lane in the sought after village of Sandford. The village has a thriving community with two pubs, village shop, Sandford Junior School (Ofsted Rating Good), village hall, playing fields, tennis court and cricket club. The popular market town of Crediton (1.5 miles) has an excellent range of amenities including supermarkets, banks, sports facilities, train station, shops and well-regarded schooling.

## DESCRIPTION

The Old Mill is a very attractive, spacious family home converted to a high standard, offering stylish, flexible accommodation over 3 levels. The bright open plan living space with exposed wooden floorboards, original beams and impressive double height central dining area is a particular feature of the property. Private garden to front with pedestrian access to parking area for 4 vehicles, private courtyard garden and further lawned area to rear.



## ACCOMMODATION

Pillared canopied entrance leads to the fantastic, spacious open plan living space with stripped wooden floorboards throughout. A separate cloakroom/utility with Belfast sink, WC and space for washing machine and tumble dryer. The kitchen has an array of Shaker style matching base and wall units beneath solid wood worksurfaces, integrated dishwasher and large range cooker. A stunning double height dining area with wood beams, French doors to garden, steps down to the beautiful living area with dual aspect windows and open fireplace with marble surround. A turning staircase leads to a galleried landing, a spacious main bedroom, with breathtaking countryside views to the rear and luxury spacious en suite with both bath and separate shower. In addition, a further bedroom, open landing/study area both enjoying views over garden and separate shower room. The lower ground floor has solid oak flooring throughout, generous storage cupboards, two further bedrooms both with storage, modern fitted shower room and further living space (currently used as a studio) with separate access to a beautiful private courtyard with decked area, original mill stones and planted with ferns, shrubs and wisteria.

## GARDENS & PARKING

The property offers ample off-street parking with pedestrian door to the private front garden with level lawns, central pathway, apple tree, generous patio area, wooden workshop with power and light and lean-to storage shed. A stone path leads around the property to the private rear garden with lawned area and planted borders and to the separate access for the lower ground floor.

## SERVICES

Mains electricity, water and drainage. LPG gas for cooking appliance and Oil Central Heating.

## DIRECTIONS

From Exeter proceed along the A377 to Credition. 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, take the first right into Mill Lane for approx. 300 metres, where you will find The Old Mill on your left.  
What3words - hilltop.panels.clouding



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.



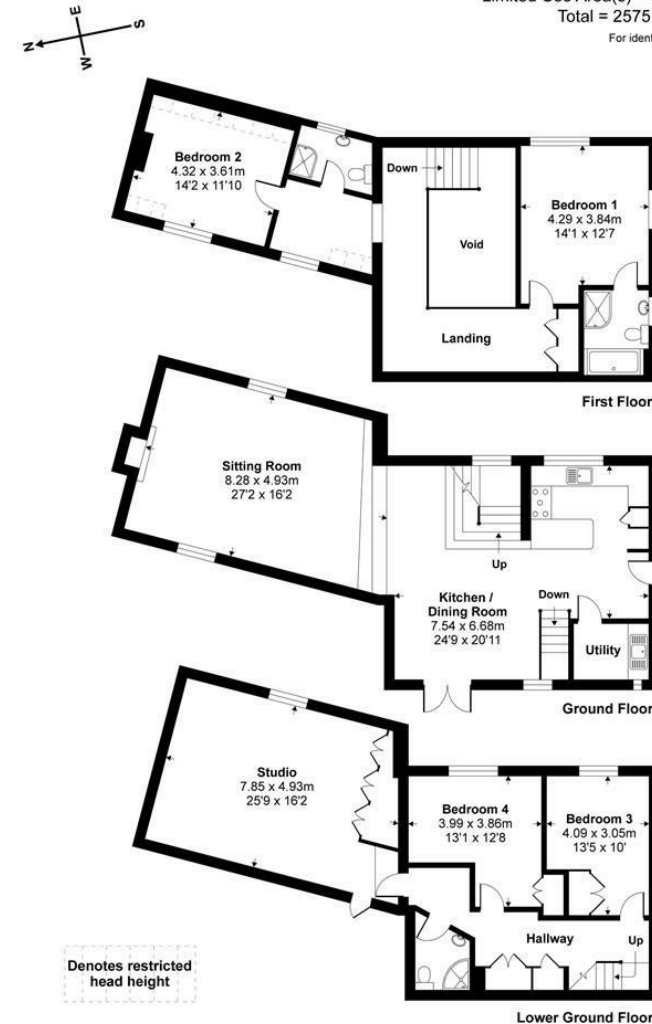
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</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 |         |           |
|                                             | 51      | 69        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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Approximate Area = 2541 sq ft / 236 sq m (excludes void)  
Limited Use Area(s) = 34 sq ft / 3.1 sq m  
Total = 2575 sq ft / 239.2 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). © richcom 2021.  
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