



Clovelly Cottage, Sandford, Crediton EX17 4LZ

Guide Price £325,000

Clovelly Cottage

Sandford, Crediton

- Charming thatched grade II listed cottage
- Full of character & period features
- 3 Bedrooms
- Woodburning stove
- Set just off the village square
- Garden with outbuildings
- Modern kitchen
- Accessed via a historic cobblestone path
- No onward chain!

Tucked just off the village square in Sandford, Clovelly Cottage is a particularly characterful Grade II listed, 17th-century thatched cottage with a fascinating history. Originally formed from two smaller cottages, the property has evolved into a much-loved home over many years, retaining an abundance of original features including exposed beams, stonework, inglenook fireplaces and two separate staircases.

The main lounge is a lovely example of the cottage's character, with exposed beams and a stone inglenook housing a multi-fuel stove with a back boiler, which provides heating to the radiators. A second sitting area occupies the lower part of the cottage and has an attractive Victorian-style fireplace.

The modern kitchen has been thoughtfully fitted with light grey shaker-style units, wood-effect worktops, an integrated dishwasher and fridge, ceramic sink, electric hob and double oven.





From here, steps lead up into the former cottage 'Tiny Thatch' which is now part of the main house, where a feature stone fireplace, window seat and door to outside add to the sense of history. This part of the house has its own oak staircase leading upstairs. The unusual layout continues on the first floor. The 'Tiny Thatch' side provides a self-contained-feeling double room with exposed beams, solid oak flooring and its own small door to the garden. It could make an excellent guest room, home office or potentially offer an opportunity for B&B use, subject to any necessary permissions.

The main staircase leads to the remainder of the first floor, where there are two further double bedrooms and the family bathroom. The principal bedroom has built-in wardrobes and a small inset fireplace, while the second bedroom enjoys views over the garden. The bathroom includes a bath with shower over, vanity sink and a charming stone-faced window.

Outside, the cottage has a multi-level rear garden with established flower borders, a timber-decked sun terrace and another seating area providing plenty of opportunity to enjoy the sun. A side gate gives access to the garden, while a substantial range of useful outbuildings provides excellent storage and includes an outdoor toilet and tap.

The cottage sits on a pretty cobbled street just away from Sandford's village square, giving it a peaceful position while remaining close to the heart of the community.

Clovelly Cottage offers the rare combination of genuine 17th-century character, a versatile and unusual layout and a village setting, while buyers should appreciate that its Grade II listing, thatched roof and single-glazed timber windows come with the maintenance considerations associated with a historic home.



The heating is also a more traditional arrangement, combining the multi-fuel stove and back boiler with electric storage heaters.

For someone looking for a home with history, personality and plenty of scope to make it their own, this is a cottage with a story to tell.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2026/27 -
£2,324.72

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Ultrafast 1800Mbps

Drainage: Mains drainage

Heating: Woodburning stove with backboiler

Construction: Cob & Stone

Listed: Yes - Grade II

Conservation Area: Yes

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.



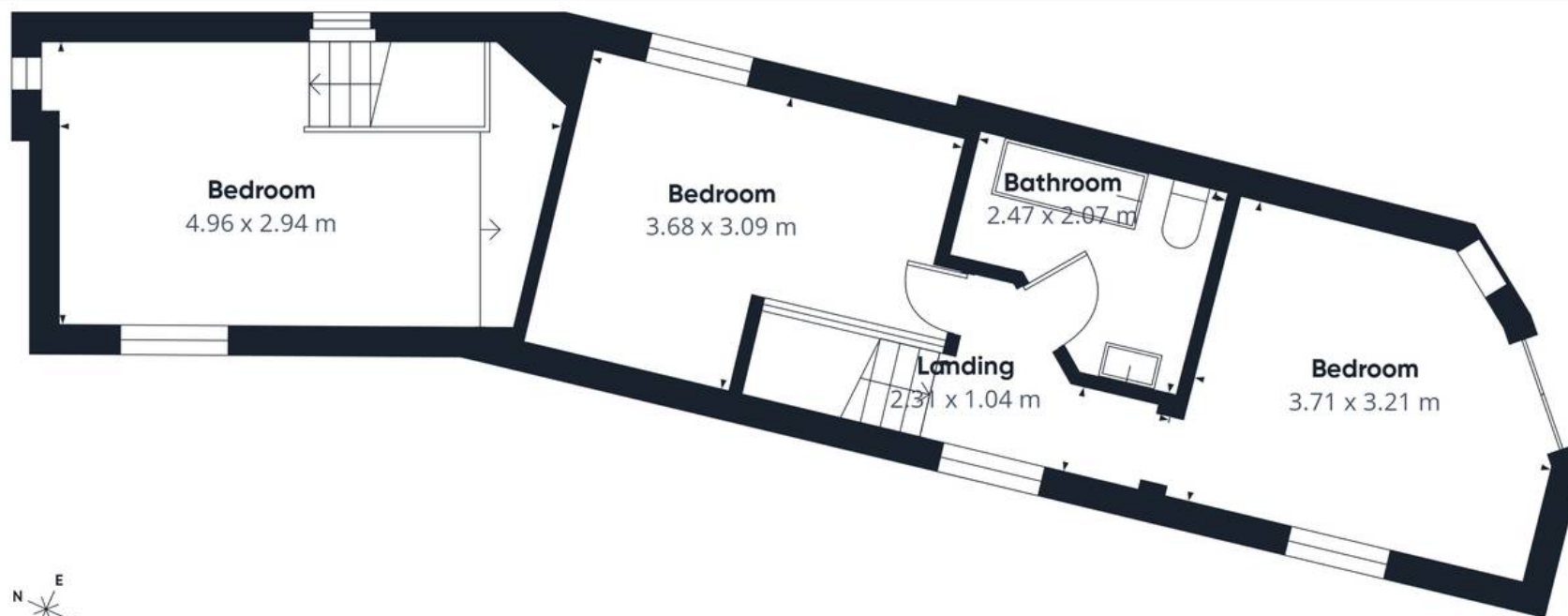




Floor 0

Approximate total area⁽¹⁾
84.6 m²

Reduced headroom
0.3 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

We're informed by the seller that the property benefits from a right of way on the path up to the cottage.

Buyers are advised to confirm details and legal status with their conveyancer.

We're informed by the seller that the property includes cob walls and a thatched roof. Such construction may have specific maintenance and insurance requirements, and buyers should make their own enquiries before purchase.

DIRECTIONS

From Crediton head North into the village of Sandford. Take a left turn into the square and park here for viewings. Head on foot to the top right corner onto Church Street and then take a left turn down a cobblestone path. Bear left and then right and the cottage can be found at the top on the right.

For Sat Nav: Ex17 4LZ

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