



The Old Manse, Sandford, EX17 4LZ

Guide Price £575,000

The Old Manse

Sandford, Crediton

- Georgian semi detached village home with over 2000 sqft of space
- Central Sandford location with strong community and amenities
- Living room and separate dining room with high ceilings
- Large kitchen and dining space ideal for family living
- Six bedrooms arranged over three floors with flexible use
- Beautifully presented and fully renovated by current owners
- Useful utility room, ground floor newly fitted shower room and additional WC
- South facing rear garden with newly landscaped seating areas and planting
- Garden room or home office with power
- No parking, but village car park and on street options nearby

Sandford is one of those villages that people actively look for, not just because it's pretty, but because it has a real sense of community. With two pubs, a shop, a well regarded primary school and a regular bus service to Crediton and Exeter, it offers the balance of village life and everyday convenience. Add in the footpath linking directly to Crediton and a busy calendar of clubs and events, and it's easy to see why it's so popular.





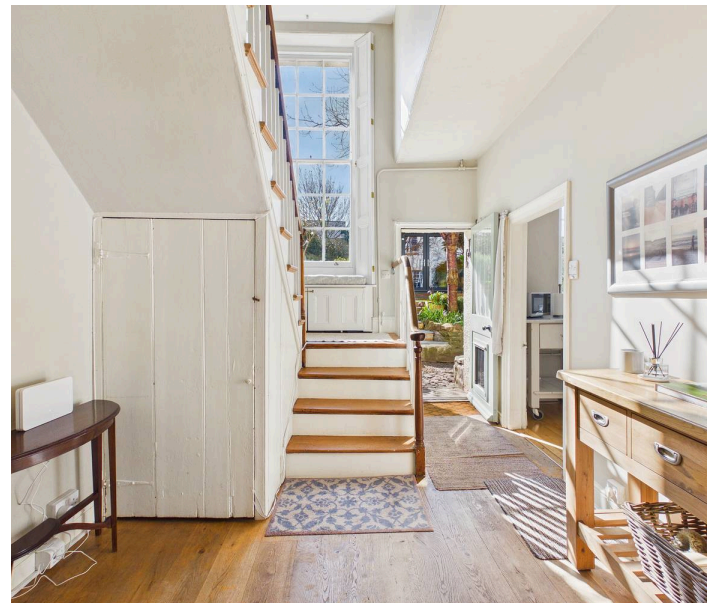
The Old Manse sits right in the heart of the village and offers a huge amount of space, all beautifully presented and ready to enjoy. As a Georgian semi detached home, it has the proportions you'd expect, high ceilings, generous rooms and a natural flow throughout, all of which have been enhanced by the current owners during their renovation.

On the ground floor, a welcoming entrance hall sets the tone, with a comfortable living room on one side and a separate dining room on the other. To the rear, the house opens up into a large kitchen and dining space, a sociable and practical room that has been updated in keeping with the character of the property. A utility room and ground floor bathroom add to the practicality, with a door leading out to the garden.

The accommodation is arranged over three floors, offering a high degree of flexibility. On the first floor are four double bedrooms along with the family bathroom, while a half landing provides an additional WC. The top floor offers two further bedrooms, which could equally serve as hobby rooms, studies or additional living space depending on needs.

Outside, the south facing rear garden is a real bonus, offering a mix of lawn, planted beds and a raised seating area. There are also useful sheds and a modern garden room with power, ideal for working from home or as a studio space. While the property does not have its own parking, there is a free village car park a short walk away, along with additional on street parking nearby.

For a home of this size, in this location and presented to this standard, The Old Manse represents exceptional value and offers a rare opportunity to secure a substantial village property with space to grow into.



Please see the floorplan for room sizes.

Current Council Tax: Band E Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil Fired central heating

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.

Agents' Notes:

Boundaries, Access & Parking:

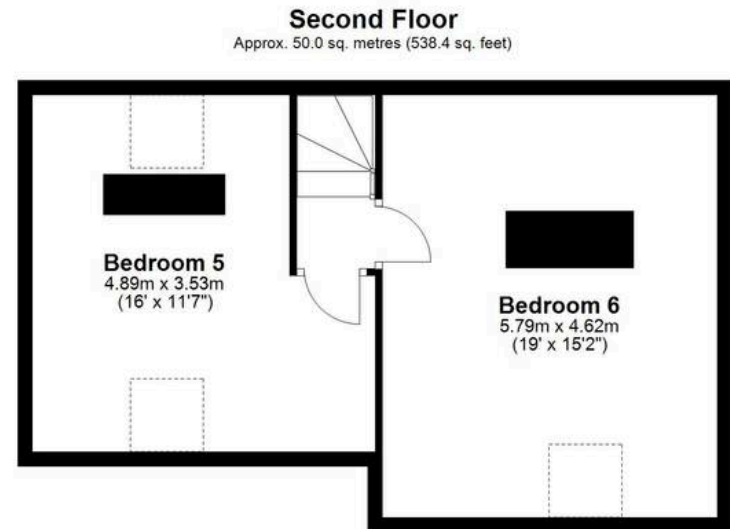
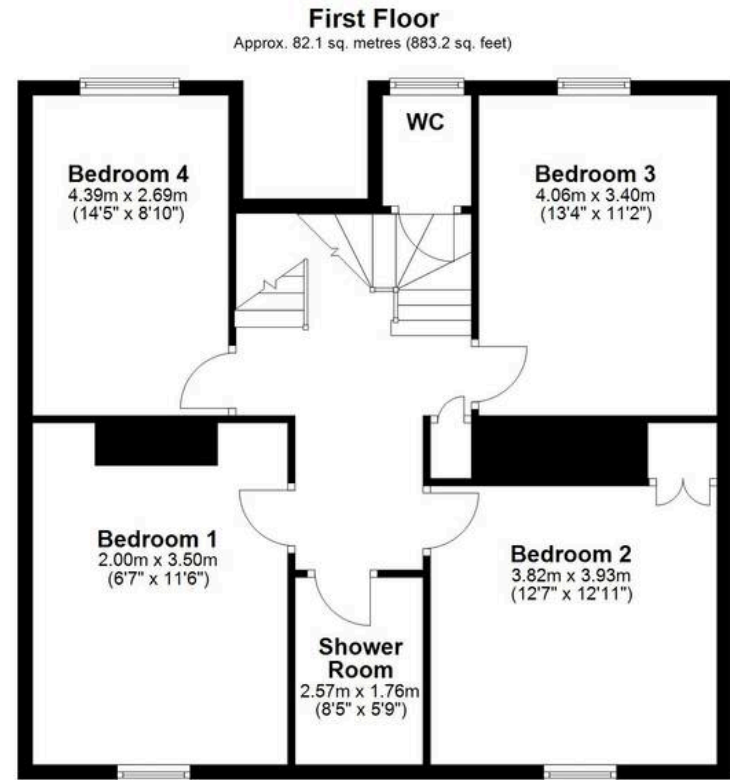
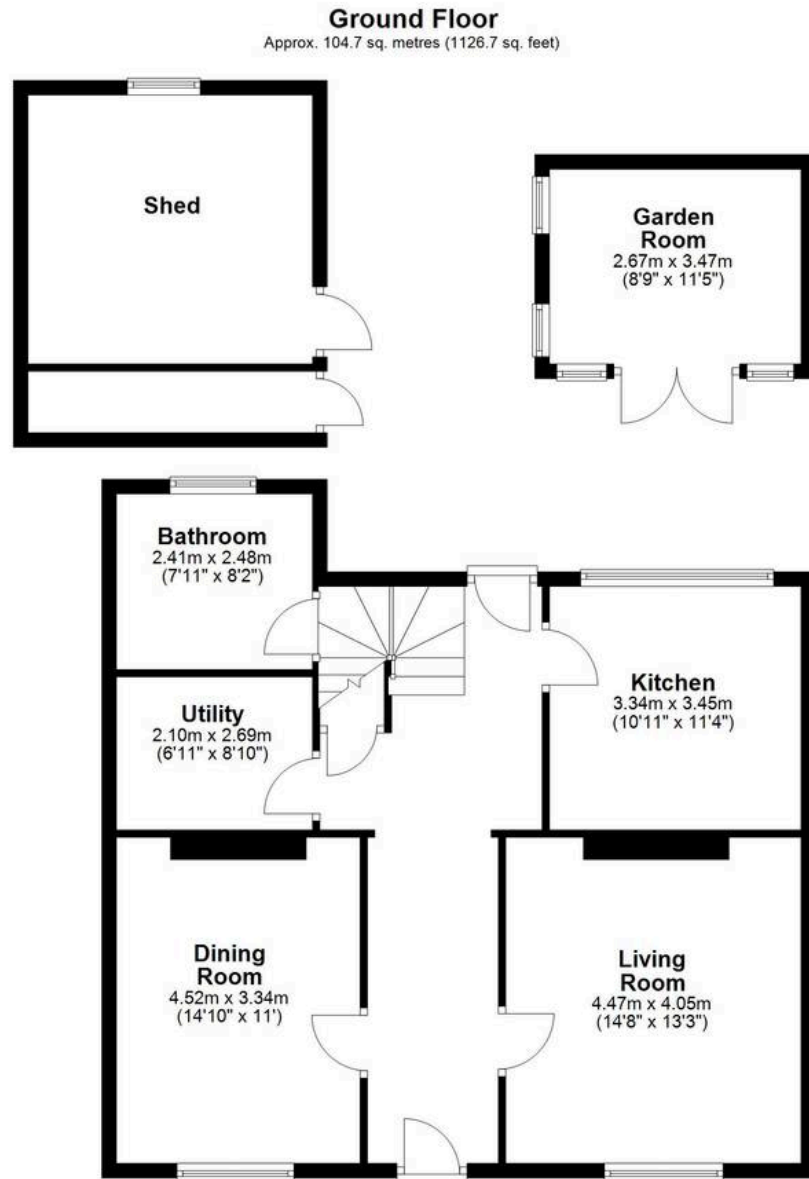
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.







Total area: approx. 236.8 sq. metres (2548.3 sq. feet)



Virtual Staging:

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.

Rights of Way:

We're informed by the seller that the property benefits from a right of way to access the rear garden over the neighbouring courtyard. Buyers are advised to confirm details and legal status with their conveyancer.

Cob Construction:

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

DIRECTIONS : For Sat-Nav use EX17 4LZ or the what3words is ///severe.cloak.published

Enter the Square from Rose and Crown hill and with The Lamb Inn in front of you, take the right into Church Street and the property will be found on the right. For viewings we recommended parking in The Square, on street or the village car park and walking to the house.





Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.