

# Orchard Lodge, West Sandford, EX17 4PE

Offers Over **£150,000**

# Orchard Lodge, West Sandford

## Sandford

- Detached and Individual Countryside Home
- Set Within Approximately 0.43 Acres
- Peaceful, Private Semi-Rural Setting
- Lawful Residential Use Established
- Sustainable Construction with Planted Living Roof
- Open-Plan Living and Sleeping Accommodation
- Cosy Wood-Burning Stove and Separate Kitchen
- Established Gardens
- Vehicular Access and Off-Road Parking/Carport
- Approximately Five Minutes from Sandford Village

Hidden away amongst the trees, with its own gardens extending to approximately 0.43 acres, Orchard Lodge offers a rather special opportunity to enjoy a simpler way of life in the Devon countryside. Peaceful, private and full of individuality, this detached home has been created with sustainability at its heart, incorporating straw-bale construction, a planted sedum roof and a cosy wood-burning stove. It's a property that offers something quite different from the ordinary, whether as a permanent home, a weekend escape or a countryside retreat where you can leave the demands of everyday life behind.

The Lodge has a fascinating story, having begun life in 2001 as a personal project for its owner, an environmental scientist with a long-held ambition to build using natural materials. Originally created as an office in the corner of an old cider apple orchard, the building has evolved over the years into a comfortable, self-contained home. The original central section was constructed using straw bales, while the western end was rebuilt in 2023 with a substantial timber frame, natural wood-fibre insulation and lime-rendered external finishes. The result is a highly individual building that the owners describe as exceptionally well insulated and requiring very little heating.









Importantly, a successful planning appeal has now established its lawful residential use. Due to the unconventional construction methods employed, the property is unlikely to be suitable for conventional mortgage lending, and purchasers should proceed on the basis that a cash purchase may be necessary.

Inside, the accommodation is simple, practical and surprisingly comfortable, with an open-plan living and sleeping area centred around a wood-burning stove. Windows overlooking the surrounding gardens bring in natural light and help connect the interior with its peaceful setting, while a separate kitchen and bathroom provide the essential facilities for everyday living. The accommodation extends to approximately 43.1 m², making it a manageable home with relatively modest internal space but considerably more room to enjoy outside.

The grounds are undoubtedly one of Orchard Lodge's greatest attractions. Extending to approximately 0.43 acres, they have been lovingly planted and developed over many years, creating a wonderfully established garden with a real sense of privacy. Two of the original cider apple trees remain, alongside eating apples, perry pears, plums, blackberries and a walnut tree, with the owners having enjoyed making their own cider from the harvest. There's a lovely mixture of mature trees, shrubs, productive planting and open garden space, offering plenty of opportunity to grow your own produce or simply enjoy the changing seasons. A paved terrace beside the Lodge provides an inviting place for outdoor dining and relaxing, while vehicular access leads to the lower part of the grounds, where there is space for off-road parking.

The gardens are also a haven for wildlife, with an impressive variety of birds attracted to the established planting and surrounding trees. Song thrushes, goldfinches and woodpeckers are among the regular visitors, while spotted flycatchers have bred here over the years. There's even a pond where smooth newts have been recorded, adding another dimension to this peaceful little sanctuary. For anyone with an interest in nature, gardening or a more self-sufficient way of life, it's a setting with a great deal to enjoy.

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Despite its wonderfully tucked-away position, Orchard Lodge is conveniently placed for local amenities. The popular village of Sandford is approximately five minutes away by car, with its welcoming pubs, community shop and village facilities, while the market town of Crediton is around ten minutes away. Crediton provides a wider selection of shops, cafés, supermarkets, schools and leisure facilities, together with a railway station offering services towards Exeter and Barnstaple. The surrounding countryside also offers plenty of opportunities for walking and exploring this attractive part of Mid Devon.

For those looking for something a little different, Orchard Lodge has a great deal to offer. Its modest size is balanced by the freedom of having your own land, the enjoyment of a peaceful rural setting and the possibilities that come with a property of such individual character. Whether you're drawn to sustainable living, growing your own produce or simply having a quiet place to call your own, this is a rare chance to acquire a genuinely distinctive Devon home.

Please see the floorplan for room sizes.

Current Council Tax: Band A - Mid Devon

Utilities: Mains electric and Spring Water

Broadband within this postcode: Standard – Starlink available.

Drainage: Private

Heating: Woodburner

Construction: Straw bale, lime render and living roof

Listed: No

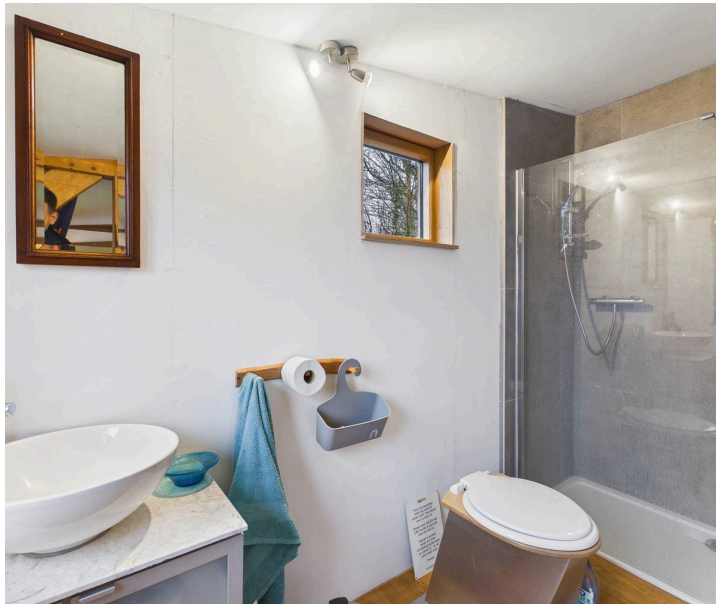
Conservation Area: No

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.







**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.

**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.

**Private water and sanitation:** The owner confirms that water comes from a shared spring approximately 400 metres to the north, also serving neighbouring properties, and that the toilet is a Natsol urine-separating composting unit. The legal rights to the water supply, maintenance responsibilities and drainage arrangements will need checking.

**Heating Type (Non-Mains):**
We're informed by the seller that the property is heated via woodburner. Buyers should confirm servicing arrangements and running costs.

**Rights of Way:**
We're informed by the seller that the property benefits from a right of way over the driveway. Buyers are advised to confirm details and legal status with their conveyancer.







**Chain Status / Vacant Property:**
We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.

**Non-Standard Construction:**
Orchard Lodge is of non-standard construction, having been built and adapted over time using unconventional, environmentally conscious methods and materials. The original section incorporates straw-bale construction and a planted sedum roof, while the western section was rebuilt in 2023 using a substantial timber frame, wood-fibre insulation and lime-rendered external boarding. The building also incorporates unconventional foundation arrangements.

Due to the nature of its construction, the property is unlikely to be suitable for conventional mortgage lending and prospective purchasers should be prepared to proceed on a cash basis. Buyers are advised to satisfy themselves, through their own professional advisers, regarding the construction, structural condition, insurability and suitability of the property, together with any proposed finance arrangements, before committing to a purchase.

**Planning & Building Regulations:**
A Certificate of Lawful Use or Development was issued following a successful planning appeal dated 22 October 2026 (reference APP/Y1138/X/25/3371760), confirming the lawful use of the building as a dwelling. Prospective purchasers should review the certificate and associated documentation. There is no building regulations or warranty on the build.

DIRECTIONS : For sat-nav use EX17 4PE and the What3Words address is ///paying.enveloped.tulip but if you want the traditional directions, please read on.

From Crediton, head out of town up and over Jockey Hill and down the other side. As you pass the entrance to Creedy Park (Sandford Cricket Club), take the next left as signed to Newbuildings. Proceed for approximately 1 mile and take the right turn signed West Sandford. At the top of the hill, turn right and immediately left, follow the lane and turn in right behind 1 Hele Cottages.













HELMORES

**Approximate total area**(1)

43.1 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



# 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.