

Allerdown Cottage Coppice Lane, Sandford, EX17 4EG

Guide Price **£725,000**

Allerdown Cottage Coppice Lane

Sandford, Crediton

- Beautifully Maintained, Thatched Country Cottage (not listed)
- Approximately One Acre of Mature, Private Gardens
- Peaceful Rural Setting with Tree-Lined Driveway
- Three Double Bedrooms, Including Ground-Floor En-Suite
- Architect-Designed Extension Connecting House & Gardens
- Impressive Kitchen/Dining Room Opening onto the Garden
- Two Separate Downstair Studies, Offering Further Bedroom Potential
- Charming Sitting Room Full of Cottage Character
- Excellent Storage, Walk-In Larder & Separate Utility Room including a separate w/c
- Ample Parking, Large Garage & Additional Workshop/Store

There's something rather special about arriving at Allerdown Cottage. Tucked away from the main roads and approached along its own tree-lined driveway, it's a wonderfully private country home surrounded by approximately an acre of mature gardens. The traditional thatched roof, established trees and hedging give the property a lovely sense of character, while the peaceful surroundings make it feel a world away from the busier pace of everyday life. Yet the popular village of Sandford is only around a mile to the south, with its pretty village square, two pubs, community-run shop and Post Office, primary school and a thriving local community.









Sandford is also connected to Crediton by a dedicated footpath and cycleway through the Millennium Green, while Crediton itself offers a much wider range of shops, supermarkets, schools and facilities, along with a railway station providing services towards Exeter. It's a lovely balance of rural seclusion and everyday convenience, and for anyone dreaming of a proper Devon country cottage, with space, privacy and beautiful surroundings, Allerdown has an enormous amount to offer.

The house itself is an appealing combination of old and new. The original cottage is full of charm with a welcoming sitting room, and upstairs there are two double bedrooms, together with the family bathroom. A further double bedroom with its own en-suite is on the ground floor, offering useful flexibility for guests or anyone preferring to avoid the stairs. Over the years, the cottage has been thoughtfully extended, most notably with a substantial addition to the rear designed by a well-known local architect. The brief was to create modern, practical living space that connected naturally with the gardens, while providing separate areas for working from home, and the result works particularly well. At the heart of the extension is a generous kitchen/dining room opening directly onto the garden, giving the house a lovely everyday living space and somewhere to gather with family and friends. There are also two separate studies, ideal for those needing dedicated home-working areas, although one could equally serve as an occasional fourth bedroom if required. A walk-in larder, separate utility room with WC and an excellent amount of additional storage complete an arrangement that's been designed with real thought for how people live.

Outside, the grounds are every bit as appealing as the cottage itself. Extending to approximately an acre, the gardens lie predominantly to the north of the house and have a wonderfully established feel, with mature trees, hedging and planting providing privacy, shelter and plenty of interest throughout the seasons. There's space here for keen gardeners, outdoor entertaining, children to explore or simply enjoying the peace and quiet of the countryside. The tree-lined driveway provides an attractive approach and leads to ample parking, a large garage and a separate workshop/store, giving the property the sort of practical facilities that make country living that much easier. Allerdown Cottage has been very well looked after, and while its thatched roof and period features provide the character, it's the quality of the later additions, flexible accommodation and beautiful grounds that make it such a comfortable and appealing home. A country cottage that offers not just charm, but the space and practicality to enjoy it every day.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Ultrafast enabled

Drainage: Private drainage

Heating: Oil Fired

Construction: Cob with brick built extension

Listed: No

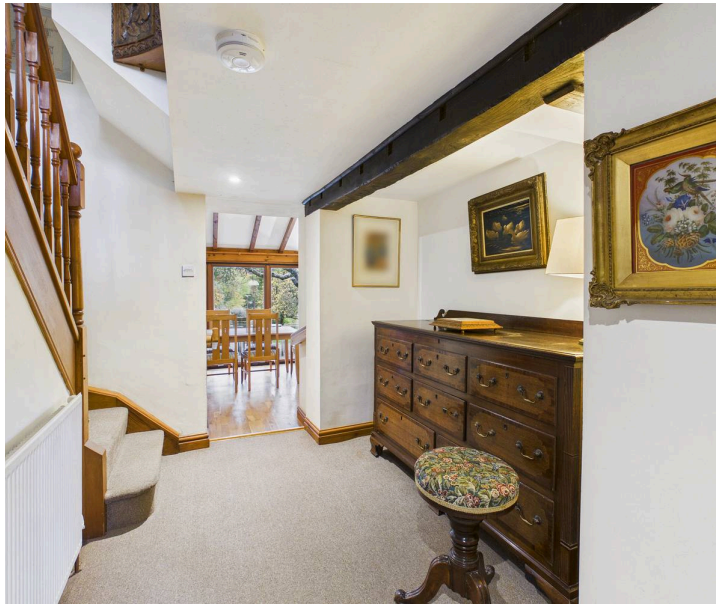
Conservation Area: No

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.







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.

Digital Photo Enhancement/Virtual Staging:
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, 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 Drainage:
We're informed by the seller that the property has a private drainage system, which they advise is in working order. Buyers should satisfy themselves regarding its type, condition and regulatory compliance with their conveyancer.

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







Thatch / Cob Construction:
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.

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.

Executor's / Probate Sale:
The property is being sold on behalf of an estate following a bereavement. The seller has limited knowledge of the property's history or condition, and buyers should satisfy themselves on all aspects prior to purchase with their conveyancer.

Probate Status:
We're informed by the seller that probate has not yet been granted. As a result, exchange of contracts may not be possible until the grant of probate is received.

Older-Style Oil Storage Tank:
We're informed by the seller that there is an older-style metal storage tank located in the workshop Buyers should confirm condition and compliance with current OFTEC and environmental standards.

DIRECTIONS

Use EX17 4EG or the what3words is ///develops.obstinate.streaks

From Sandford, head out of the village passing the church on your left as if heading towards Kennerleigh. Go up Stones Hill and down the other side and take an unmarked right hand turn onto Coppice Lane. The driveway to the cottage will be found on the right hand side.

















Floor 0



Floor 1



HELMORES
SINCE 1699

Approximate total area(1)

175.6 m²

Reduced headroom

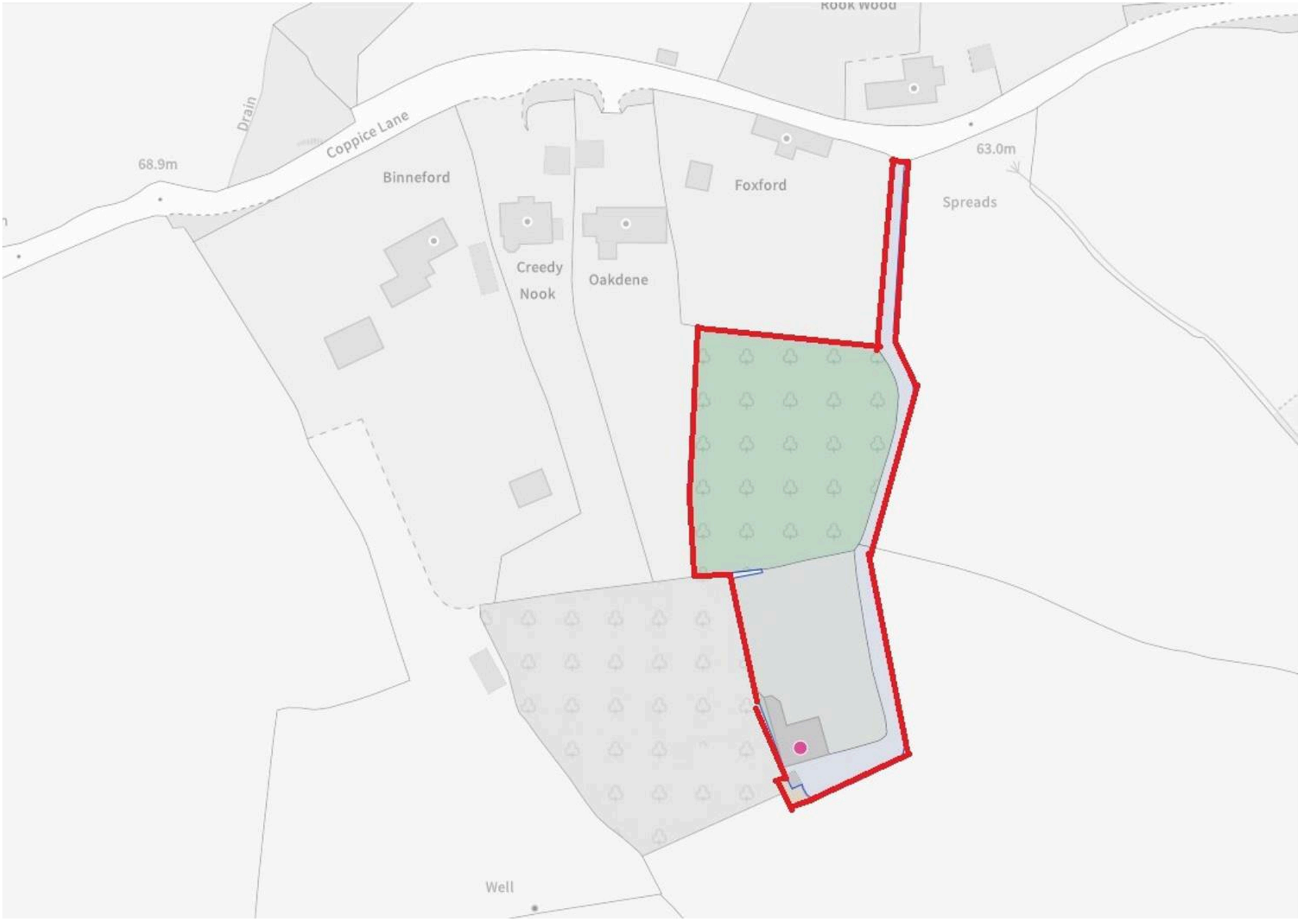
3.2 m²

(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.

GIRAFFE360


Rook Wood
Drain
Coppice Lane
68.9m
63.0m
Binneford
Foxford
Spreads
Creedy
Nook
Oakdene
Well



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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.