



# 1 Gaters Gardens, Sandford, EX17 4LU

Guide Price **£450,000**

# 1 Gaters Gardens

## Sandford

- Ideal family home
- Beautifully located, close to the Village Square, Sandford!
- Four bedrooms
- Good sized living room with wood-burner & a study
- Rear garden with countryside views
- Kitchen & adjoining dining room
- Planning permission & drawings to extend to the rear
- Oil-fired central heating (new boiler in 2023) & uPVC double glazing
- Being sold with no onward chain

The pretty Mid Devon village of Sandford, just 2 miles north of Crediton, boasts 2 pubs, a thriving community shop and post office and an active village hall, add in the fact there's a regular bus service and you have a village that tops many buyers' lists. Situated a short walk from The Square, this detached house offers plenty of space inside and out and would be perfect for those who may wish their home to grow with them. There's planning permission (no time limit) in place to enlarge the ground floor at the rear and depending on ambition, this would create a bigger open plan kitchen/dining/family room overlooking the rear garden. Not that the house needs it, at over 1300 sqft, it's a good sized house but this really would make it.





The layout offers a utility space on the lower ground floor which doubles as the entrance hall plus the all important WC. Stairs lead up to the ground floor with the kitchen and adjacent dining room (which could be knocked through without even extending). There's a lovely large and light living room with wood-burner and some lovely rural views. To complete this floor is a study, giving flexibility to the layout. Up again and there's 4 bedrooms and the family bathroom. The whole house has oil fired central heating (new boiler 2023) and uPVC double glazing.

Outside, there's plenty of space. The elevated front garden has wonderful views and is private considering the location within the village. A pathway to the side leads to the rear patio and then the remainder of the garden is mainly lawned with a rural outlook. Also to the front is off-road parking for 3 vehicles.

Agents note: Plans have been passed for the rear extension and the work was officially started so the planning is in place now with no time scales. The agents have more drawings of the plans if required.

Some images may have been digitally enhanced or virtually staged to illustrate the home's potential, including added twilight effects or lighting. These are for guidance only and may not reflect the property's current appearance or condition.

Please see the floorplan for room sizes.

Current Council Tax Band E

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil-fired central heating

Listed: 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.

Note: This property is owned by a member of staff at Helmores.

**SANDFORD** is a civil parish and village 1½ miles north of Crediton, with a historic 12th Century Church. It has an old-world feel, with slender twisting streets, flanked by antique thatched cottages – displaying a menagerie of “Beatrix Potter” style perennial gardens. At the village heart sits a 16th Century Post House, enshrined by creepers – this is now ‘The Lamb Inn’, an award winning pub/ restaurant; with a rustic aesthetic and cheerful spirit. Featured in ‘The Daily Mail’s – 20 Best British Country Pubs’ (2015). Across the way from here is the shop/ post office, run by the local community. Community is something that underpins every aspect of Sandford, including the local sporting events. Residents have a choice of things to do such as joining the village cricket, tennis, football and rugby clubs. Sandford has a highly sought after pre-school and a primary school (known for its classic Greek-style architecture). Older ones fall within the direct catchment for Q.E.C.C. in Crediton (with an Ofsted “outstanding” Sixth Form). Sandford is linked to Crediton via a footpath, that runs through the Millennium Green on the outskirts of the village – past a wildflower meadow, herb garden, over a crystal stream, yonder tilled fields to a little copse at the town’s-edge.

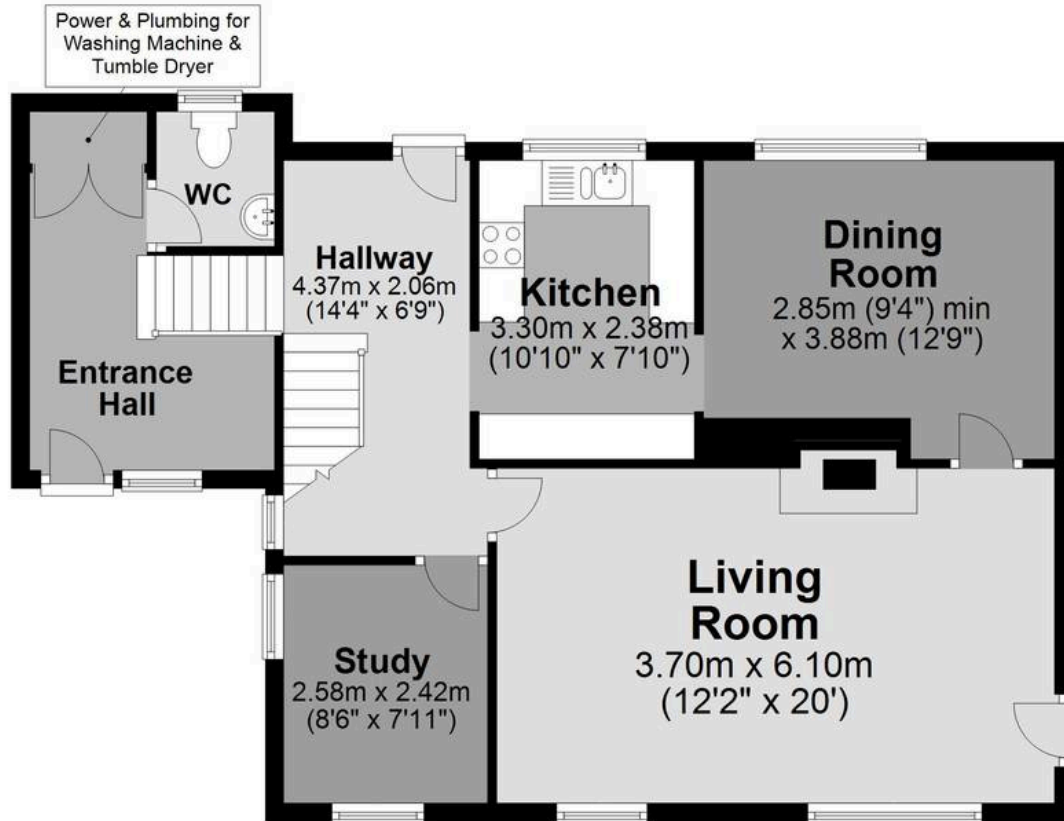
**DIRECTIONS:** For Sat-Nav use EX17 4LU

**What3Words:** [///renovated.purse.soccer](https://www.what3words.com/renovated.purse.soccer)



### Ground Floor

Approx. 71.6 sq. metres (770.9 sq. feet)



### First Floor

Approx. 51.8 sq. metres (557.9 sq. feet)



Total area: approx. 123.5 sq. metres (1328.8 sq. feet)



# Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](http://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.