

1 Hele Cottages, West Sandford

Guide Price **£400,000**

1 Hele Cottages

West Sandford, Crediton

- Traditional cob cottage in a delightful rural setting
- Three bedrooms and two bath/shower rooms
- Two reception rooms plus garden room
- Ground floor bedroom and shower room
- Outstanding gardens and productive grounds
- Air source heat pump and owned solar panels with Feed-in Tariff income
- Garages, workshop and further outbuildings
- Village location close to Sandford and Crediton

Surrounded by beautiful Mid Devon countryside, yet just a mile from the heart of Sandford, 1 Hele Cottages enjoys a wonderfully peaceful setting with all the benefits of village life close at hand. Sandford is one of the area's most sought-after villages, with its thriving community, popular pubs, village shop and Post Office, primary school and a wide range of clubs and activities. The market town of Crediton is only a short drive away, making this an appealing location for those wanting to enjoy the countryside without feeling cut off from everyday amenities.

There's a lovely sense of history and character throughout the cottage, with traditional cob walls, exposed timbers and an impressive inglenook fireplace, complete with bread oven and wood-burning stove, creating a particularly welcoming atmosphere. The accommodation has evolved over the years into a comfortable and versatile home, with plenty of flexibility for family life, visiting guests or even multi-generational living.









Two reception rooms provide a choice of spaces in which to relax or entertain, while the kitchen opens naturally into a garden room, bringing the outside in and providing a lovely place to enjoy the changing seasons. A ground-floor bedroom and adjoining shower room are particularly useful, whether for guests, dependent relatives or those looking for the option of living mainly on one level. Upstairs, two further bedrooms and a family bathroom complete the accommodation, with attractive views across the surrounding countryside.

Alongside its traditional character, the cottage benefits from a number of modern improvements designed to make it more comfortable and economical to run. An air source heat pump provides heating, while the owned solar panels generate electricity and benefit from an index-linked Feed-in Tariff arrangement for the remainder of its term. The property also has a private water supply and a modern sewage treatment plant, reflecting the practicalities of its rural setting.

The gardens are a real highlight and have clearly been enjoyed and cared for over many years. Mature, established and wonderfully productive, they offer a lovely mixture of lawns, colourful planting, vegetable beds, soft fruit and fruit trees, including apples and a magnificent walnut tree. Various patios and seating areas provide opportunities to enjoy the sunshine, entertain friends or simply take in the peace and quiet, while the established planting gives the gardens a sense of privacy and seclusion. For anyone who enjoys gardening or growing their own produce, there's already a great deal in place, with a greenhouse, potting shed and useful stores supporting the productive side of the grounds.

A particularly valuable addition is the substantial detached garden studio, a versatile space that is fully insulated and double glazed, making it ideal as a home office, creative studio, hobby room or somewhere to work away from the main house. Its position within the gardens provides a welcome separation between home and work, while still being just a short stroll from the cottage. With more people looking for flexible working arrangements or additional space for their interests, this is a feature that could make a real difference to everyday life. A separate workshop and further outbuildings provide additional practical storage and working space, while there is also off-road parking and a garage held on a separate title, with approximately 50 years remaining on its lease.

It's the combination of character, setting and flexibility that makes 1 Hele Cottages so appealing. From the warmth of the inglenook fireplace to the productive gardens, dedicated studio and more sustainable approach to modern living, this is a home that offers much more than simply a place to live. For those looking to enjoy a quieter pace of life, with room for family, hobbies and working from home, it's a particularly attractive opportunity in a lovely part of the Devon countryside.

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 used in this marketing material may be virtually staged for illustration purposes. Buyers should not assume that furnishings, décor, or condition shown are representative of the property as currently presented.

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 electric central heating. Buyers should confirm servicing arrangements and running costs.

Private / Unadopted Road:
We're informed by the seller that access to the property is via a private road. Buyers should confirm ownership, rights of access and responsibility for maintenance or repair with their conveyancer.

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.

Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon

Approx Age: 1800

Construction Notes: Cob and Stone under slate roof







Utilities: Mains electric, telephone & broadband. Solar panels with approx. £2500p/a FIT.

Drainage: Private via treatment plant

Heating: Air-source and wood-burner

Listed: No

Conservation Area: No

Tenure: Freehold

DIRECTIONS : For sat-nav use EX17 4PE and the What3Words address is ///hoaxes.safety.eradicate 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 the cottage will be found on the right.

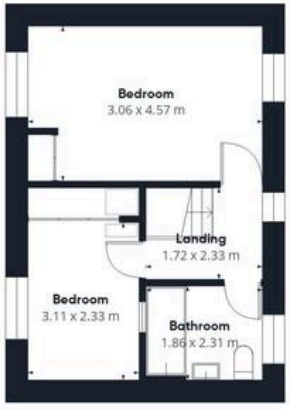








Floor 0 Building 1



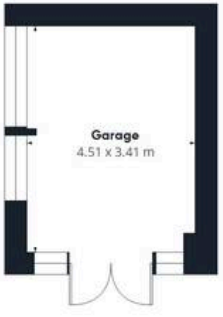
Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Floor 0 Building 4

HELMORES
SINCE 1879

Approximate total area(1)

143.6 m²

Reduced headroom

1.3 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



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.