



## 1 Hele Cottages, West Sandford, EX17 4PE

Guide Price £425,000

# 1 Hele Cottages

West Sandford, Crediton

- Charming semi detached cob cottage brimming with period character.
- Set within the parish of Sandford, just 1km from the village centre.
- Two versatile reception rooms with impressive inglenook fireplace and bread oven.
- Kitchen opening into a light-filled garden room.
- Three bedrooms including a flexible ground floor bedroom with adjacent shower room.
- Thoughtfully upgraded with solar panels and income-generating Feed-in Tariff.
- Air source heat pump, modern sewage treatment plant and private water supply for efficient, sustainable living.
- Exceptional mature gardens with lawns, patios, vegetable beds, soft fruit, and apple trees.
- Off road parking and extensive outbuildings
- Optional additional land and Orchard Lodge available by separate negotiation.

Set within the parish of Sandford, approximately 1km from the centre of the village, 1 Hele Cottages is a traditional cob cottage with exceptional gardens and a rare depth of outside space. The setting feels rural and established, yet remains close enough to enjoy village life, with Sandford's shop, pub and primary school nearby, and Crediton within easy reach.





The cottage itself is full of character, with thick cob walls, an inglenook fireplace with bread oven and wood-burner, and a warm, settled feel throughout. The ground floor includes two reception rooms, offering flexibility for family life, along with a kitchen that opens into a garden room, creating a natural connection with the outside. A ground floor bedroom and shower room provide useful versatility, whether for guests, multi-generational living or working from home. Upstairs are two further bedrooms and a bathroom, with open views to the rear across the surrounding countryside.

The property has also been thoughtfully upgraded in practical ways. Solar panels are owned outright and generate a useful income through the Feed-in Tariff scheme, index linked for the remaining term. An air source heat pump provides efficient heating, and the property is served by a private water supply and modern sewage treatment plant.

The gardens are a defining feature. Extending across a generous plot, they are mature, productive and carefully arranged, with lawned areas, patio spaces, vegetable beds, soft fruit, apple trees and two magnificent oak trees. There is a greenhouse, potting shed and further outbuildings including a workshop, store and large studio or garden office. Two garages, one currently used as a workshop, along with private off-road parking, add to the practicality.



OPTIONAL EXTRA: Adjacent to the property, to the north, is a separate plot of land extending to  $\frac{1}{4}$  acre with its own vehicle access, within which sits a sustainably constructed Orchard Lodge with independent power, water and sewage.

The plot has a pond and a wide variety of trees including cider and eating apples. This self-contained annexed building is available by separate negotiation. Its inclusion would increase the overall land holding, provide independent accommodation and enhance privacy by reducing the number of neighbouring properties. At the time of writing, a planning appeal is in progress seeking consent for the Lodge to become a separate dwelling, although no decision has yet been made. Further details are available from the agent.

Overall, 1 Hele Cottages offers period character, sustainable features and exceptional outside space in a well regarded village setting, with additional potential for those seeking flexibility or expanded accommodation.

#### **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](http://www.ofcom.org.uk) or via the Ofcom coverage checker, currently served by Bush Broadband.

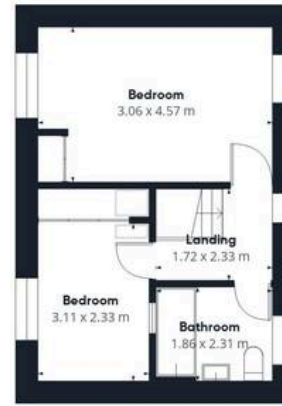
#### **Virtual Staging:**

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.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Floor 0 Building 4

**Approximate total area<sup>(1)</sup>**

143.6 m<sup>2</sup>

**Reduced headroom**

1.3 m<sup>2</sup>

(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

**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):**

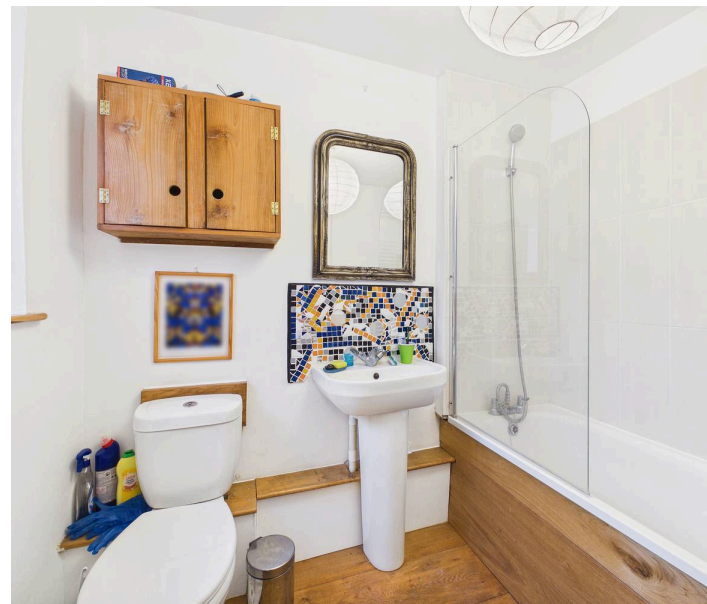
We're informed by the seller that the property is heated via electric central heating. Buyers should confirm servicing arrangements and running costs.

**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](https://www.what3words.com/#!/en/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.





## Helmores

Helmores, 111-112 High Street - EX17 3LF

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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.