



1 Church Street, Sandford EX17 4ND

Guide Price **£500,000**

1 Church Street

Sandford, Crediton

- Beautiful stone-built village cottage
- Heart of sought-after Sandford
- Four bedrooms inc principle ensuite
- Stunning kitchen with quartz worktops
- Garage, driveway & generous gardens
- Countryside views across the village
- Garden room with private courtyard
- Spacious accommodation throughout

There's something special about village homes that have evolved over the years, and 1 Church Street is a wonderful example. Full of character, surprisingly spacious and beautifully presented throughout, it combines period charm with comfortable modern living in one of Mid Devon's most sought-after villages.

Occupying a prominent corner position in the heart of Sandford, everything that makes village life so appealing is quite literally on the doorstep. The award-winning Lamb Inn, community shop, primary school, cricket club and countless countryside walks are all just a short stroll away, whilst Crediton is easily reached on foot or by car.

Step inside and it's immediately apparent that this is much larger than first impressions suggest. The two principal reception rooms are warm and welcoming, each centred around a wood-burning stove, creating cosy spaces for winter evenings whilst still offering plenty of room for entertaining family and friends.





The kitchen is undoubtedly one of the standout features. Beautifully designed with quartz worktops, quality cabinetry and a striking vaulted ceiling, it creates a bright, contemporary space that's perfectly suited to modern family life whilst remaining sympathetic to the character of the property.

Across the first floor are four well-proportioned bedrooms, including a generous principal bedroom with its own ensuite. One of the bedrooms is accessed via the garden room and private courtyard, creating an ideal arrangement for an older child, guests or anyone wanting a little more independence from the rest of the house. The family bathroom serves the remaining bedrooms.

Outside, the property continues to impress. The enclosed garden has been thoughtfully arranged with lawn, established flower beds, productive growing areas and several places to sit and enjoy the surroundings. From here there are lovely views across neighbouring rooftops towards the surrounding countryside, making it a wonderful place to spend time throughout the seasons.

Practicality hasn't been forgotten either. A garage, driveway parking for 2 vehicles and useful utility/store space provide the conveniences that are often difficult to find with character cottages in village locations.

Homes like this rarely come to the market. Combining the charm of a traditional Devon cottage with generous family accommodation, excellent outside space and one of the area's most desirable village settings, 1 Church Street offers a lifestyle that's easy to fall in love with.



Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil fired central heating and wood burners

Construction: Stone under slate roof

Listed: No

Conservation Area: Yes

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:

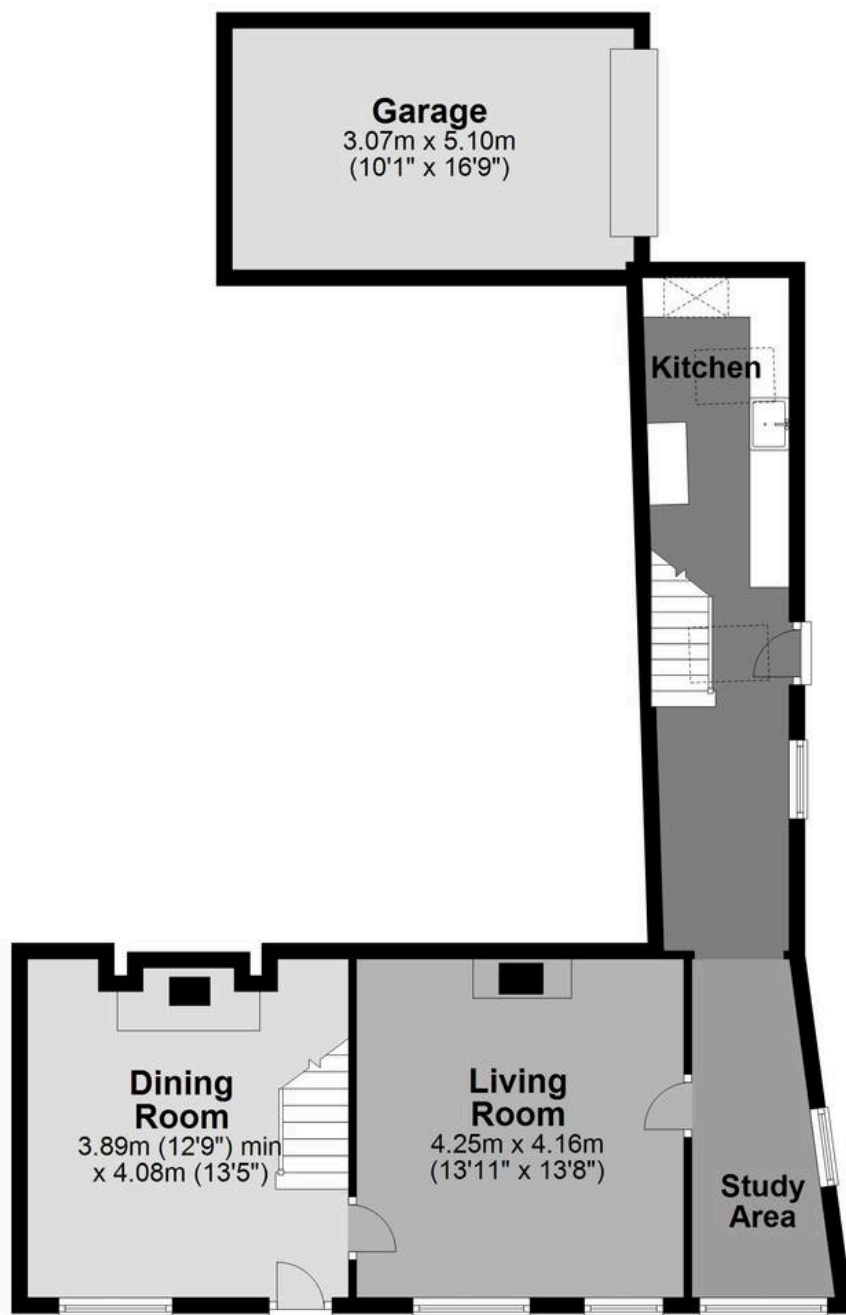
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.





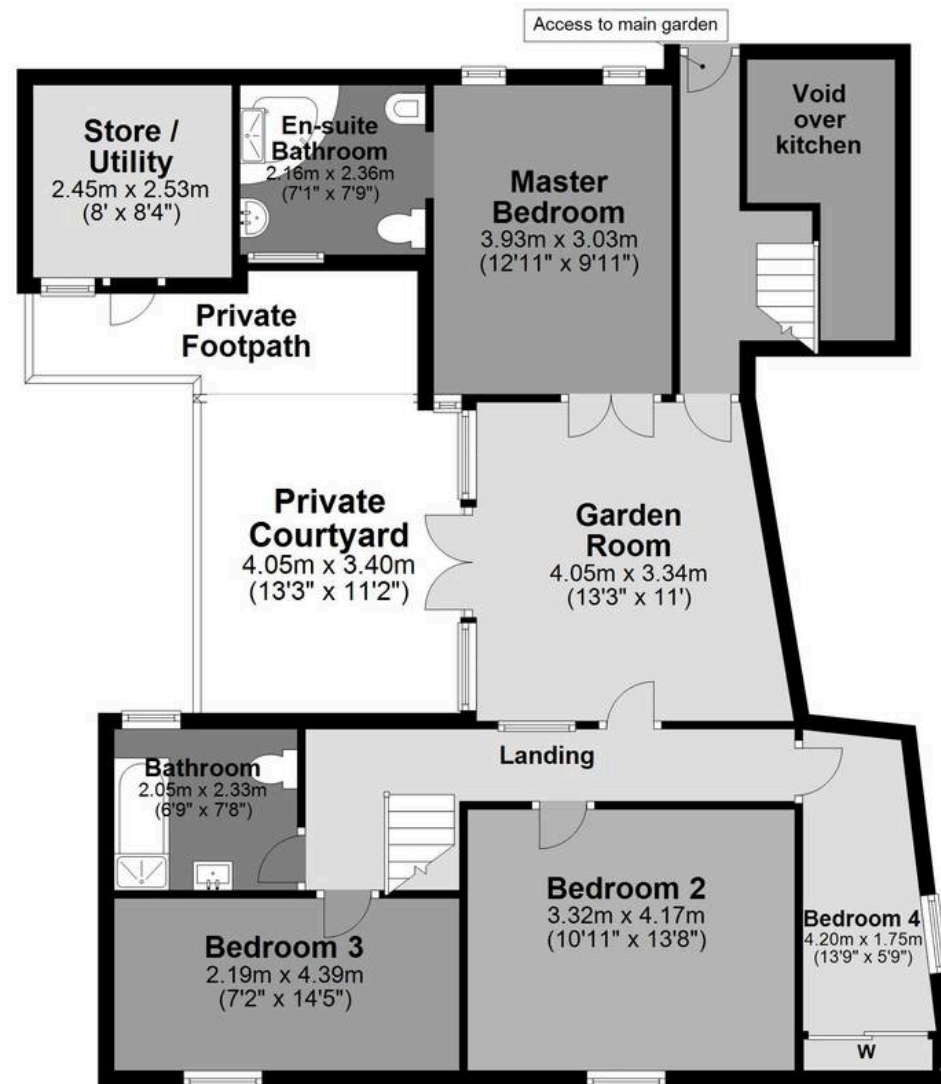
Ground Floor

Approx. 55.9 sq. metres (601.3 sq. feet)



First Floor

Approx. 82.5 sq. metres (887.9 sq. feet)



Total area: approx. 138.3 sq. metres (1489.2 sq. feet)



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.

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.

SANDFORD is a pretty and popular village lying, as it does, about a mile and a half north of Crediton and just nine and a half miles from Exeter. The centre of the village sits around the square where both The Lamb Inn and the community-run village stores and post office can be found. For outdoor pursuits, the village also has two recreation grounds, a tennis court, and a dedicated footpath/cycle path that takes users safely off road to Crediton. A thriving community also ensures plenty of activities are going on throughout the year many of which centre around the well-patronised village hall. The primary school (OFSTED Good) offers wrap around care and a pre-school nursery welcoming 3- to 5-year-olds, and is another draw for families seeking a small but vibrant environment in which to raise their children.

DIRECTIONS

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