



**Spicers Farm, Sandford, EX17 4EL**

£900 pcm

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# Spicer Farm

Sandford, Crediton

- Detached Farmhouse
- Very generous living space
- 20m x 50m level lawned garden
- Rayburn and log burner
- 3 large double bedrooms

Spicers Farmhouse is a unique, character property approximately 2 miles from Sandford on the road to Kennerleigh. It is a substantial, detached home with very large level garden, parking and garage.



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The ground floor boasts a long, galley style kitchen as well as a separate dining room equipped with solid fuel Rayburn. The lounge is spacious but cosy and has a log burner for those lovely winter evenings. The large scullery off of the kitchen is a perfect space for outside wear as well as for a chest freezer or storage. The first floor can be accessed by one of two staircases and there are three very generous bedrooms and a family bathroom. There are a number of exposed beams and character features and offers double glazing throughout. It would make a perfect secluded, family home.

Outside of the property there is a lawned garden of approx 20m x 50m as well as space and potential for vegetable area.

We would strongly suggest viewing!!

#### TERMS

6 months initially but longer term applicant preferred

Available : Immediately

Rent : £900pcm

Deposit : £900

Pets : Not for this property

Unfurnished

Heating : Electric and solid fuel

Council Tax : D

EPC : E



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DIRECTIONS : From Crediton head to Sandford and then progress from Sandford toward Kennerleigh for approximately 2 miles where you will see a turn for Pidsley on your left. The property is shortly after this turning on your right

For sat nav please follow EX17 4EL

What3words - ///indulges.sweetened.masts

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. For the kids, 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, then 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.



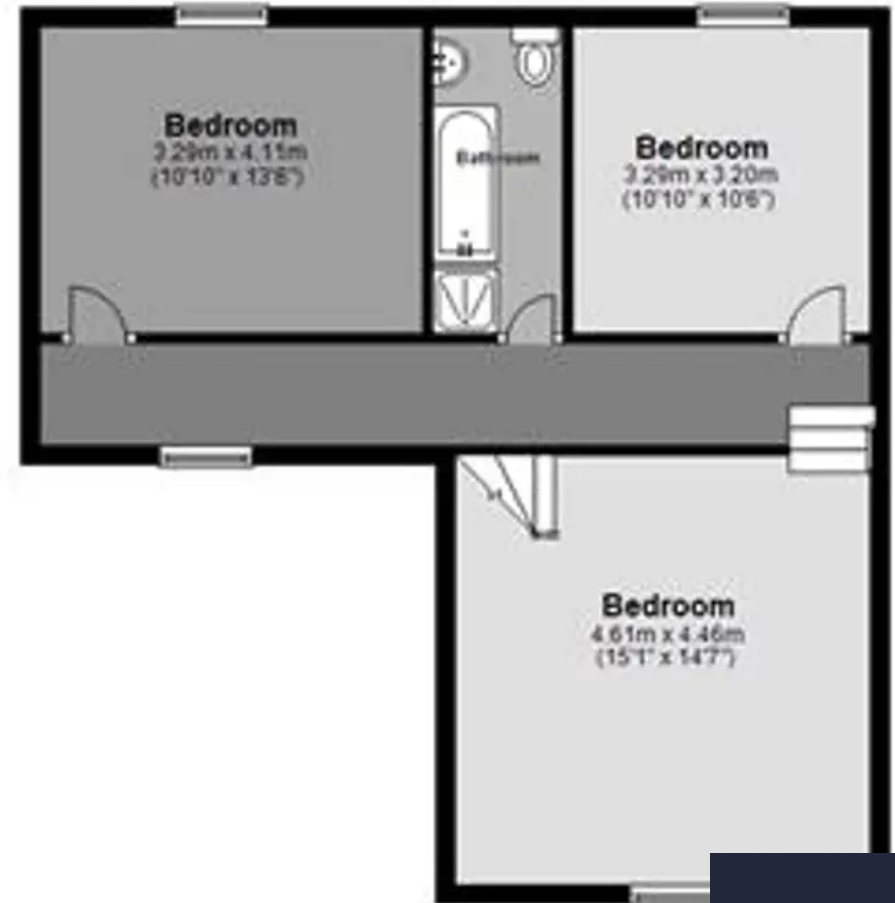
### Ground Floor

Approx. 73.3 sq. metres (789.3 sq. feet)



### First Floor

Approx. 61.0 sq. metres (656.8 sq. feet)



Total area: approx. 134.3 sq. metres (1446.1 sq. feet)

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