



1 Church Street, Sandford, EX17 4ND

Guide Price £500,000

HELMORES
SINCE 1699

1 Church Street

Sandford, Crediton

- Very Pretty & Unique Stone-Built Corner Cottage
- Found in one of Mid-Devon's most desirable villages
- Four bedrooms & en-suite to master
- Lounge & dining room with wood-burners
- Garage, driveway & a lovely garden with views
- Sizeable accommodation of 138sqm / 1,489sqft
- Brand new kitchen in 2022 with Quartz worktops
- Garden room with private courtyard
- Oil-fired central heating
- Numerous windows & door replaced in 2022

As soon as you step through the door of this pretty cottage, you will be struck by its unique character and charm. The spacious lounge and dining room are perfect for relaxing and entertaining, with wood-burners adding to the cosy atmosphere. The brand-new (2022) kitchen, with vaulted ceiling & stunning quartz worktops, is a real show-stopper and a delight for any budding chef.



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Upstairs you will find four bedrooms, including the master with its own en-suite bathroom, situated off the garden room with its own private courtyard, this could be adapted to become a space for an older child wanting their own space. Off the courtyard is a store with utility area for a washing machine & tumble drier. The family bathroom serves the other bedrooms & has a shower over the bath. There is oil-fired central heating & a number of windows & a door were upgraded in 2022 too.

Outside, the property boasts a garage (light & power), a driveway for two long cars and a lovely garden (21.5m x 9.5m) with a paved area for seating & barbecues, plus a lovely lawn with flower beds & borders & finally a fruit/veg growing space complete with shed & greenhouse, it also enjoys stunning rural views over rooftops.

If you are looking for a property that offers character, charm and plenty of space, then look no further. This unique stone-built cottage is a must-see!

Please see the floorplan for room sizes.



Current Council Tax: D (£2,278pa)

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil-fired central heating

Listed: No

Tenure: Freehold

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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.

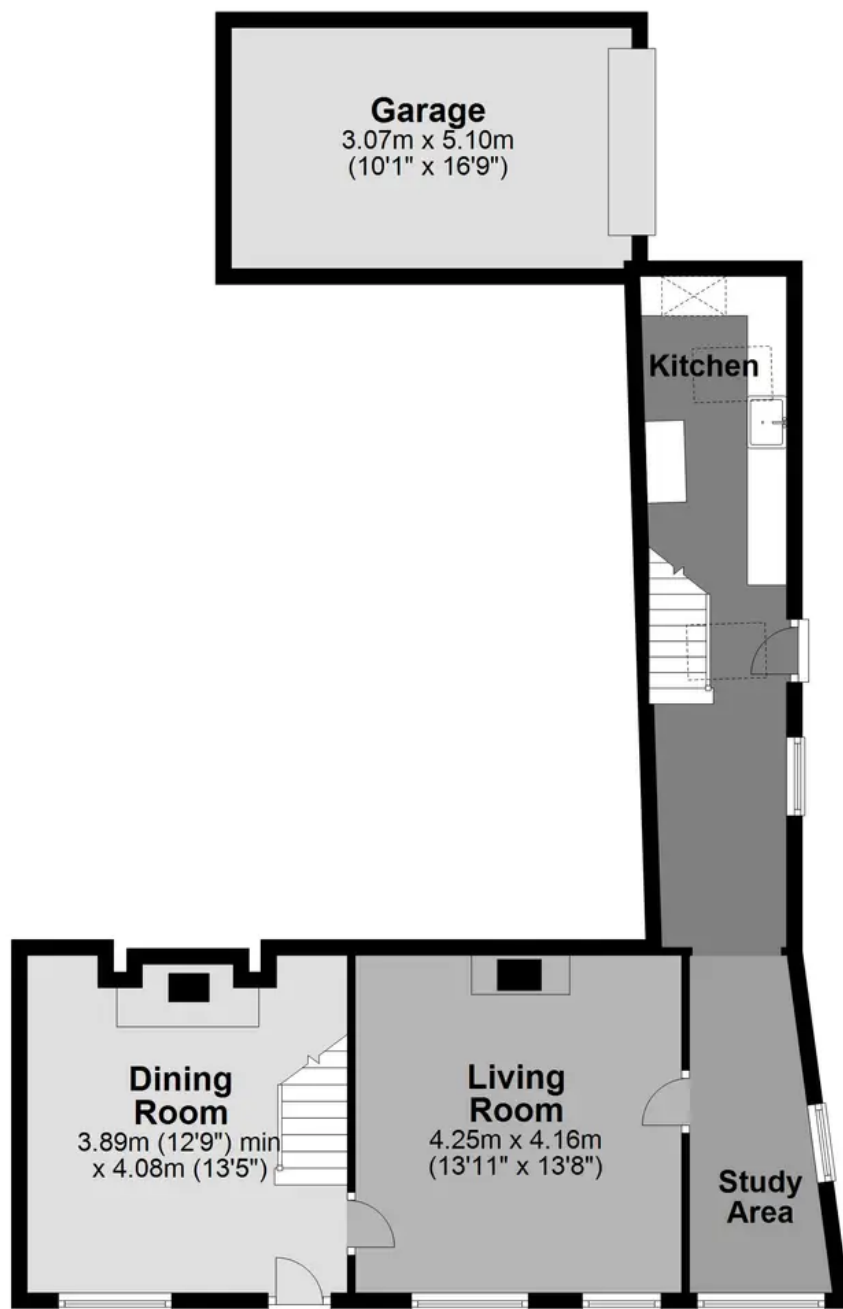
DIRECTIONS...

What3Words: ///used.twinge.speedily



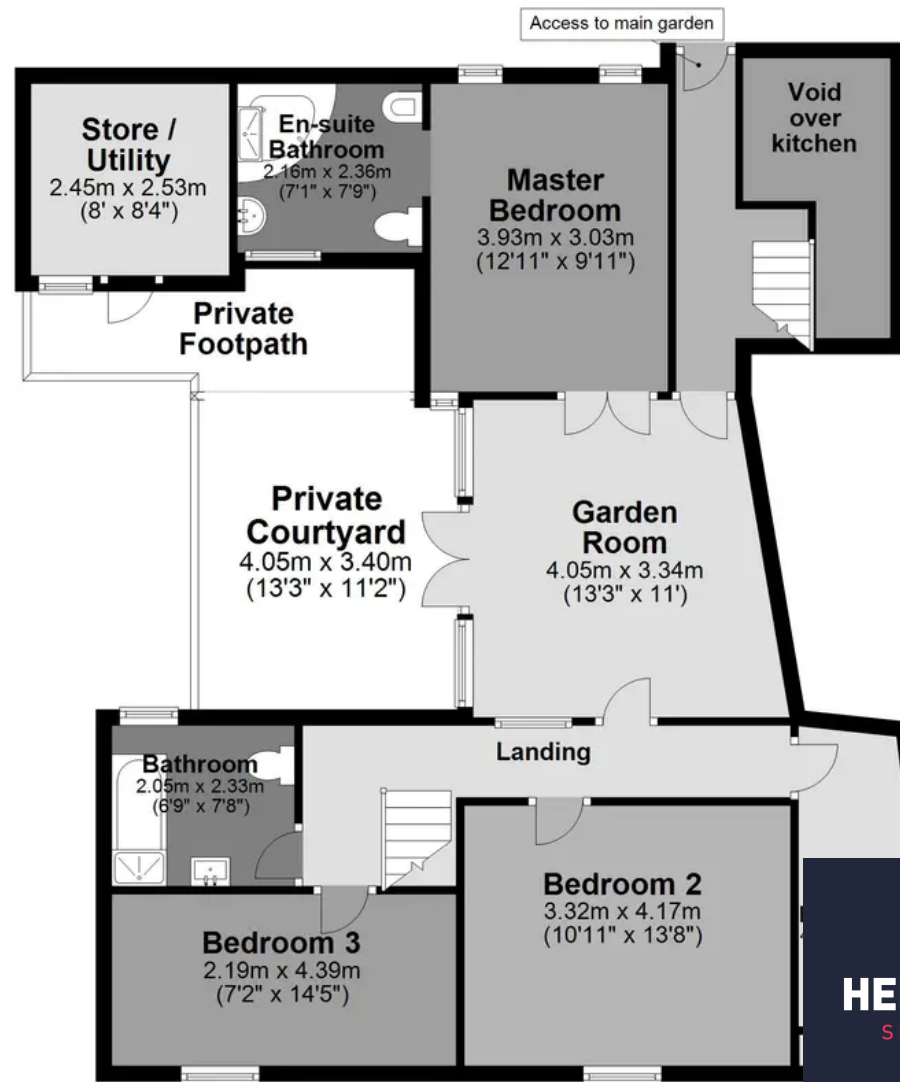
Ground Floor

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)

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