



Rudge House, 11, Mill Lane, Sandford EX17 4NP

Guide Price £500,000

HELMORES
SINCE 1699

Rudge House, 11, Mill Lane

Sandford, Crediton

- Approx 500 year old Tudor Cottage
- Excellent village edge location
- 4 bedrooms incl. large loft room
- First floor shower room & ground floor bathroom
- Central heating with modern combi-boiler
- Rear gardens extending to approx. 0.8 acres
- Chicken run / greenhouses / veggie garden
- Garden office / studio with water and power
- Backing onto fields
- Off-road parking for 2 or 3 vehicles

This Grade II Listed Tudor Cottage dates back to the late 16th century/early 17th century and it enjoys some lovely character features. The property takes up a fantastic position on the edge of Sandford within walking distance of the amenities and easy access into Crediton either by road or the Millennium Footpath. For those who don't know, Sandford offers a great community with a shop, 2 pubs, primary school, an active village hall and regular bus service so it's a thriving Devon village less than 2 miles from Crediton.



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A wonderful Tudor front door gives access to the entrance hall and the wide staircase which is an insight into the character to come. The large living room includes a full oak panelled wall, French oak floorboards, a window seat and a beautiful, exposed fireplace complete with wood-burning stove and bread oven. The kitchen breakfast room has been refitted and is befitting of the charm of this amazing home. A utility area gives access to the rear, a large storage area under the stairs and a ground floor bathroom with corner bath. The first floor includes three double bedrooms and a shower room, which is attractively tiled and has a heated towel rail. A further staircase gives access to a 4th bedroom in the former loft with storage and a dressing room/office too. These rooms have skylights and under eaves storage which leads to a secret balcony with beautiful rural views back over the village and the garden.

To the front (across the small lane) is an area of ground used for off-road parking for 2 or 3 vehicles and a shed. Immediately to the rear of the back door is a pretty seating area and beds full of colourful plants. A pathway leads to the main garden which extends to approx. 0.8 acres and is a real haven both for the owners and plenty of wildlife.



Backing onto fields and with wonderful views back towards the village, there are zones to keep those with the greenest of fingers occupied. A productive vegetable garden is accompanied by greenhouses and fruit trees, there's a large fenced chicken run and various seating areas are dotted around to take in the different views. The planted beds bring an abundance of colour and scent and break up the areas of lawn. There's a small leat and wetland area and plus a timber building (approx. 3.3m x 7.3m) which has water and power and is currently used at a pottery but would suit a home office or other hobby.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2023/24 - £2278.21

Utilities: LPG gas bottles, electric, water, telephone & broadband

Broadband within this postcode: Approx 50 Mbps (superfast connection available)

Drainage: Mains drainage

Heating: LPG gas central heating via modern Worcester combi-boiler and wood-burner

Listed: Grade II Listed (Late c.16th/early c.17th)

Tenure: Freehold

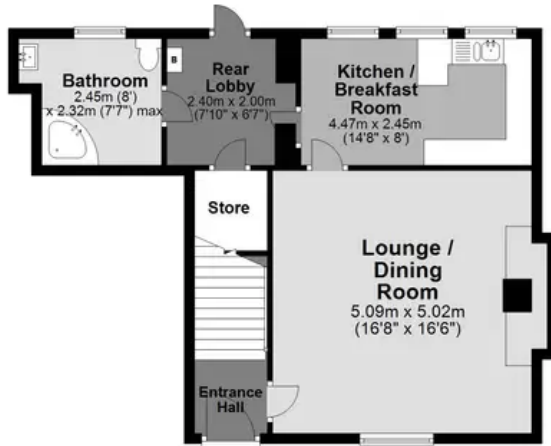
DIRECTIONS

For sat-nav use EX17 4NP and the What3Words address is [///informer.curbed.decorator](https://www.what3words.com/#!/en/EX17-4NP////informer.curbed.decorator)

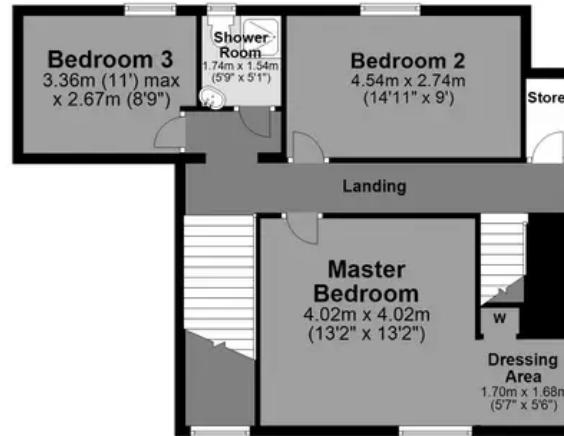
but if you want the traditional directions, please read on.

Leaving Crediton via Jockey Hill, pass Sandford Cricket Club on your right and upon entering the village take the first right onto Mill Lane. Rudge House will be found up on your righthand side.

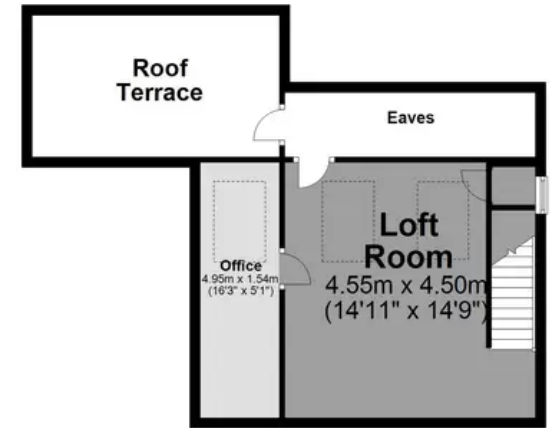




Ground Floor



First Floor



Second Floor



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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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.