



14 Mill Lane, Sandford, EX17 4NP

Guide Price **£350,000**

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14 Mill Lane

Sandford, Crediton

- Substantial End-Terrace Cottage with Great Potential
- Superbly situated on the edge of Sandford
- Large west-facing garden with a total plot size of 0.18 acres
- Three/four double bedroom accommodation which extends to 1,360sqft
- Living room, conservatory & kitchen diner
- Detached garage, parking for 2 cars & space to create more (STPP)
- Block built workshop & detached garden store
- LPG gas central heating
- Being sold with no onward chain

Unlock the possibilities at 14 Mill Lane, Sandford, a substantial end-terrace cottage awaiting your vision and touch. While this gem may be in need of modernisation, it offers unparalleled potential for those with a keen eye for transformation. Nestled on the edge of the beloved village of Sandford, this property promises not just a home but a canvas for your dreams.



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As you step inside, you'll immediately sense the space and promise this property holds. With three/four double bedrooms and an impressive 1,360 square feet of living space, there's ample room to create the perfect family home.

The living room exudes coziness, and the conservatory invites the outside in, providing a tranquil spot to unwind and soak in the natural beauty that surrounds the property. The kitchen diner is a place where meals become memories, and with a little imagination, it could become the heart of your home. There's a downstairs bath & shower room next to the ground floor (4th) bedroom (previously used as a store), plus a WC & sink on the first floor.

LPG gas central heating ensures that you'll stay warm and comfortable as you breathe new life into this charming cottage.

Outside, a large west-facing largely lawned garden awaits your green fingers, with a total plot size of 0.18 acres. Imagine the possibilities for outdoor living and gardening in this expansive space.

Parking is a breeze with a detached garage and driveway parking for two cars side-by-side, with potential to create even more parking (subject to planning permission) next to the garage. At the back of the garden a block-built workshop (4.5m x 3.06m) and detached garden store (4.78m x 2.85m) add additional versatility to the property.

What's more, this property is being sold with no onward chain, streamlining your journey towards realising its full potential.

Please see the floorplan for room sizes.

Current Council Tax: D (£2,278pa)

Utilities: Mains electric, water, telephone & broadband, plus LPG gas tank



Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: LPG gas central heating

Listed: No

Tenure: Freehold

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.

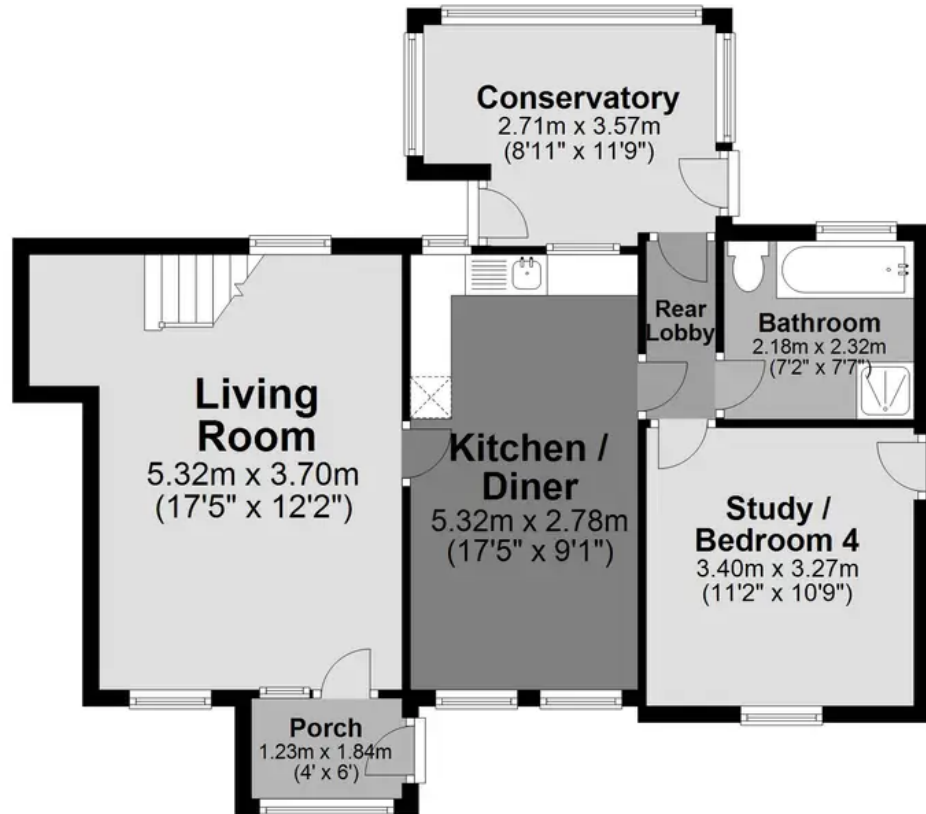
DIRECTIONS: If using Sat-Nav use EX17 4NP

What3Words: [///surreal.political.situates](#)



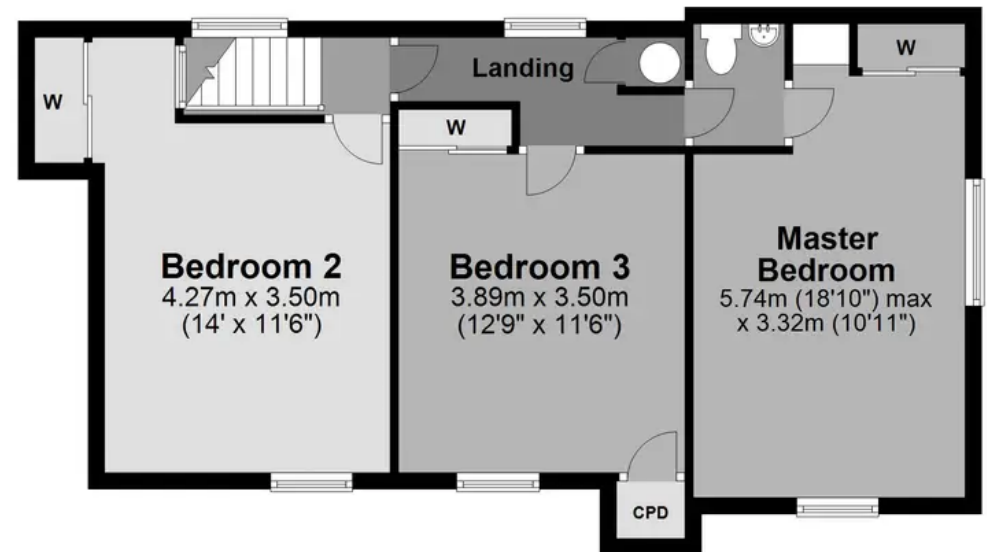
Ground Floor

Approx. 67.1 sq. metres (722.1 sq. feet)



First Floor

Approx. 59.3 sq. metres (638.8 sq. feet)



Total area: approx. 126.4 sq. metres (1360.9 sq. feet)



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