



The Old Bakery The Square, Sandford, EX17 4LN

Guide Price £280,000

HELMORES
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The Old Bakery, The Square

Sandford, Crediton

- Lovely location on Sandford Village Square
- Most attractive double-fronted period cottage
- Two/three double bedroom accommodation
- South facing cottage style garden, useful store
- New bathroom in 2019 with P-shaped bath
- Lovely living room with wood-burning stove
- 2nd sitting room / ground floor 3rd bedroom
- Oil fired central heating

This most attractive double-fronted period cottage is splendidly situated in the old village square of Sandford surrounded by other period cottages and houses, with nearby amenities including the church, Lamb Inn and post office/village stores. Sandford is within easy reach of Exeter and Crediton, the latter being accessible via a footpath through the millennium green and surrounding countryside.



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The cottage, which was formerly the village bake house, offers spacious and flexible accommodation with a third bedroom/2nd sitting room being available on the ground floor. It is presented in good order and is full of charm and character having period features such as exposed beams and wall timbers, ledge & brace doors, exposed floorboards and various decorative fireplaces with a wood burning stove in the spacious living room & the 2nd sitting room. The kitchen dining room is of a good size and the family bathroom was replaced in 2019 and includes a modern P-shaped bath with shower and screen over. The two double bedrooms are found upstairs, with the master enjoying rural views and a decorative fireplace. The landing & 2nd bedroom have lovely new carpets too.

It is worth noting that due to the large windows and high ceilings, the property is very light. It also benefits from oil fired central heating throughout.

Outside space is offered by way of an enclosed south facing cottage style garden to the rear being fairly low maintenance and a useful garden room



store which could be adapted to suit the next owners needs, plus a handy shed. There is rear access by right of way over the neighbouring garden should it be required and on road parking available on The Square and Rose and Crown Hill.

Please see the floorplan for room sizes.

Council Tax: C (£1,933 pa)

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains drainage

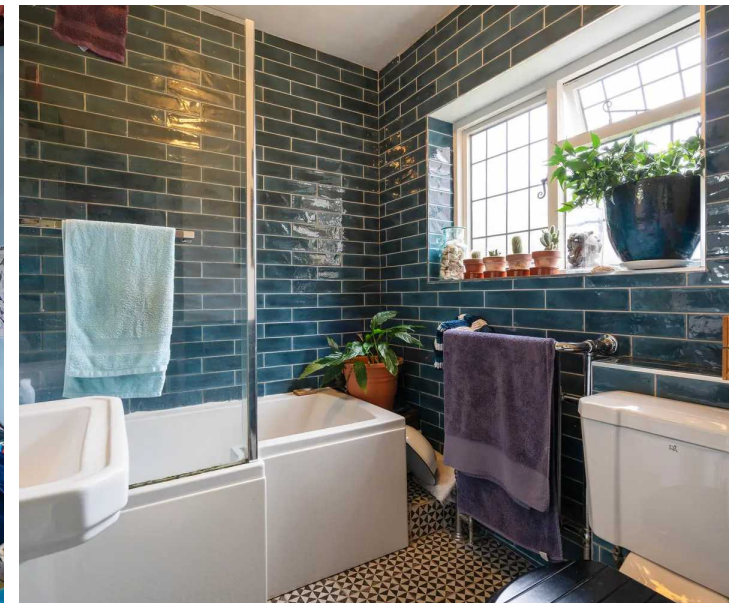
Heating: Oil fired central heating (serviced)

Listed: No

Tenure: Freehold

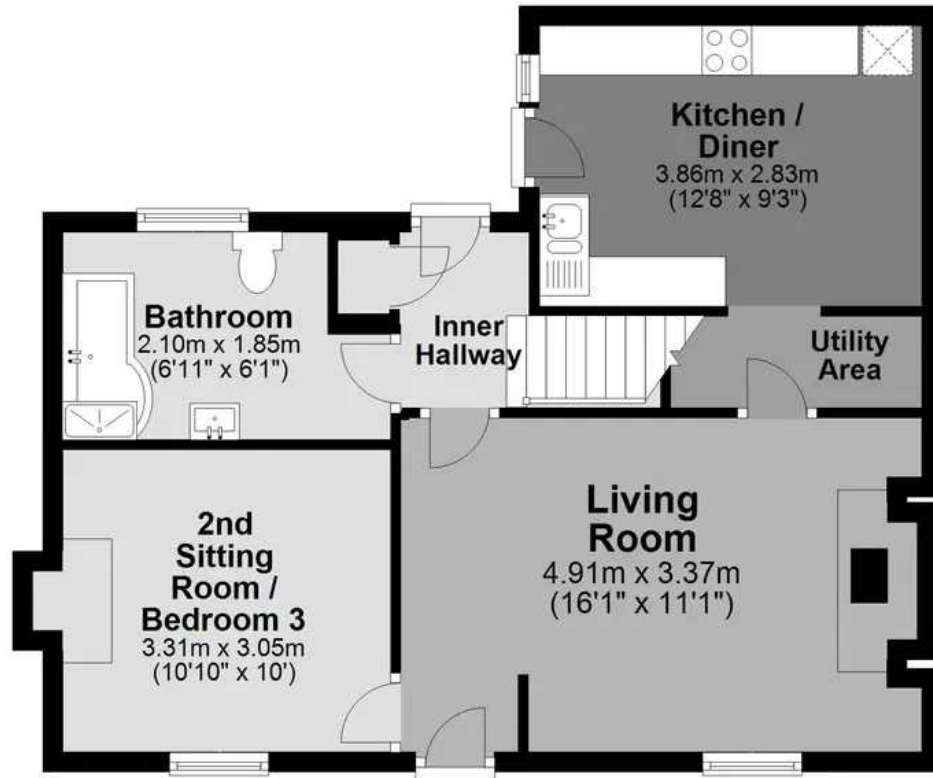
DIRECTIONS From Crediton take the unclassified road in a northerly direction to Sandford (about 1 mile). Proceed up the hill going past the Rose & Crown Inn and take the first turning on the left in the village square. The Old Bakery will be found on the left.

What3Words: [///signified.effort.coverings](https://www.what3words.com////signified.effort.coverings)



Ground Floor

Approx. 52.4 sq. metres (563.7 sq. feet)



First Floor

Approx. 32.5 sq. metres (349.7 sq. feet)



Total area: approx. 84.9 sq. metres (913.4 sq. feet)

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