



The Old Vestry, Sandford EX17 4LZ

Guide Price £200,000

HELMORES
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The Old Vestry

Sandford, Crediton

- Unique village house
- Central village location
- Village with shop / pub / bus route
- Open plan living space
- One double bedroom
- Additional office / store room
- Ideal Airbnb or first home
- No chain

Unique detached Grade 2 listed property built in 1858 of local red sandstone and full of character.

Originally a parish poor house, this quaint village property was sympathetically restored and converted into a permanent dwelling in 1990, retaining period features such as the mullioned windows and original plank door.

Sitting on a quiet road and fronted with cobblestone, the property has no external space, but is accessed via large stone steps protected with wrought iron railings and a private gate.

Inside the property has been maintained to a high standard and within the last two years has benefitted from a completely new solid oak kitchen with all modern integrated appliances and internal glazing throughout improving thermal efficiency.





There is a wonderful large stone fireplace with a wood-burning stove which is the feature of the main room. The solid wood spiral staircase that rises to the first floor bedroom.

Upstairs there is a large bedroom with a walk-in wardrobe / storage area.

In addition, there is a shower room off the main living space.

Hidden in the floor of the living space is a trap door giving access to a fixed ladder down to the lower ground floor currently in use as an office. Within you will find a large amount of storage and a small door allowing direct access from outside, useful for items you might perhaps not want to bring in through the main door such as bicycles / sporting equipment or perhaps as a separate cordoned off and locked area where cleaning supplies could be kept if the intention is to run this property as an Airbnb or holiday let.

This property sits within the heart of the picturesque and vibrant village of Sandford within a minutes walk of an award-winning Gastro pub, a locally run village shop, ample street parking and a (free) village car park.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2023/24 - £1771.94

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Mains drainage, electric heating and wood-burner

Grade II Listed & 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 : For sat-nav use EX17 4LZ and the What3Words address is [///weeds.adjust.racked](https://www.what3words.com////weeds.adjust.racked)

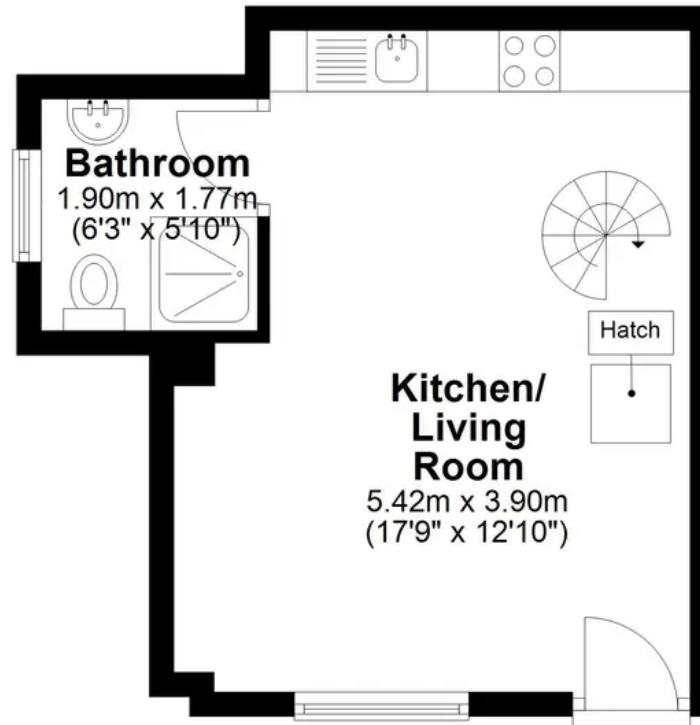
but if you want the traditional directions, please read on.

Entering Sandford from Crediton, proceed up the hill passing The Rose and Crown and at the top, bear left into The Square. You’ll see the shop on your right and The Lamb Inn ahead of you. Take the next right into Church Street and the property will be found on the left. For viewings, best to park in The Square or the village car park by the village hall and walk the short distance to the property.



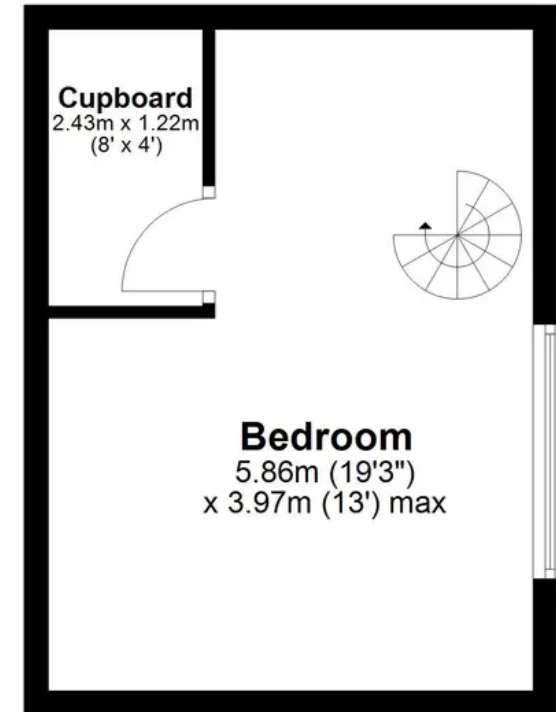
Ground Floor

Approx. 23.5 sq. metres (253.5 sq. feet)



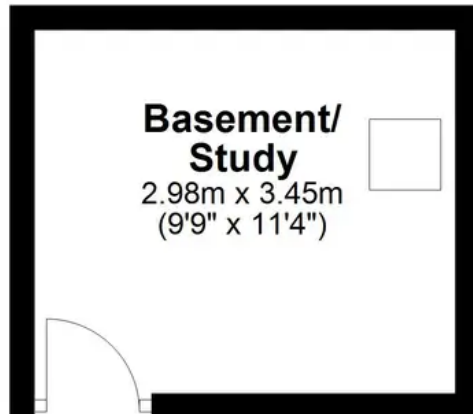
First Floor

Approx. 22.5 sq. metres (242.1 sq. feet)



Basement

Approx. 10.3 sq. metres (110.7 sq. feet)



Total area: approx. 56.3 sq. metres (606.2 sq. feet)

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Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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