



Leatside Barn, Sandford, Crediton, EX17 4BS

Guide Price **£445,000**

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Leatside Barn

Sandford, Crediton

- Stunning barn conversion
- 4 bedrooms and 2 bathrooms
- Just outside of Sandford
- Lovely garden with garden office / studio
- Not listed but plenty of character
- Living room with woodburner
- Garage and off road parking
- No chain

Sandford is a sought after village and lying to the north, just over a mile out, is the small hamlet of North Creedy. A collection of only a handful of homes, it's a semi-rural position that isn't isolated. Sandford itself has a thriving, bustling community with two pubs, a primary school, community stores/post office, sports teams/facilities and a regular bus service linking to Crediton and Exeter. The stunning Millennium path links the village to Crediton off the road, opening up the amenities close by. Leatside Barn is a barn conversion, originally converted in the 1990's, it is part of a small development of just 4 properties, each being unique. The barn itself is flexible, being reverse level. It's sat in pretty gardens and has parking and a garage in the courtyard to the rear. There's electric heating, which is combined with underfloor heating (tiled floor) throughout the lower ground floor. There is double glazing and the house isn't listed.





A porch from the garden (entrance level) leads you inside, giving a buffer and an ideal space for coats and shoes. This opens into a beautiful living room with a wood-burner and feature wall. There are views over the garden to the front and access through to the dining area. This space is fantastic - a wide opening links it to the well fitted kitchen with plenty of storage space and is a sociable area. Through to the rear is a double bedroom with a bathroom. Stairs lead down to the lower floor with a door to outside (access to the courtyard for parking/garage) and here there are 3 double bedrooms and a shower room plus a useful utility room with plumbing for washing machine and space for an upright freezer.

The main gardens lie to the south (front). The pedestrian gate from the lane gives access to the garden and into the professionally designed and landscaped front garden which is attractively laid to a mix of block pavers, stone, sleepers and pebbles. The garden is bordered by attractive planting of honeysuckle, lavender, bamboo, grasses, ferns, specimen trees and mature shrubs. The garden also features a small stream with bridge and is interspersed with outside lighting. There is a raised pond with decked area leading to an individually designed home office/studio with power, large window and distinctive stained glass windows. The building has been insulated and has a good internet connection too. Adjoining the back of the office, is a wood store and separate storage for tools. Across the driveway there is a small piece of garden, presently used as a vegetable plot. From here are lovely far-reaching views of the surrounding Mid Devon countryside.



A shared driveway leads under an archway into the courtyard which is shared by the 3 properties. Here is paved off road parking adjoining the back door with outside light, room for a couple of vehicles and across the courtyard is a garage with electric door, ideal for secure storage and large enough for a single vehicle.

Agent's note: There is a proportionate charge payable for the emptying of the sewage system shared between this property and the adjacent neighbour. Any maintenance on the driveway/courtyard will be arranged and split between 3 owners.

Please see the floorplan for room sizes.

Council Tax: Band B - MDDC 23/24 - £1771.94

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Private drainage (shared with neighbours)

Heating: Programmable electric heaters, electric underfloor heating in parts and wood-burner

Listed: No

Tenure: Freehold

DIRECTIONS : For sat-nav use EX17 4BS and the What3Words address is [///hiking.potential.product](https://www.what3words.com/#!/en/@@@hiking.potential.product)

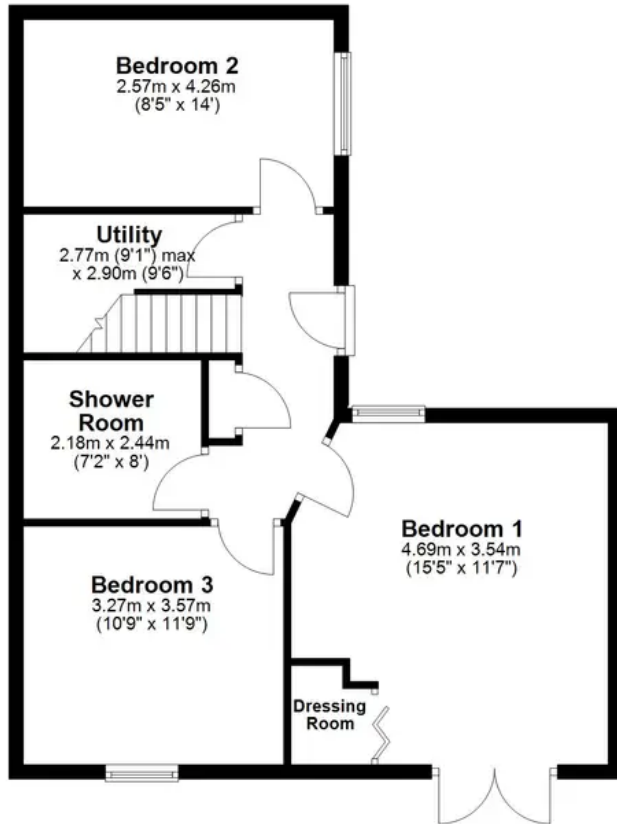
but if you want the traditional directions, please read on.

From Crediton High Street head towards Sandford and once in the village, turn right opposite the church into Fannys Lane (passing the village hall on your right. At the end of the road, turn left and follow the lane for approx. 1 mile and the barns will be found on your right (if you get to North Creedy Cross, you've gone too far). For viewings, enter the courtyard and there will be a space to park immediately on the left.



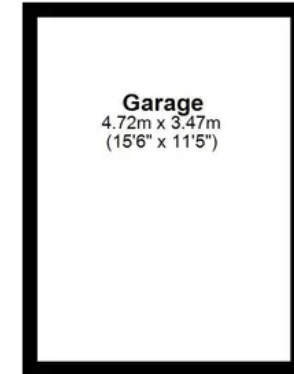
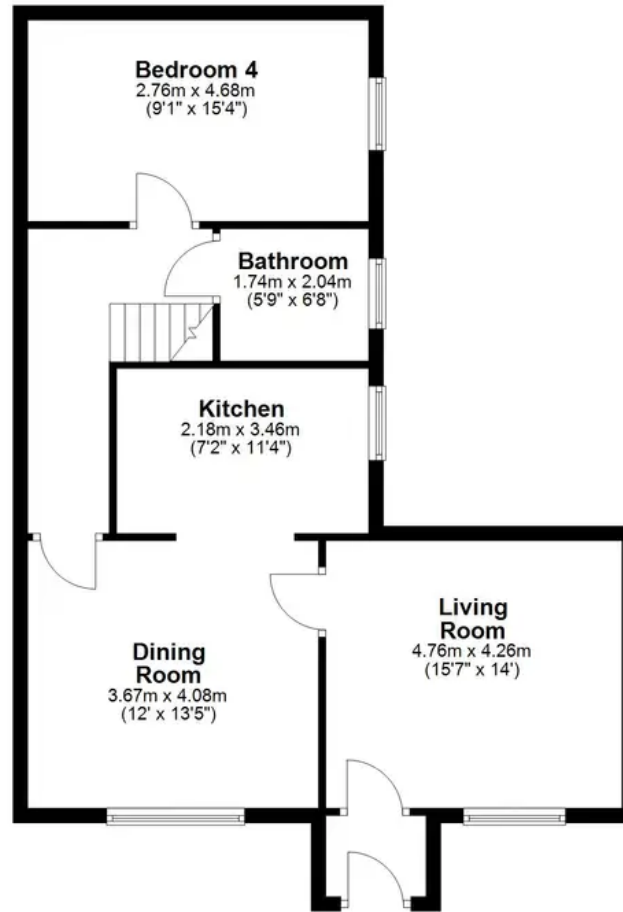
Ground Floor

Approx. 61.8 sq. metres (665.0 sq. feet)



First Floor

Approx. 91.8 sq. metres (988.1 sq. feet)



Total area: approx. 153.6 sq. metres (1653.0 sq. feet)

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