



Chapel House, Sandford, EX17 4LZ

Guide Price **£350,000**

Chapel House

Sandford, Crediton

- Central village period house
- Sought after village location
- Close to shop/pub and regular bus route
- Four bedrooms
- Open living space with wood-burner
- Kitchen opening onto garden
- Oil fired central heating (brand new boiler with 5 year guarantee)
- South facing courtyard garden
- EPC: N/A (Grade II Listed)

Located just a stone's throw from The Square, in the pretty and sought after village of Sandford, is this delightful and spacious family home. Just two miles from the market town of Crediton and with amenities including an excellent community shop/post office, primary school, two pubs and an active village hall and sports fields, it's got a great community, a regular (several times a day) bus service and has everything you need for village life without being isolated.

Presented over three floors, this Grade II listed house is full of character and is spacious, being laid out over three floors. The current owners have enhanced the layout by opening up the living and dining rooms to create a large, light and sociable space.





The fireplace, with its panelled backdrop houses a wood-burning stove and makes a real feature of the room. The kitchen is at the rear and makes the most of the space with well fitted storage and quartz tops. The kitchen opens out onto the south facing garden too which makes eating outside easy and frequent (when the weather allows!). To complete the ground floor is a useful WC, essential for a house of this type and the attractive stairs rise to the first floor. Here there is the principal bedroom with fireplace and built in storage and the second bedroom plus the family bathroom. Up again and there are two further bedrooms with some cracking village/countryside views.

Outside the property is approached from the village lane, just off The Square. The heavy front door is a beautiful feature. The courtyard garden is found behind the house (approx. 10.2m x 3.4m) with a pretty walled garden with seating areas and planted beds. There is a timber shed and a new outside oil boiler with a 5 year guarantee for the central heating and of course, the oil tank.

Agents Note: There is no parking with this property but The Square provides unrestricted (time) parking and there is a village car park freely available by the village hall (2 minute walk). There is restricted access across the courtyard for oil delivery and maintenance access for the neighbour and please note the cobbled area at the front is not part of the property.

Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon 2024/25-
£2384.22

Approx Age: 1800

Construction Notes: Cob/stone and slate roof



Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil fired central heating

Listed: Yes – Grade II

Conservation Area: Yes

Tenure: Freehold

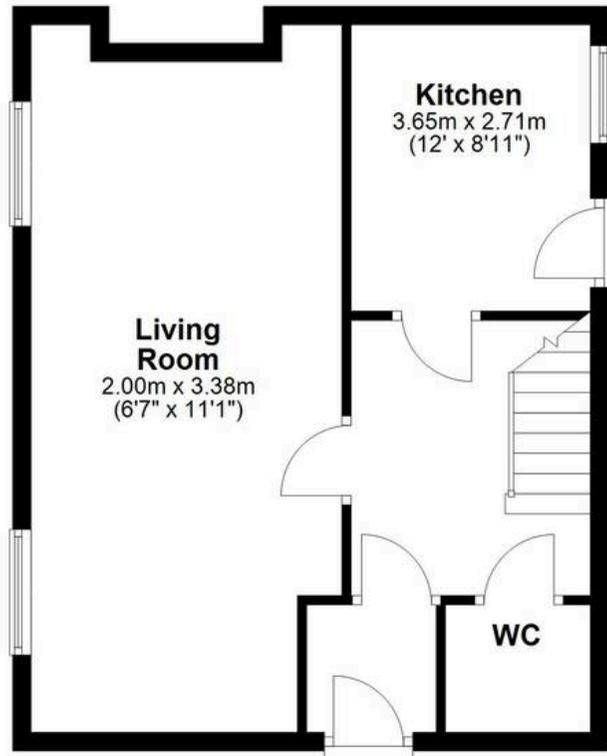
Sandford is a civil parish and village 1½ miles north of Crediton, with a historic 12th Century Church. It has an old-world feel, with slender twisting streets, flanked by antique thatched cottages – displaying a menagerie of “Beatrix Potter” style perennial gardens. At the village heart sits a 16th 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 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 [///graph.cherish.blotches](http://graph.cherish.blotches)



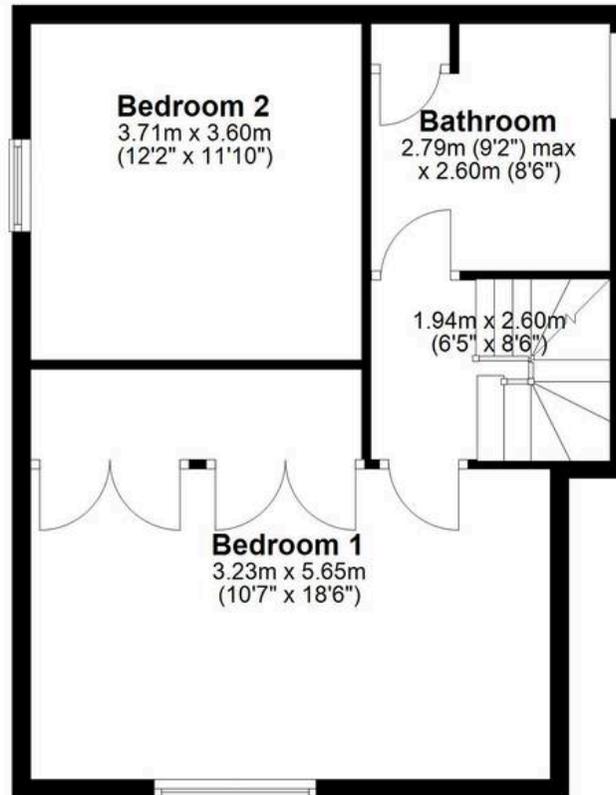
Ground Floor

Approx. 50.8 sq. metres (547.3 sq. feet)



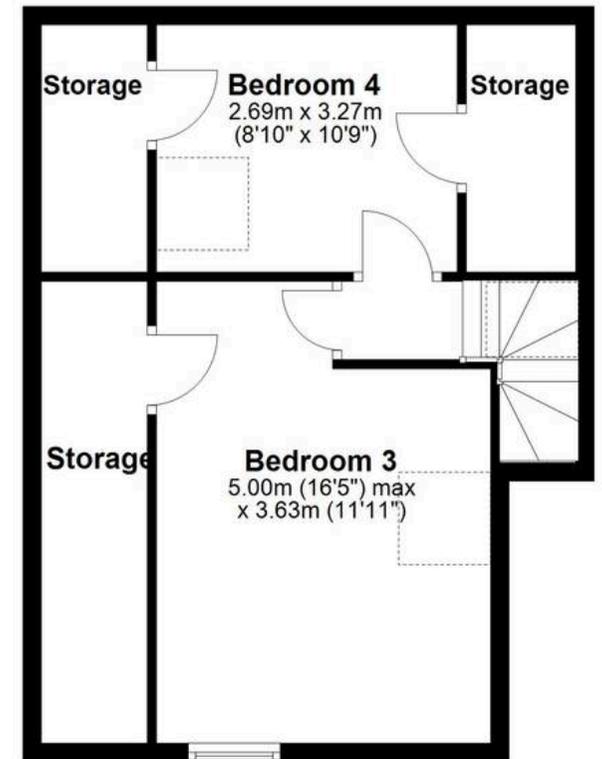
First Floor

Approx. 49.0 sq. metres (526.9 sq. feet)



Second Floor

Approx. 42.4 sq. metres (456.6 sq. feet)



Total area: approx. 142.2 sq. metres (1530.9 sq. feet)



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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.