



## 2 Meadow End Cottages, Sandford, EX17 4PH

Guide Price £330,000

**HELMORES**  
SINCE 1699

## 2 Meadow End Cottages

Sandford, Crediton

- Idyllic countryside semi-detached cottage
- Wonderful views
- Just 3 miles from Crediton
- uPVC double glazing
- Scope to extend to add extra bedroom
- South facing garden

Nestled in the heart of Devon's rolling farmland is 2 Meadow End Cottages. It has wonderful South facing views of the countryside making this property a charming yet convenient place to enjoy whilst being just 3 miles from the market town of Crediton with all its conveniences.



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Downstairs there is a well-appointed country kitchen with NEFF twin oven and induction hob, built in fridge freezer and plenty of space for other appliances. There is a downstairs bathroom with shower over the bath and a handy, storage/utility cupboard. The lounge has two large windows giving beautiful views to the garden and fields beyond, and there is also a woodburner for those cosy winter evenings. The lounge leads through to a dining area and a newer extension with a further utility/storage area and doors that lead to the decked area and on to the garden.

Upstairs there is a double bedroom with storage on both sides and the 2nd bedroom (which could be put back to a double) has a handy en-suite shower room with sink and WC. Next door have extended over their kitchen to add a further bedroom and bathroom which could also be done in this cottage to add extra space if desired.

Outside is a south facing garden that runs down to the country lane. It is laid to lawn with attractive shrubs and borders and there is a garden shed and a summer house. A shared lane goes around the back of the house and has a right of parking for 2 spaces under a car port, steps lead down from the parking area to the back door.

2 Meadow End Cottages is not to be missed, it offers many options with room to extend or just sit back and enjoy this stunning location.



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Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2023/24 - £2,025.09

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Upgrade to fibre imminent

Drainage: Private, shared with 2 other properties

Heating: Oil Fired Central Heating

Listed: No

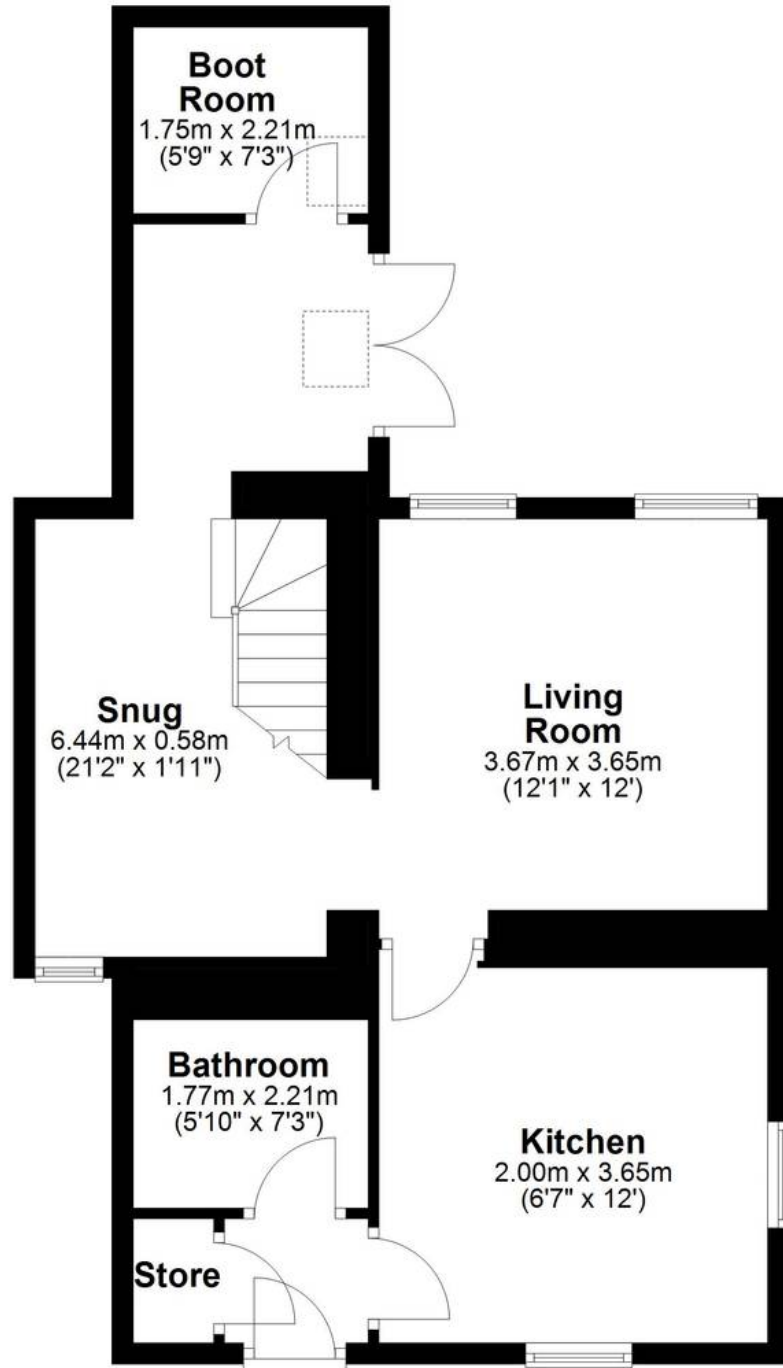
Tenure: Freehold

DIRECTIONS : From Crediton High St, head west towards Coplestone, after 2 miles take a right at the crossroads onto a country lane, following this road around bearing right until you come to 2 Meadow End Cottages on your left. For sat nav use EX17 4PU.

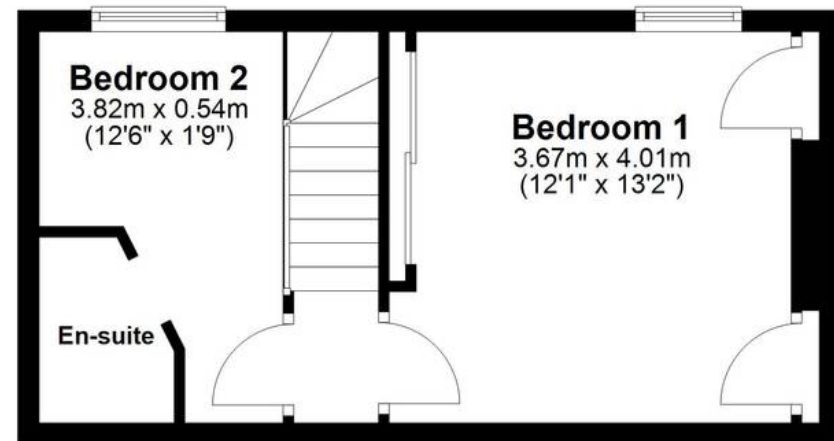
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## Ground Floor



## First Floor





## Helmores

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