



2 Prospect Place, Sandford

Guide Price £310,000

2 Prospect Place

Sandford, Crediton, EX17 4LR

- Character 2 bedroom house
- In need of some updating
- Sought after village location
- Good size living spaces
- Kitchen/dining and utility room
- Huge gardens
- Off-road parking
- No chain

Located just a stone's throw from Sandford's Square, this delightful property is sure to appeal to a range of buyers. The village itself has a wonderful community with plenty going on and regular events and activities are held in the village hall. There's two pubs, a community shop/post office as well as a primary school (and bus to Crediton for secondary schooling) and a number of sports including football, cricket and tennis all are based from the village. It's worth noting that there's a regular (several per day) bus service to Crediton and onto Exeter and the Millenium Path links Sandford to Crediton, ideal for off the road walking and cycling between the two.

2 Prospect Place is a historic property within the village and we love the double fronted elevation, finished in cut stone and those incredible windows. It's Grade II listed, which is no surprise with the character and history that deserves to be retained and enjoyed. Internally, the property would do with an update, however, the room sizes are generous and full of character. Upon entry through the initial porch, the main room is open plan although with a central staircase, it's zoned into a living area with a large fireplace and a dining area.





The kitchen runs along the back with room for a table and chairs and there's also a useful utility room providing a ground floor WC. On the first floor are two double bedrooms but please note that the first floor bathroom is only accessed via one of the bedrooms as it stands. Heating is in the form of oil central heating and a multi fuel stove. It's on mains electric, water (metered) and mains drainage.

Outside at the front, the house owns all of the courtyard parking area and there is a pedestrian right of way across the courtyard to access the property to the right. Immediately to the rear of the house (from the kitchen door) there's a paved seating area and then steps lead up through the garden with lawn and planting. There's a block shed and also a pedestrian footpath gives independent rear access. A second, larger area of garden was purchased with the property a number of years ago and from the initial garden, a few small steps up leads to the extra piece. This is a real one off and to have all this garden space in the village is quite a find. The views out over the rooftops are wonderful and it's a really nice addition to have and sure to be a significant selling point.

Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon

Approx Age: 1850

Construction Notes: Stone under slate roof

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Oil fired central heating and wood burner

Listed: Yes Grade II

Conservation Area: Yes

Tenure: Freehold



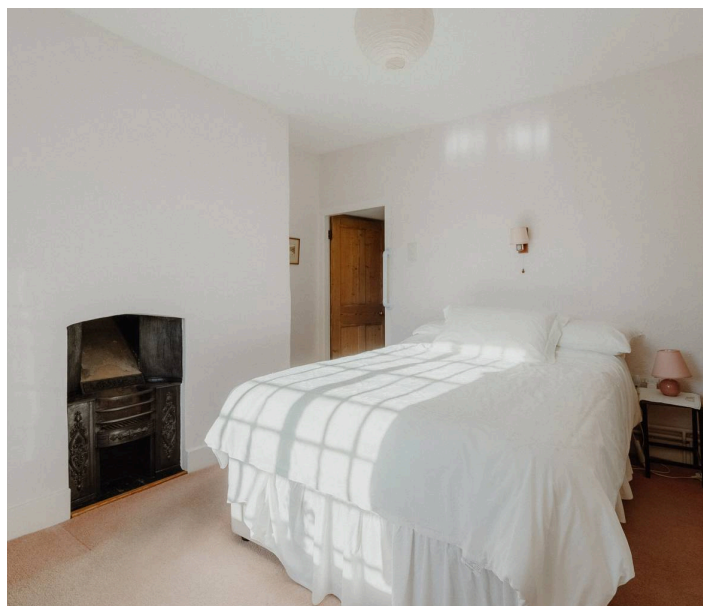
Sandford is a civil parish and village 1½ miles north of Crediton, with a historic 12th Century Church. It has an old -world feel, with slender twisting streets, flanked by antique thatched cottages – displaying a menagerie of “Beatrix Potter” style perennial gardens. At the village heart sits a 16th 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 4LR and the What3Words address is [///palms.encoding.bordering](https://www.what3words.com////palms.encoding.bordering)

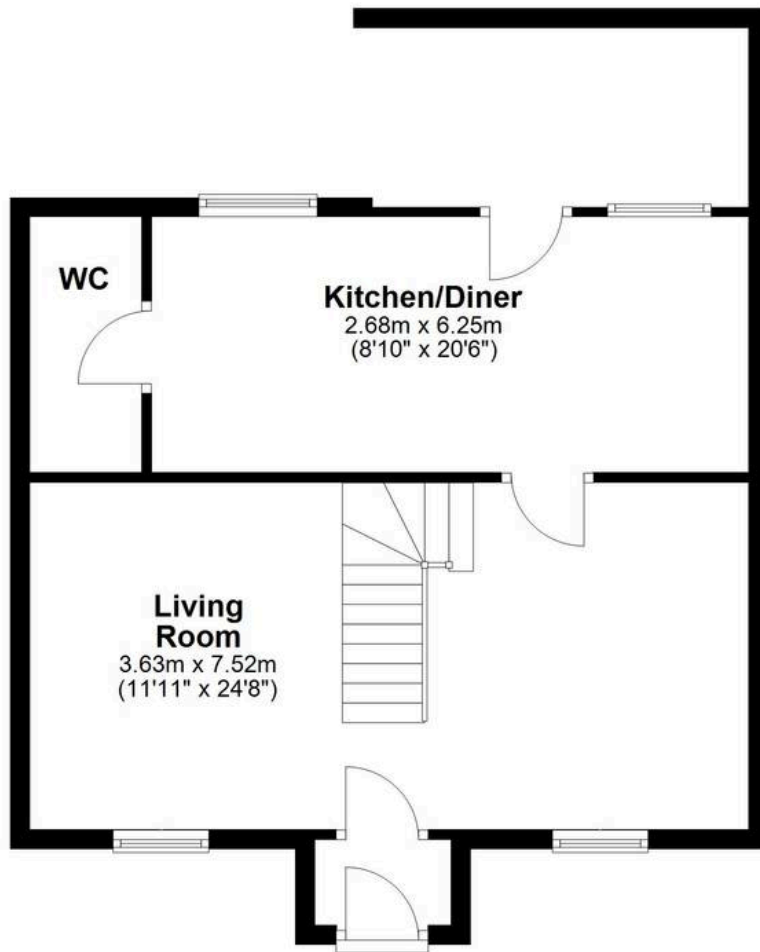
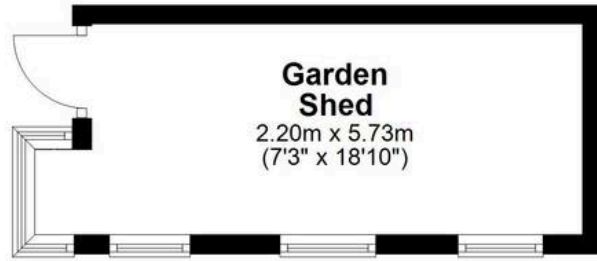
but if you want the traditional directions, please read on.

From Crediton, head to Sandford and up Rose and Crown Hill with the pub on your left. At the top of the hill, bear left into The Square and keep left, follow the road for approx. 100m and the property will be found on your right. For viewings, parking is available on the street nearby.



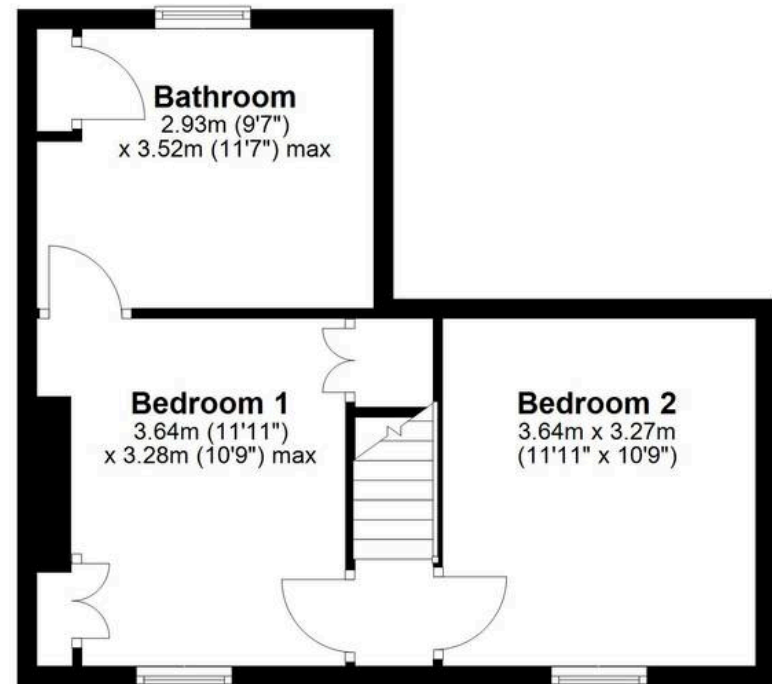
Ground Floor

Approx. 69.3 sq. metres (745.5 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.3 sq. feet)



Total area: approx. 107.5 sq. metres (1156.8 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.