



32 Meadowside Road, Sandford, EX17 4NN

Guide Price **£425,000**

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32 Meadowside Road

Sandford, Crediton, EX17 4NN

- 3 or 4 bedroom detached house
- Sought after village edge location
- Remodelled and extended layout
- Modernised throughout
- Stunning views to the south over Creedy Park
- Versatile with ground floor bedroom
- 2 bathrooms (1 on each floor)
- Excellent rural walks nearby
- Regular bus route from village
- Off-road parking and garage

The pretty Mid Devon village of Sandford, just 2 miles north of Crediton, boasts 2 pubs, a thriving community shop and post office and an active village hall, add in the fact there's a regular bus service and you have a village that tops many buyers' lists. Situated at the bottom of the village with open outlooks to the South over the playing fields and Creedy Park, it's an ideal family location. No. 32 has recently undergone a substantial makeover and now offers light and flexible living spaces with 3 or 4 bedrooms, 2 bathrooms and a utility room which has brought it up to modern standards and ideal for family life. Along with an air-source heat pump, double glazing, insulation and modern lighting, energy efficiency has also been greatly improved.





Building the original house into the hillside provides a wonderful and slightly elevated position with lovely views to the south of the property. Steps up from the pavement give access to the front door and into a wonderful entrance hall with plenty of light coming from the large double height stairwell to the rear. There's even room to sit and read here and a large shelving system gives space for books and shoes and it's possible for everything to have its place! The living room has views to the front over the rooftops to the fields beyond and there's a modern, recently fitted kitchen/dining room with plenty of storage and room for a good sized table and chairs plus the back door. Behind the living room is a ground floor bedroom which adds to the flexibility but this could be used for a dining room or study and there's also a utility room and shower room to complete the ground floor. On the first floor are 3 bedrooms, all of which take advantage of the position with windows to the front (south) and taking in the views. There's also the family bathroom with a bath and separate shower.

Outside, there's driveway parking leading to the garage (a good sized single garage) and the steps lead up to the higher tier of the front garden which is mainly laid to lawn with seating areas and attractive railings. Access to the sides leads to the rear garden which is a great space, with lawns and a raised patio, all designed to make the most of the outlook over the rooftops and of course, the summer sunshine!

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2023/24 - £2278.21

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage



Heating: Air source heat pump

Listed: No

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 4NN and the What3Words address is [///manager.vessel.supply](https://www.what3words.com/manager.vessel.supply)

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

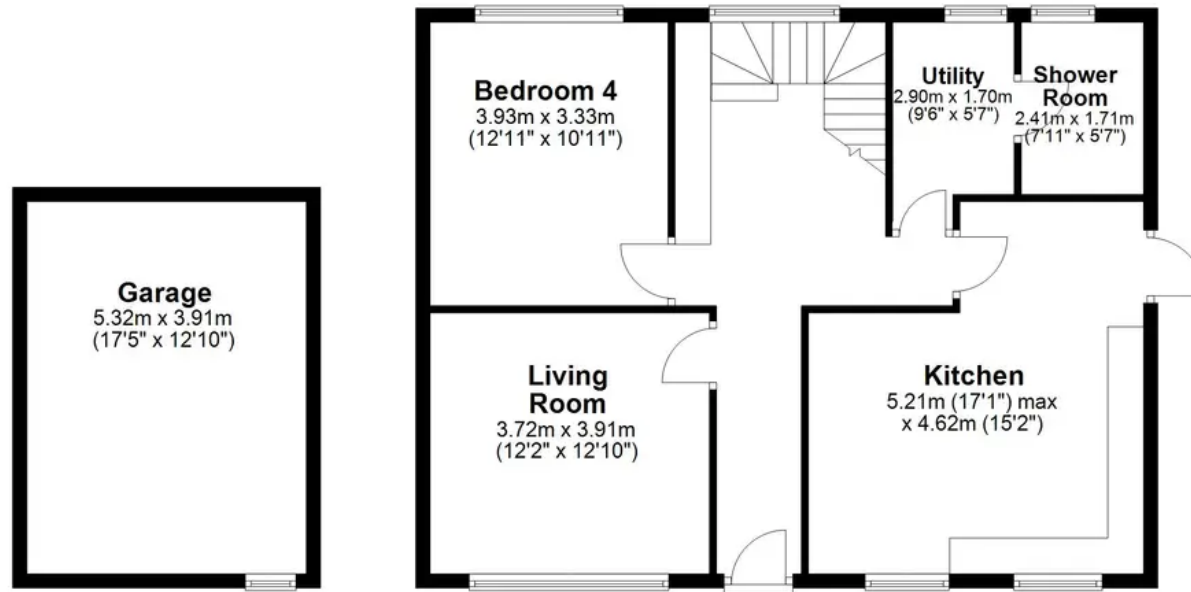
As you enter Sandford from the Crediton side, turn right immediately after Meadowside Garage into Meadowside Road, take the second turning on your left and follow the road around, Number 32 is in an elevated position on your left hand side.

Tenure: Freehold



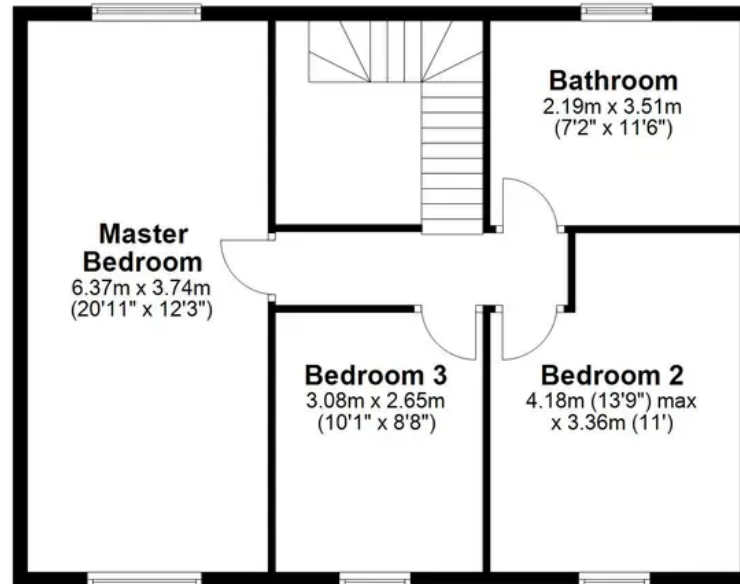
Ground Floor

Approx. 97.7 sq. metres (1051.4 sq. feet)



First Floor

Approx. 70.0 sq. metres (753.4 sq. feet)



Total area: approx. 167.7 sq. metres (1804.8 sq. feet)

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