



1 Hele Cottages, West Sandford, EX17 4PE

Guide Price £510,000

1 Hele Cottages

West Sandford, Crediton

- Traditional cob cottage in a delightful rural setting
- Three bedrooms and two bath/shower rooms
- Two reception rooms plus garden room
- Ground floor bedroom and shower room
- Outstanding gardens and productive grounds
- Detached eco lodge with separate parking and gardens
- Air source heat pump and owned solar panels with Feed-in Tariff income
- Garages, workshop and further outbuildings
- Potential for multi-generational living or income generation
- Village location close to Sandford and Crediton

Set within the parish of Sandford, approximately one kilometre from the centre of the village, 1 Hele Cottages enjoys a wonderful position surrounded by countryside whilst remaining close enough to make the most of village life. Sandford itself is one of Mid Devon's most sought-after villages, with its community shop and post office, popular pubs, primary school and numerous clubs and activities, whilst Crediton is just a short drive away.

The cottage itself is full of character and warmth. Traditional cob walls, exposed timbers and an impressive inglenook fireplace with bread oven and woodburner create a home that feels both settled and welcoming. Over the years it has evolved into a flexible and comfortable family home, equally suited to those seeking multi-generational living or simply plenty of room to spread out.





The accommodation offers two reception rooms, providing flexibility for family life, entertaining or working from home. The kitchen flows naturally into a garden room, creating a lovely connection with the outside and making the most of the beautiful surroundings. A ground floor bedroom and adjacent shower room add further versatility, ideal for guests, dependent relatives or those wishing to live primarily on one level.

Upstairs are two further bedrooms and a family bathroom, with lovely views over the surrounding countryside adding to the peaceful atmosphere.

Practical improvements have ensured the property is as efficient as it is attractive. An air source heat pump provides heating and the owned solar panels generate a useful income through the Feed-in Tariff scheme, which remains index linked for the remainder of its term. The property is also served by a private water supply and modern sewage treatment plant.

The gardens are one of the defining features of the property. They are mature, productive and beautifully arranged with areas of lawn, patios, vegetable beds, soft fruit, apple trees and a magnificent walnut tree. For those with green fingers, there is already much to enjoy, whilst the various seating areas make the most of the peaceful setting. A greenhouse, potting shed, workshop, studio and further stores all add to the appeal, whilst two garages and private parking provide plenty of practicality.

Of significant note and included in the sale is the detached straw bale eco lodge. Occupying its own area within the grounds and benefitting from separate parking and gardens, it offers tremendous flexibility. Currently it can be used as ancillary accommodation, a studio, home office or as guest accommodation with the potential to generate an income through Airbnb. Importantly, at the time of



writing a planning appeal is in progress seeking consent for the lodge to become a completely separate dwelling. Whilst no decision has yet been made, a successful outcome would represent a considerable benefit to the new owner.

Overall, 1 Hele Cottages offers a rare combination of period character, sustainable living and exceptional outside space. The inclusion of the eco lodge elevates the property into something truly special, providing opportunities that are increasingly hard to find in such a desirable village setting.

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

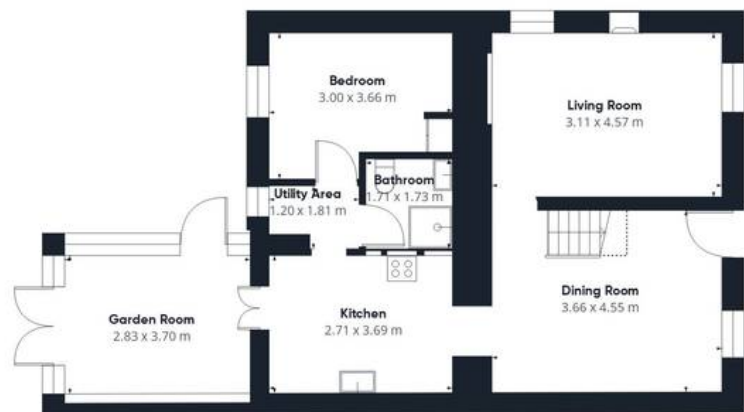
Virtual Staging:

Some images used in this marketing material may be virtually staged for illustration purposes. Buyers should not assume that furnishings, décor, or condition shown are representative of the property as currently presented.

Private Drainage:

We're informed by the seller that the property has a private drainage system, which they advise is in working order. Buyers should satisfy themselves regarding its type, condition and regulatory compliance with their conveyancer.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Floor 0 Building 4



Approximate total area⁽¹⁾

143.6 m²

Reduced headroom

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Heating Type (Non-Mains):

We're informed by the seller that the property is heated via electric central heating. Buyers should confirm servicing arrangements and running costs.

Private / Unadopted Road:

We're informed by the seller that access to the property is via a private road. Buyers should confirm ownership, rights of access and responsibility for maintenance or repair with their conveyancer.

Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon

Approx Age: 1800

Construction Notes: Cob and Stone under slate roof

Utilities: Mains electric, telephone & broadband. Solar panels with approx. £2500p/a FIT.

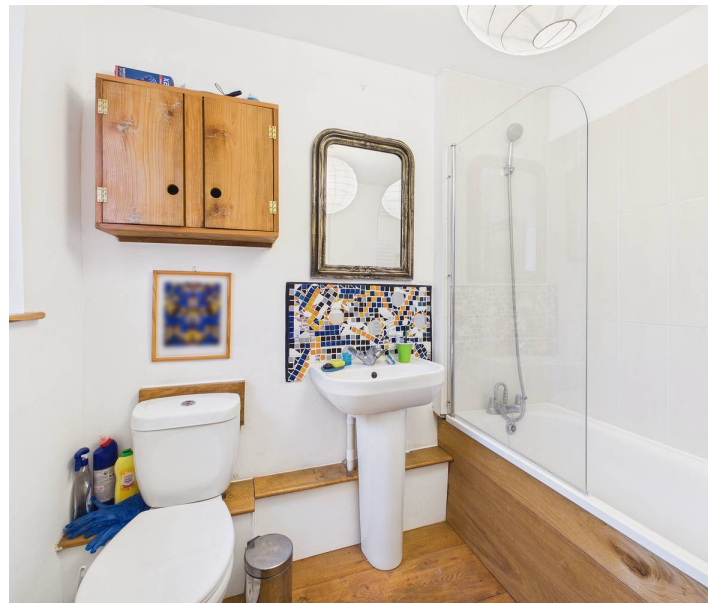
Drainage: Private via treatment plant

Heating: Air-source and wood-burner

Listed: No

Conservation Area: No

Tenure: Freehold

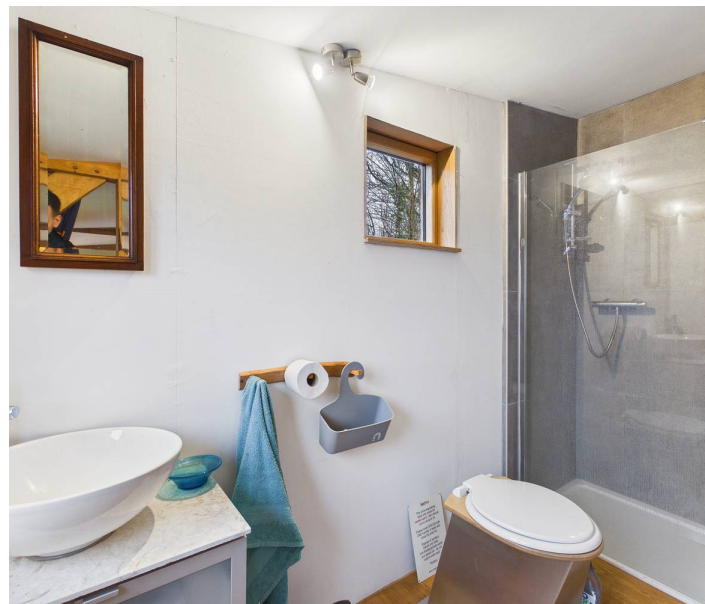




SANDFORD is a pretty and popular village lying, as it does, about a mile and a half north of Crediton and just nine and a half miles from Exeter. The centre of the village sits around the square where both The Lamb Inn and the community-run village stores and post office can be found. For outdoor pursuits, the village also has two recreation grounds, a tennis court, and a dedicated footpath/cycle path that takes users safely off road to Crediton. A thriving community also ensures plenty of activities are going on throughout the year many of which centre around the well-patronised village hall. The primary school (OFSTED Good) offers wrap around care and a pre-school nursery welcoming 3- to 5-year-olds, and is another draw for families seeking a small but vibrant environment in which to raise their children.

DIRECTIONS : For sat-nav use EX17 4PE and the What3Words address is [///hoaxes.safety.eradicate](https://www.what3words.com/hoaxes.safety.eradicate) but if you want the traditional directions, please read on.

From Crediton, head out of town up and over Jockey Hill and down the other side. As you pass the entrance to Creedy Park (Sandford Cricket Club), take the next left as signed to Newbuildings. Proceed for approximately 1 mile and take the right turn signed West Sandford. At the top of the hill, turn right and immediately left, follow the lane and the cottage will be found on the right.





Helmores

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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.