



Meadow End
Cottage

Meadow End Cottage

Sandford, Crediton, EX17 4PH

Crediton 4 miles Sandford 2 miles Exeter 12 miles

- 3 Bedrooms
- 2 Reception rooms
- Office
- Kitchen/breakfast room
- Off road parking
- Rural views
- Established gardens

Guide price £350,000

SITUATION

The property is situated in a rural location just 2 miles from the village of Sandford. The village has a thriving community including church, primary & pre-schooling, village hall, two pubs, community shop, post office and garage. The market town of Crediton (4 miles) has a wider range of day-to-day facilities and amenities including secondary schooling and a modern leisure centre. The weekly farmer's market is the largest in the area. The university and cathedral city of Exeter (12 miles) has a comprehensive array of amenities and facilities including excellent dining, shopping, theatre and sporting and recreational pursuits.

DESCRIPTION

Meadow End Cottage is an attractive Grade II Listed detached property which the Listed Buildings notes suggest dates from the 17th century with later extensions. Of rendered cob and stone elevations beneath a thatched roof (newly replaced in 2014), the property enjoys a wealth of original and character features including original fireplaces and many exposed ceiling beams.



An attractive Grade II Listed detached property in rural Mid Devon location





ACCOMMODATION

A large entrance porch/sun room with tiled floor has an inner door leading to the sitting room. This has a wonderful original stone fireplace with inset multi-fuel stove and bread oven, exposed ceiling beam and stairs to the first floor. There is a formal dining room with exposed beamed arch leading through to the office. This leads through to the kitchen/breakfast room which is fitted with a range of matching wooden units, space for electric range-style cooker, space and plumbing for a number of appliances as well as breakfast table and chairs. This has a stable door leading to the parking area.

On the first floor are three bedrooms, each with fitted wardrobes and family bathroom.

OUTSIDE

From the lane two five-bar wooden gates give access to an off road parking area for two vehicles. The south facing gardens lie principally to the front and to one side of the property. There is a large patio area adjoining the property. The majority of the gardens are laid to lawns set out over various levels and interspersed with a number of well-established and colourful shrub and flower beds. There are a number of log stores and a summerhouse which sits in an elevated corner of the garden with power and light supply. Ornamental pond with waterfall feature. The gardens enjoy a good degree of privacy and due to its position, there are a number of lovely views from the gardens and some of the rooms across the adjoining countryside.

SERVICES

Oil-fired central heating. Mains electricity. Private water. Private drainage.

DIRECTIONS

Proceed out of Crediton towards Sandford. Proceed down the hill passing the cricket club on the right and take the next left turn, signposted New Buildings. Proceed through the lanes for approximately 1.5 miles. Just after Cross Mill Cross, take the left hand fork and the property can be found on the right after approximately a further half a mile.





These particulars are a guide only and should not be relied upon for any purpose.



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