

**HELMORES**  
IN PROPERTY SINCE 1699



BURROW FARM • ZEAL MONACHORUM • CREDITON • DEVON • EX17 6LW

Beautifully modernised Victorian farmhouse with no near neighbours, spectacular panoramic views to Dartmoor, 9 acres of gardens and grounds, large fully stocked fishing/boating lake (excellent business potential) plus large stone threshing barn, substantial 4+ bedroomed accommodation providing much flexibility.

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ZEAL MONACHORUM  
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**GRID REFERENCE:**

Landranger map 191. Ref SS704025.

**DIRECTIONS**

From Crediton take the A377 road to Coplestone (about 4 miles). In the village, fork left just after the traffic lights as signposted towards Bow and Okehampton on the A3072. Proceed through the village of Bow, turning right shortly afterwards at Burston Cross (opposite the Co-op mini supermarket), signposted Zeal Monachorum. After about 0.5 miles turn left signposted North Tawton at Lower Burston Cross. Proceed along the road for about 0.5 mile and Burrow Farm will be found on the right hand side.



OPEN  
7 DAYS  
A WEEK!

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DEVON OFFICE: Tel: 01363 777999  
117 High Street, Crediton, Devon, EX17 3LG

LONDON OFFICE: Tel: 020 7409 4657  
119-121 Park Lane, Mayfair, W1K 7AG

Register online:  
[www.helmores.com](http://www.helmores.com)  
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#### **DESCRIPTION**

Burrow Farm is located in the heart of rural mid Devon enjoying the most spectacular panoramic country views with the magnificent Dartmoor Hills on the horizon. The house enjoys much peace and seclusion being well away from main roads and having no near neighbouring properties, yet is easily accessible to the A3072 Coplestone/Okehampton main road which lies about a mile to the south.

The property lies about 2 miles from the picturesque village of Zeal Monachorum, a picturesque Devon village full of many old properties of character (several of the thatched houses and cottages being subject to preservation orders). The name of the village is derived from the Latin 'Cella Monachorum' (the cell of the Monks), and part of the parish church which is the third building to stand on the present site was a cell of the Benedictine Abbey from Buckfast from 1016 when Canute bestowed on the Abbot the Manor of Zeal Monachorum. There is the Waie Inn which offers facilities including swimming pool, squash courts, childrens play areas, and snooker room etc. The village is in a peaceful setting, away from any main roads.

The larger village of Bow is about a mile to the south and has excellent amenities including the well regarded White Hart public house, an excellent modern primary school, village hall, and a recently opened Co-op mini supermarket. A unique feature of Bow is the very high raised pavement running down one side of the main street, plus many old period cottages and houses.

#### **THE PROPERTY**

Burrow Farm comprises of a beautifully modernised Victorian farmhouse with substantial and flexible family accommodation having large, well proportioned rooms with high ceilings which gives an amazing feeling of space. The present owners have carried out many improvements to the property very recently, some of which include a new slate roof, a fully fitted luxury kitchen with Miele & Smeg integrated appliances plus oil fired Aga, many newly fitted carpets, and a newly fitted oil central heating boiler, to name a few. The general presentation and decor is excellent throughout. The accommodation could be used in a number of different ways, and offers much flexibility, one possibility being dual family occupancy as with 2 staircases the accommodation could very naturally divide with minimal work.

#### **THE GROUNDS**

The gardens and grounds of Burrow Farm are wonderful, and comprise of about 9 acres in all, and include a large boating/fishing lake of about an acre in size (which presents an excellent business opportunity), the original old walled garden, and various outbuildings including an excellent former threshing barn of stone construction which has recently been re-roofed and offers great potential for holiday/fishing cottages (subject to the necessary permissions). Most of the gardens and land enjoying stunning views of the surrounding open countryside.



**GROUND FLOOR:** uPVC double glazed Front Door to

**GLAZED ENTRANCE VESTIBULE:** 2.5m x 2.25m (8' 2" x 7' 5").  
Quarry tiled floor, fine rural views. Period glazed door to

**STAIRCASE ENTRANCE HALL:** 7.6m x 2.4m (24' 11" x 7' 10") Forming an impressive entrance to the house, with the original quarry tiled floor, Victorian radiator, and natural timber staircase to first floor with cupboard under.

**LIVING ROOM:** 5m x 4.5m (16' 5" x 14' 9") Italian marble surround cast iron fireplace, picture rail, radiator. Lovely views.

**KITCHEN/BREAKFAST ROOM:** 5m x 5m (16' 5" x 16' 5") Superbly presented with a recently fitted range of units, all having natural wood units and afford ample storage space. Polished granite working surfaces (with matching splashback), and deep enamelled Belfast sink (mixer tap). Integrated Miele washing machine and tumble dryer, integrated Smeg dishwasher, integrated Smeg fridge and freezer. Built-in stainless steel Neff microwave and Neff coffee machine. Island unit with polished granite worktop (incorporating breakfast bar), plus inset 4-ring Neff hob, and built-in stainless steel Neff double electric oven. Brick fireplace with oil-fired Aga. Natural slate floor, inset ceiling spotlighting.

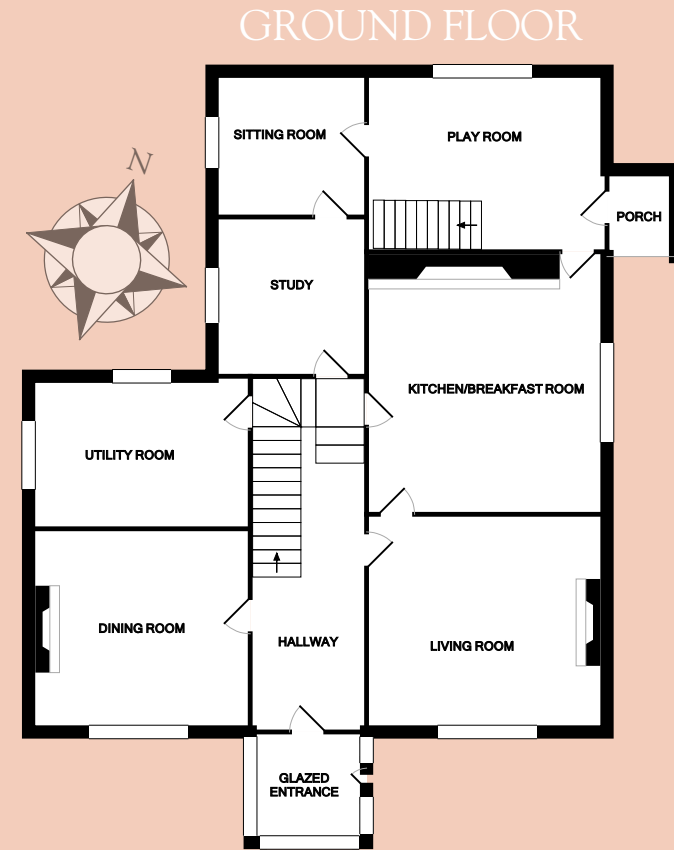
**DINING ROOM:** 4.45m x 4.21m (14' 7" x 13' 10") Large open fireplace with wood surround and slate hearth, wall lighting, radiator, stunning Dartmoor views.

**STUDY:** 3.3m x 3.2m (10' 10" x 10' 6") Radiator.

**SITTING ROOM:** 3m x 3.25m (9' 10" x 10' 8") Small access to loft space.

**PLAY ROOM:** 4.75m x 3.4m (15' 7" x 11' 2") Full height ceiling with exposed timber and velux roof window, lovely views over the grounds and lake, radiator. Second staircase to first floor, shelving. Stable type back door to outside.

**UTILITY ROOM:** 4.53m x 2.95m (14' 10" x 9' 8") Recently fitted floor standing Grant oil-fired central heating boiler also providing domestic hot water.



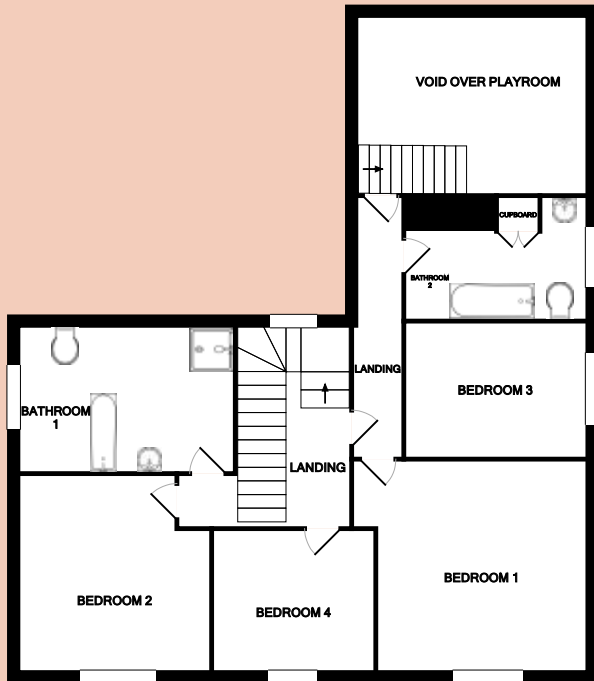
## SERVICES

Mains electricity and water connected.  
Private drainage. Telephone connection.

South West Water PLC, Peninsula House,  
Rydon Lane, Exeter, Devon, EX2 7HR  
Tel: 0345 776677.

Western Power Distribution, Osprey House,  
Sowton, Exeter, Devon, EX2 7HZ.  
Tel: 0845 6012989.

## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2011

### LOCAL AUTHORITY

Mid Devon District Council, Phoenix House,  
Phoenix Lane, Tiverton, Devon, EX16 6PP.  
Tel: 01884 255255.

### HELMORES REF DHC5739

**FIRST FLOOR:** Sweeping staircase to large SEMI-GALLERIED LANDING : 3.62m x 4.23m (11' 11" x 13' 11") (max) Radiator, access to loft space.

**INNER LANDING:** with high level storage area and door giving access to second staircase leading to the ground floor.

**MASTER BEDROOM 1:** 5m x 4.25m (16' 5" x 13' 11")  
Country views, double radiator.

**BEDROOM 2:** 4.2m x 4.1m (13' 9" x 13' 5")  
Country views, double radiator.

**BEDROOM 3:** 3.9m x 3.15m (12' 10" x 10' 4")  
Country views, radiator.

**BEDROOM 4:** 3.4m x 3.1m (11' 2" x 10' 2")  
Country views, double radiator.

**BATHROOM 1:** 4.55m x 3m (14' 11" x 9' 10")  
Bath with tiled surround, low level w.c, pedestal basin, fully tiled shower cubicle with Triton electric shower unit, built-in storage cupboard, wall tiling, radiator.

**BATHROOM 2:** 4m x 2.75m (13' 1" x 9')  
(max into recess)  
White suite comprising: bath, low level w.c, pedestal basin, wall tiling. LINEN CUPBOARD.

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Floor plans and maps are not to scale and are for identification purposes only.

**Please telephone to check current opening hours before embarking on any journey to visit our office.**



VIEWING: BY APPOINTMENT WITH HELMORES ON 01363 777999

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The property is set in wonderful gardens and grounds which we are informed extend to about 9 acres, all of which adjoins the property and is of productive red soil well known to the area. There are formal gardens to the south and western side of the house, which extend into the adjoining paddock which runs down to the lake.

**OUTSIDE:** To the side of the house is a wide 5 bar gate with granite pillar leading to gravelled **PARKING / TURNING AREA** for several vehicles.

Further concreted **PARKING AREA** at rear plus open fronted **DOUBLE GARAGE:**

5.25m x 4.4m. (17' 3" x 14' 5")

Adjoining **STABLE:** 3.3m x 3.3m

(10' 10" x 10' 10") plus

**TACK ROOM / STORE:**

1.9m x 1.6m. (6' 3" x 5' 3").

2 brick / stone **OUTBUILDINGS**, and **FUEL STORE**.

**ADJOINING PADDOCKS** beyond ideal for horses, ponies etc.

Original **WALLED GARDEN** approximately 30m x 23m (98' 5" x 75' 6") having areas of lawn, flower beds, and surrounded by lovely old stone & cob wall providing much shelter.

Devon stone **THRESHING BARN** 15m x 5.75m (49' 3" x 18' 10") having a new slate roof and providing excellent potential for conversion into ancillary accommodation, holiday / fishing cottages etc (subject to the necessary planning consents).

The lake extends to about 1 acre with an island and is stocked with coarse fish. It sits very pleasantly in the landscape and provides both a wonderful outlook for the house and a useful amenity attracting plentiful wildlife, including a flock of Canada Geese at the time of writing. There is a small copse to the western edge, and a pretty island with various trees.

