



## The Hidden Chapel, Zeal Monachorum, EX17 6DG

Guide Price £385,000



# The Hidden Chapel

Zeal Monachorum, Crediton

- 1857 Chapel Conversion
- Open plan living space
- Full of charm & original character
- 3 double bedrooms
- Mezzanine level with feature window
- Wood burning stove
- Currently generating an income through Airbnb
- Outdoor terrace
- Village location
- No chain

This Congregational Chapel, built in 1857, was sympathetically converted in 2020 and retains many original features. It's nestled amongst old thatch cottages and is quietly tucked away at the edge of this typical mid Devon village, full of character and charm, set amongst rolling hills and open fields. The details and finishes that have gone into this property really set it apart from most conversions to create a very special home.

The original chapel doors lead you into a large open plan living space with plenty of room for a large dining table & sociable sitting area. The kitchen area is flooded with light from the large chapel window, there's an American style fridge, an array of units (created using the original chapel pews), range cooker with 6 ring induction hob and dishwasher. The double Belfast style sink and solid wood worktops all add to this original space.





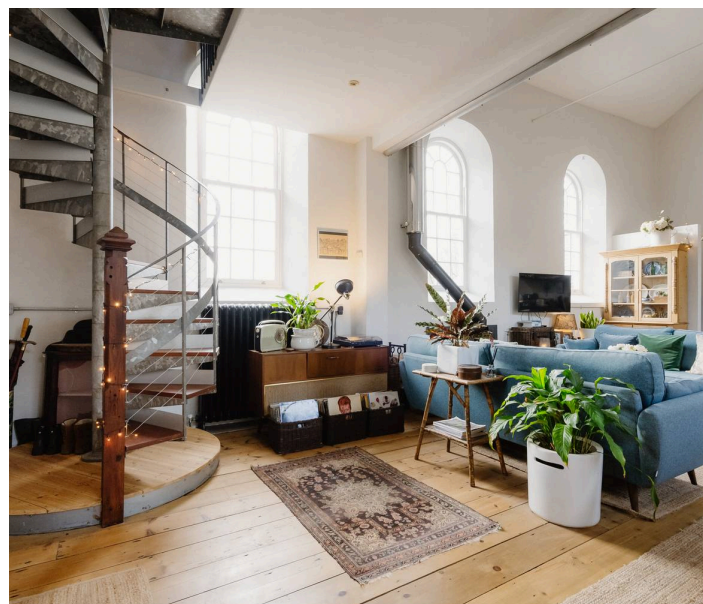


The utility area found behind the kitchen has a washer and dryer and this room host the electric boiler and shelving storage space. The bathroom on this level has a Victorian roll top bath with clawed feet and a white suite toilet, character sink with vanity unit and decorative tiled floor. From the bathroom there is the 3rd bedroom which is a double and has plenty of light through a velux style window and a large picture window to the side. There are a few steps down from the hall into the 2nd bedroom which is a large double with a fitted wardrobe, this room could equally be utilised as a 2nd lounge and has an amazing pitched roof window with a by-fold door running the full width of the room. From this room the walled terrace can be accessed. There is also an extra door from here leading outdoors to the side path.

The mezzanine floor can be accessed via a spiral staircase leading to a further double bedroom, this master bedroom has an ensuite shower room and double sink and it's main feature is a large circular leaded window looking down over the open plan living space.

Outside the property can be access via a gateway tucked between two cottages, the path leads down to the chapel at the end. The sun terrace has lovely views over the countryside and is a wonderful place to relax and listen to the birdsong. There is also an outdoor passage way to one side with room for wood/bins etc to be stored.

It's previously been used as a successful holiday home and more recently as a permanent home so there's plenty of options! Also worth noting is that some of the furniture and fittings could be available for purchase by separate negotiation if required.





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: D

Utilities: Mains electric, water, telephone & broadband plus solar PV

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Electric central heating, wood burning stove

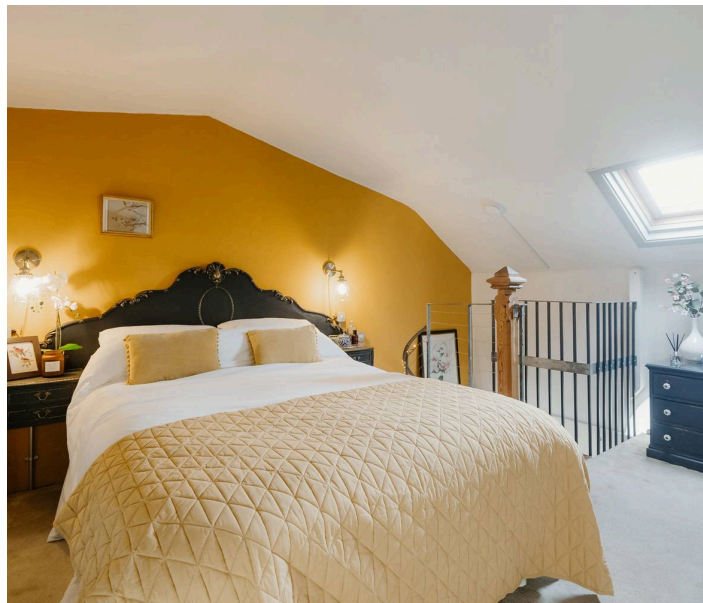
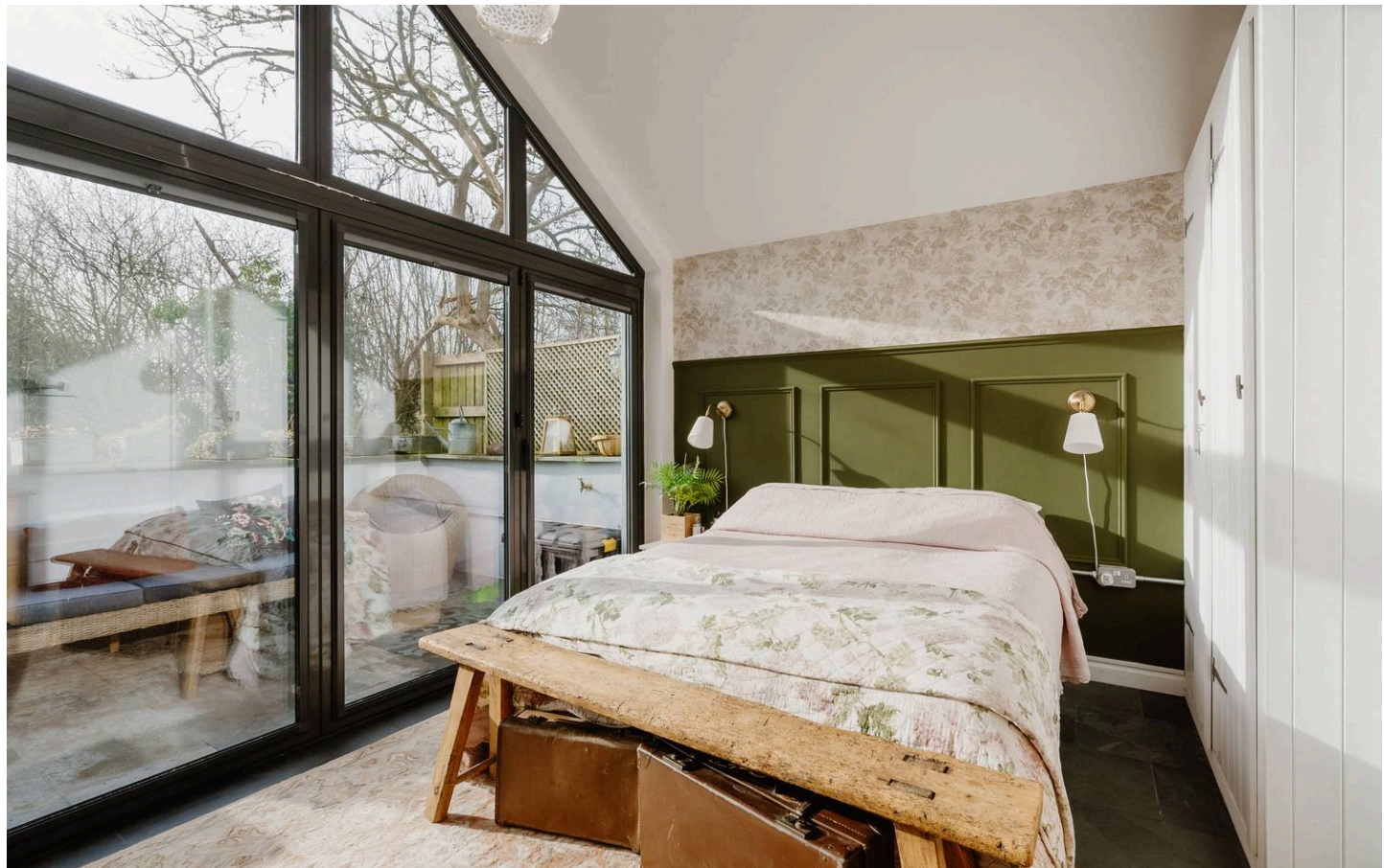
Listed: No

Tenure: Freehold

**Zeal Monachorum** is situated 8 miles northwest of Crediton, hidden within vast and tumultuous farmlands. Like many Devon villages Zeal is home to a number of period properties, and buildings that have a strict conservation status – preserving the traditional beauty expected from rural settlements. The village is known for having the most family friendly inn around, 'The Waie Inn' – offering great food & drink, outdoor and indoor children's play areas, heated swimming pool, skittle alley, function rooms (for weddings, parties etc), astro turf pitch, squash courts, fishing lake and B&B rooms.

**DIRECTIONS :** From Crediton head west on the A377. At Copplestone, take the A3072 signed to Okehampton. Upon reaching Bow, take a right turn down Water Lane. When you reach the Village of Zeal Monachorum, go up through to the point where the Church is in front of you and take a left turn. The Hidden Chapel gate is marked and between the blue house and Honeysuckle Cottage, park along on the right.

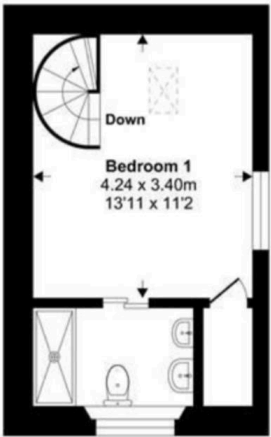
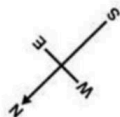
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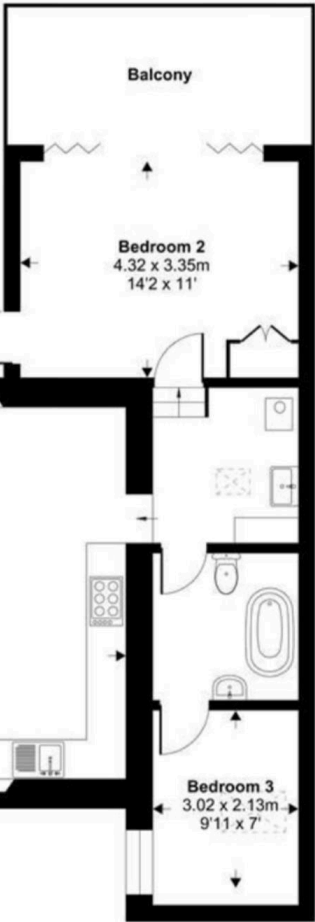


Approximate Area = 1217 sq ft / 113 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Stags. REF: 627852





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