



## Monks Cottage, Zeal Monachorum

Guide Price £220,000



# Monks Cottage

Zeal Monachorum, Crediton, EX17 6DF

- Semi-detached charming cottage
- Garden and parking
- Electric central heating
- 2 double bedrooms
- Stunning bathroom
- Kitchen with granite tops & island
- Utility room
- Full of period features and character
- Grade II listed & thatched
- No onward chain

Monks Cottage is a Grade II Listed semi-detached cottage situated in this pretty Mid-Devon village and is presented in very good order throughout, while maintaining some beautiful character features such as period doors, beams and a lovely fireplace in the lounge diner (suitable for adding a wood-burning stove and flue if desired).

The spacious accommodation is larger than you'd expect for a 'two bedroom cottage', ceiling heights are good and the bedrooms are both doubles. The upstairs bath and shower room is particularly special with a freestanding bath in the middle of the room, plus a separate shower cubicle.

Downstairs we have 7.28m/24ft lounge diner complete with window seat. The kitchen has granite worktops, a Belfast sink and a centre island with breakfast bar, plus a utility room with plumbing for washing machine. The cottage was completely reroofed in 2007, it also has an efficient electric boiler running the central heating radiators.







The cottage also benefits from off-road parking for two vehicles (6.3m x 4.88m) with steps up to the garden (22m x 8.8m) which is largely laid to lawn, stone chipped seating areas and then an area to the rear which would be lovely decked to enjoy the view over the church with countryside beyond. Agents Note: The thatch is nearing replacement and a quote can be provided, please ask the office for details.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2025/26 - £2479.31

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 80mbps

Drainage: Mains drainage

Heating: Electric boiler with central heating radiators throughout

Listed: Grade II

Conservation Area: Yes

Tenure: Freehold

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.





**Zeal Monachorum** is situated 8 miles northwest of Crediton, hidden within vast and tumultuous farmlands. Its name is of Latin origin 'Cella Monachorum' – meaning 'Cell of the Monks'. 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. Its church is old (understatement) (1235, late Saxon) and in its yard is a yew tree rumoured to have experienced a 1000 birthdays or more (not that anyone celebrates). The village is also known for having the most family friendly inn around, 'The Waie Inn' – offering great food & drink, both outdoor and indoor children's play areas, a heated swimming pool, skittle alley, large function rooms (for weddings, parties etc), an astro turf pitch, squash courts, fishing lake and B&B rooms

**DIRECTIONS :** From Crediton take the A377 in a westerly direction, at Copplestone after the lights, take a left turn on the A3072 until you reach Bow. In the village take a right turn on Waterlane and continue until you reach Zeal Monachorum. Monks Cottage can be found on the right beside the Church at the top of the hill.

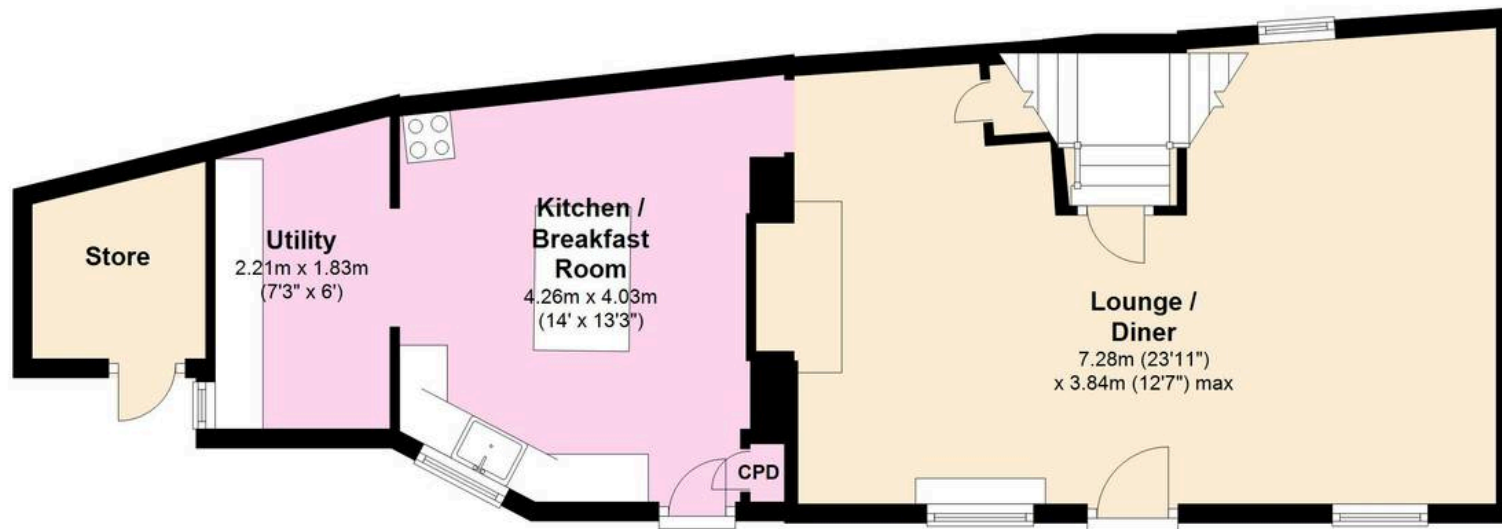
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## Ground Floor

Approx. 58.6 sq. metres (630.6 sq. feet)



## First Floor

Approx. 51.9 sq. metres (558.6 sq. feet)



Total area: approx. 110.5 sq. metres (1189.2 sq. feet)





## Helmores

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