



Seymour House, Zeal Monachorum, EX17 6DG

Guide Price £525,000

Seymour House

Zeal Monachorum, Crediton

- Large village house
- Set in grounds of 1 acre (approx)
- Sweeping views
- In need of modernisation
- 2,464sqft house
- Large driveway
- Great potential
- Garage
- No onward chain!

Seymour House is a large detached home on the edge of the popular village of Zeal Monachorum, set in an acre (approx) of grounds with sweeping views over farmland and countryside. The house extends to 2,464 sq ft (229 sq m) and whilst in need of modernisation, offers a fantastic opportunity to create an outstanding home. The house is being sold with no onward chain.

The layout could be configured to suit a buyer's needs and currently has a kitchen and separate dining room, utility & boot room with access to the garage. There is a large study and large lounge both with south facing views and a downstairs WC.

Upstairs there are two south facing bedrooms, one with an ensuite bathroom, two further doubles to the rear and a family bathroom. There is oil fired central heating and wooden windows with secondary glazing.





Outside to the front is a driveway to fit multiple vehicles and a front garden, to the rear the ground extend back 100m which is currently laid to lawn with a variety of trees and shrubs. A lane to the side gives good wide access to the rear garden.

Please see the floorplan for room sizes.

Current Council Tax: Band F – Mid Devon 2025/26 – £3,581.23

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 80mbps

Drainage: Mains drainage

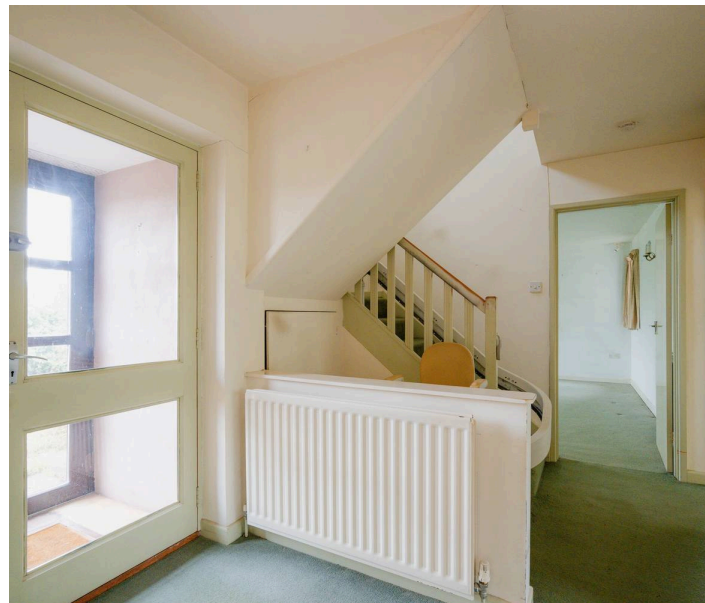
Heating: Oil fired central heating

Listed: No

Conservation Area: No

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 bear around to the right after the lights, continue through to Morchard Road and take a left turn onto the B3220. Take the 2nd left turn signposted to Zeal Monachorum. Upon entering the village take a right turn onto Western Road opposite the Church. Seymour House can be found along to the right marked by a Helmores board.

For Sat Nav: EX17 6DG

What3Words: [///enlarge.nutty.argue](https://www.what3words.com/enlarge.nutty.argue)





Floor 0



Floor 1

Approximate total area⁽¹⁾

229.1 m²

Reduced headroom

1.8 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



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