



3 Leigh Cross, Zeal Monachorum EX17 6LJ

Guide Price £475,000

3 Leigh Cross

Zeal Monachorum, Crediton

- Beautifully extended country cottage
- Approximately ¼ acre of level gardens
- Four double bedrooms
- Two ensuite shower rooms
- Stunning farmhouse kitchen & dining room
- Contemporary double-height atrium landing
- Two reception rooms & utility
- Far-reaching countryside views
- Ample driveway parking
- Semi-rural location with excellent connections

Occupying a wonderful semi-rural position between Eastleigh and Zeal Monachorum, 3 Leigh Cross enjoys far-reaching countryside views in every direction whilst remaining surprisingly well connected. Crediton, Chulmleigh and Okehampton are all within easy reach, whilst Eggesford Station on the Tarka Line is only a couple of miles away, providing direct rail links between Barnstaple and Exeter. Originally one of just three cottages, the property has been transformed through an extensive renovation and striking two-storey extension, creating a home that successfully blends the warmth and character of a traditional Devon cottage with the light, space and practicality of modern family living.

At the heart of the home is a superb farmhouse-style kitchen and dining room, designed as a sociable space where family life naturally comes together and opening directly onto the gardens.





Alongside are two generous reception rooms, both have wood burners, one of which is gas effect and has a remote control, providing flexibility for entertaining, relaxing or working from home, together with a separate utility room to keep the practicalities of daily life neatly tucked away. One of the home's standout features is the stunning double-height atrium landing, flooding the centre of the house with natural light and creating a striking architectural focal point. Upstairs are four genuine double bedrooms, two enjoying their own ensuite shower rooms, making it an ideal home for growing families, visiting guests or multi-generational living.

Outside, the level gardens extend to approximately a quarter of an acre, offering plenty of space for children to play, keen gardeners to indulge their passion or simply somewhere to relax and enjoy the peaceful surroundings. Much of the hard landscaping has already been completed, leaving a fantastic opportunity for a new owner to add the finishing touches and create a garden to suit their own lifestyle. Ample driveway parking completes what is a beautifully balanced home, combining the charm of country cottage living with the comfort, style and flexibility expected of a contemporary family home.

Agent's Note: The Everhot range cooker is available by separate negotiation.



Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Private drainage (Septic tank soak away)

Heating: Mains gas central heating, part electric underfloor and gas, wood effect burner

Construction: Cob/block extension

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.

Agents' Notes:

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:

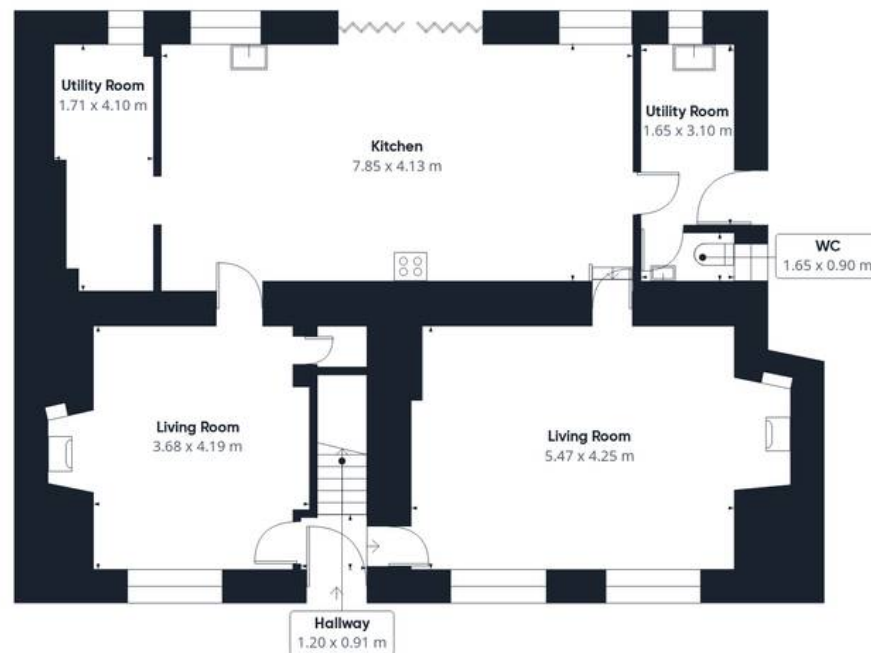
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Digital Photo Enhancement/Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

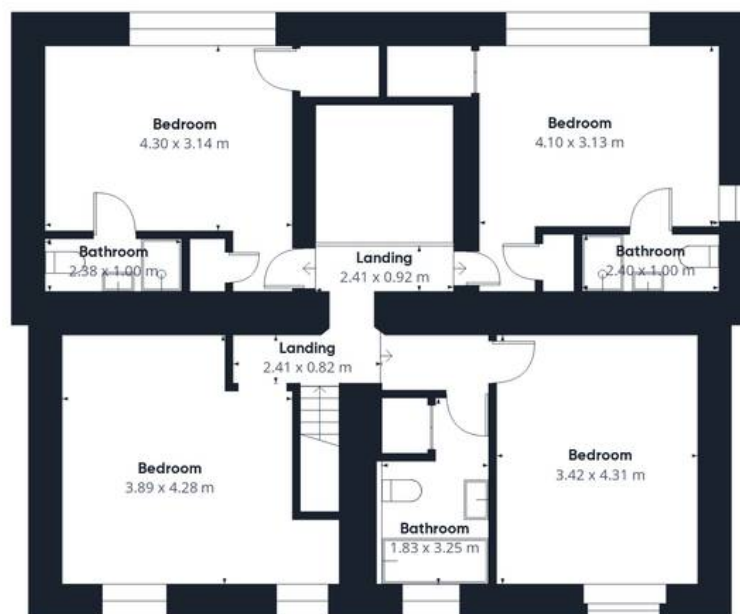






Floor 0

Approximate total area⁽¹⁾
172.2 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





We're informed by the seller that the property includes cob walls and/or a thatched roof. Such construction may have specific maintenance and insurance requirements, and buyers should make their own enquiries before purchase.

ZEAL MONACHORUM is an ancient hilltop village surrounding a late Saxon church which forms the centre of the village's conservation area and envelops a variety of listed properties. The village's elevated location gives it views across to both Exmoor and Dartmoor and the Two Moors Way that links these national parks passes close by, Zeal M is also a stop on the Devonshire Heartland Way. While the village has Saxon roots, Zeal Monachorum, or the Latin; Cella Monachorum, means 'Cell of the Monks' and bears witness to King Cnut's 1018 gift of the manor to the Cistercian abbey at Buckfast Abbey, it remained part of the Abbey until the reformation in 1539. Today, the village is home to a proactive community that makes good use of its village hall amenity and the W.I is one of the largest and most welcoming in the area. The village pub, The Waie Inn, is regarded as one of the most family-friendly pubs in the area and offers a wide range of sporting facilities as well as accommodation. The nearest shop is 1½ miles away at Bow where there is also a well-stocked garden centre with café. Buses to Okehampton and Exeter can also be found in Bow, while 1½ in the other direction at Morchard Road, is the Tarka Line rail line serving Barnstaple, Crediton, and Exeter. At eight-miles distance, Crediton is the nearest town and offers a range of amenities. Primary schooling is in BOW, OFSTED Good and is served by a minibus while children of secondary school-age catch the bus to Queen Elizabeth's in Crediton.

DIRECTIONS

Use EX17 6LJ or the what3words is
 ///overjoyed.occupations.exit



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.