



Yewtree Cottage, Zeal Monachorum, EX17 6DH

Guide Price £550,000

Yewtree Cottage

Zeal Monachorum, Crediton

- Beautiful Grade II Listed village property
- Full of period features
- Stunning walled cottage garden
- 3 Double bedrooms upstairs 1 on ground floor
- 3 Reception rooms
- Plenty of parking, garage & shed
- Lovely views to Dartmoor
- Inglenook fireplaces & woodburning stove
- Kitchen & spacious utility
- Popular village location
- Good countryside walks accessible from the house

A Grade II listed thatched cottage set in an elevated position, with wraparound gardens, generous parking and a flexible layout that combines period character with practical modern living.

The property retains many of the features that make traditional cottages so appealing, while having been carefully maintained with important improvements carried out over time. The thatched roof has recently had its ridge renewed, with the remaining lifespan expected to be around 10–15 years and the property is fully double glazed.

Inside, the ground floor offers a choice of living spaces and useful flexibility. The dining room centres around an inglenook fireplace with bread oven, while the lounge provides another character feature with its own inglenook, heavy beam, bread oven and a certified multi-fuel stove set within a lined





chimney. Built-in storage and drawers add practicality alongside the original details.

The kitchen combines traditional style with modern convenience, fitted with cream shaker units, a Rangemaster cooker with gas hob and electric ovens, matching extractor, integrated fridge, dishwasher and bins, there is plenty of space for a dining table within the kitchen.

A separate utility room includes a sink, storage and space for laundry appliances, with a garden outlook. To the rear is a wet room shower with a WC and sink, a great practical addition to the ground floor.

The ground floor accommodation is particularly flexible, with a further room currently used as an office but equally suitable as a bedroom. A bright sunroom provides another adaptable space, working well as a study, playroom, library or occasional guest bedroom with sofa bed. Doors open directly onto the patio and garden.

Upstairs, there are three double bedrooms. The principal bedroom benefits from bespoke solid wood wardrobes, south and west-facing windows and views towards Dartmoor. A further front-facing double bedroom and a third bedroom with built-in storage provide comfortable accommodation for family or guests. The bathroom is a bright modern room with full-height tiling, bath with electric shower, vanity unit and two windows bringing in natural light.

Outside, the property sits within established wraparound gardens, with lawns, patios, sun terraces and a variety of seating areas. The cottage garden style planting includes a wide selection of roses and mature shrubs, creating a private outdoor setting that enjoys good levels of sunlight throughout the day. A gated driveway provides parking for around five to six vehicles, with access to an integral garage. A greenhouse and shed are also included, and the



enclosed nature of the garden makes it practical for pets.

Overall, this is a character home where the traditional features have been thoughtfully retained alongside the improvements needed for comfortable everyday living. The combination of flexible accommodation, established gardens, parking and far-reaching views creates a rare opportunity to enjoy a well-maintained piece of Devon heritage.

Please see the floorplan for room sizes.

Current Council Tax: Band F – Mid Devon 2026/27 – £3753.64

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 80Mbps

Drainage: Mains drainage

Heating: Oil fired central heating & woodburning stove

Construction: Cob/Stone

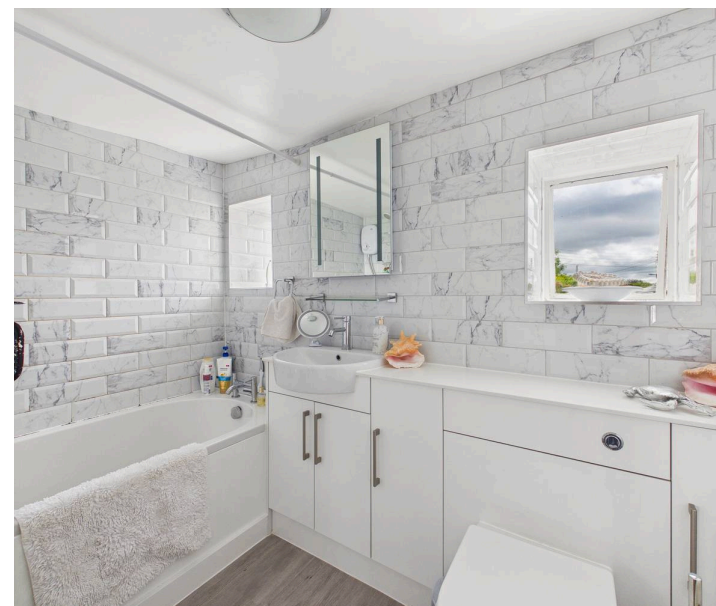
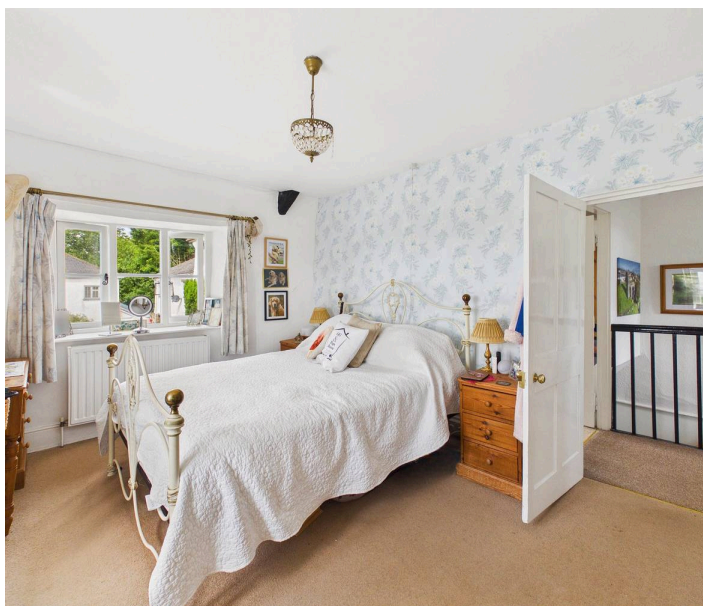
Listed: Grade II

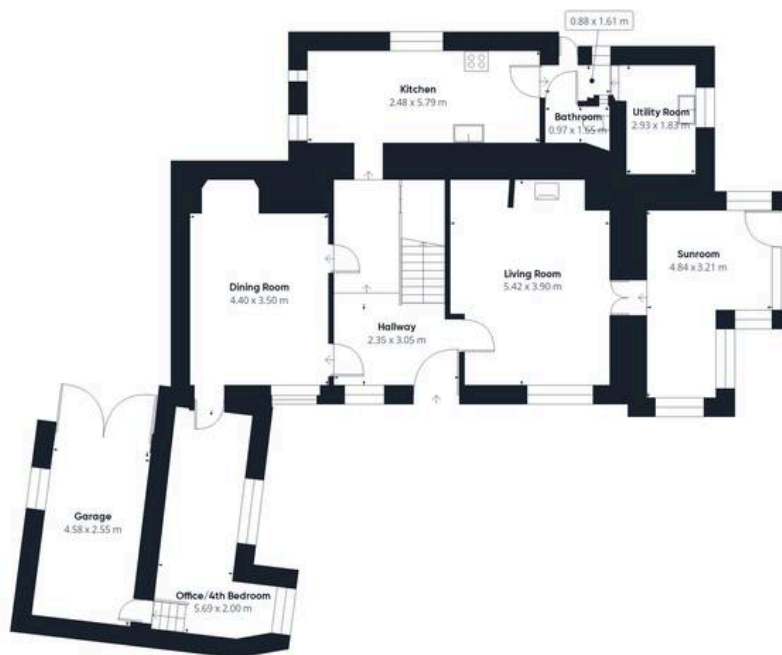
Conservation Area: Yes

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.

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.





Floor 0

Approximate total area⁽¹⁾
163.1 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.

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Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, 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.

Thatch / Cob Construction:

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.

DIRECTIONS : From Crediton take the A377 in a Westerly direction. Go straight through Copplestone on the A377 until you reach Morchard Road then take a left turn onto the B3220. Take a left turn toward Zeal Monachorum and once next to the Church, take a right turn onto Western Road and then immediately right and the cottage will be found just along to the right.

For Sat Nav: EX17 6DH

What3Words: [///shred.rewarded.nourished](https://www.what3words.com/#!/shred.rewarded.nourished)





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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.