



## South Park Barn, Zeal Monachorum EX17 6DL

Guide Price £965,000

**HELMORES**  
SINCE 1699

# South Park Barn

Zeal Monachorum, Crediton

- Stunning brand new detached contemporary house
- Beautiful rural views
- Wrap around balcony
- High quality with choice of finishes
- Large garden with views to adjoining fields
- Double garage
- Ample parking area (drive in/drive out)
- Security gates
- Solar PV and air source heat pump
- 5 bedrooms with 2 ensembles, 2,906 square foot over 2 floors

Nestled on the hillside with the most incredible rural views is this large, stylish brand-new home. Be the first to live here and an early reservation will allow you to choose the worktops, kitchen doors, flooring and more. Completion is expected early 2024 so don't delay. We will be adding more photos as and when other parts of the property are completed. The house has been built to a high specification with great thermal efficiency throughout. There's solar PV, underfloor heating that is run from an air-source heat pump and an EV charger too for your eco credentials.



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The house is 2,906 square foot which is over two floors with an impressive double height atrium entrance hall, a stunning kitchen/dining room, large living room with fireplace and views plus a utility, WC/shower room and a large ground floor study/work room/play room.

On the first floor are 5 bedrooms, 2 with ensuites and a family bathroom.

Outside there are two entrances, allowing for a drive in/drive out, this also leads to ample parking. There's a double garage and a store. Planning is in place for a continuation of this area to provide an annexe should a new owner choose to do so in the future.

The house sits on a large plot /garden with a wraparound raised deck/balcony and an infinity lawned garden which adjoins the surrounding countryside with the most incredible views.

Agents Note: Kitchen photos are computer generated for impression only purposes.

- Primary schools – Bow Community Primary School (7-10 minutes away), Copplestone Primary School (9-11 minutes away), Lapford Community School (10-12 minutes away)

- Secondary schools – Queen Elizabeth School & Chulmleigh College

- Current Council Tax: Mid Devon – TBC



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- Utilities: Mains electric, water, telephone & broadband, Solar PV and EV charger point
- Drainage: Private drainage
- Heating: Air source heat pump with underfloor heating
- Listed: No
- Tenure: Freehold

**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.

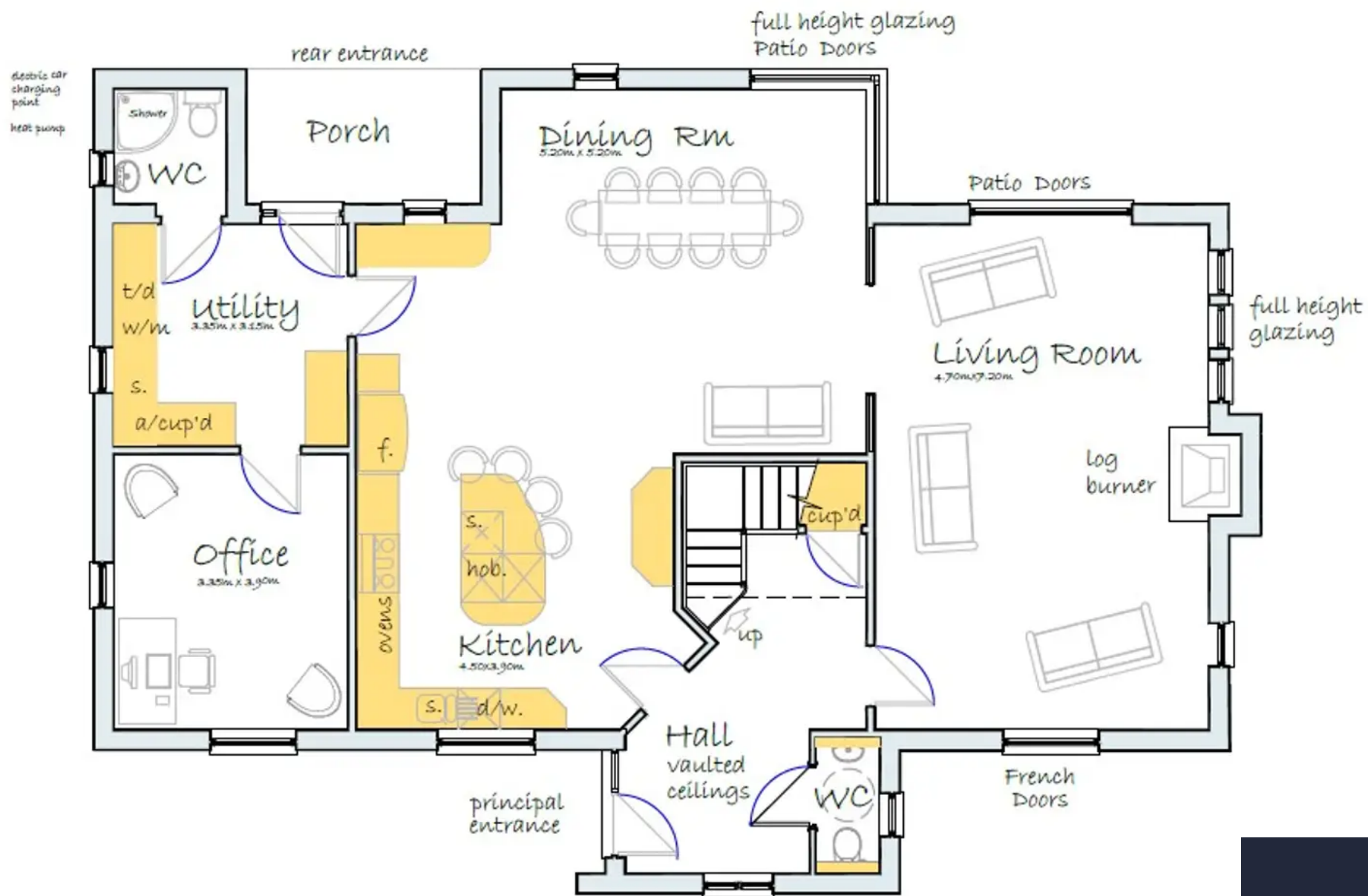
#### DIRECTIONS

For sat-nav use EX17 6DL and the What3Words address is [///starter.zest.skinning](https://www.what3words.com/#!/en/3242/3242/3242/starter.zest.skinning)

but if you want the traditional directions, please read on.

Take the A377 from Crediton towards Lapford and pass through Copplestone. At Morchard Road, take a left on the B3220 towards Winkleigh and continue for approx. 1.6 miles and take a left at Stopgate Cross as signed to Zeal Monachorum. Continue on the country lane for approx. 0.6 miles and the property will be found on your left.





# Ground Floor Plan



# Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](https://helmores.com/)

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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.