



Woodside House, Zeal Monachorum, Crediton, EX17 6LF

Guide Price £685,000

HELMORES
SINCE 1699

Woodside House, Zeal Monachorum, Crediton, EX17 6LF

- Large 4 bedroom country house
- Formerly two cottages, now as one
- Remodelled and extended layout
- Beautifully presented throughout
- Large family kitchen and 2 large reception rooms
- Gardens and paddock of approx. 1 acre
- Stables and separate gated entrance
- Private south facing garden
- Plenty of parking and a garage
- Excellent rural walks/rides nearby
- No chain

Set in the heart of Mid Devon, amongst the rolling hills and with a small stream to the northern boundary, this gorgeous detached country house is sure to tick a lot of boxes for those looking for a great sized house, with little to do and all set in approx. 1 acre – if this sounds like your kind of house then you won't be disappointed.

Originally the property was a pair of semi-detached cottages but with some vision and a lot of hard work, the property was knocked into one and created a wonderful family home. There is character throughout but it's not listed and clearly not thatched either. An extension to the rear added a large ground floor living room and a large bedroom above plus the existing rooms are now all a great size and with two staircases, the layout is flexible and adaptable. There are solar panels (owned outright) and woodburners too.





It's worth noting that although there is a central heating system in place (radiators and pipework) there isn't a boiler connected as the owners were in two minds about which route to take with the options available (electric, oil, pellet, air or ground source heat pumps). The whole house is double glazed and rewired so apart from personal preferences, there's not a lot of work to do to make this home.

The official front door, with its large porch, opens into a super hallway, ideal for country living. There is plenty of room for boots and coats. In turn there's a useful utility room with the usual facilities and then a boot room (when coming in from the fields!). There is a WC off the hallway and a door opens into the large farmhouse style kitchen with a central island, electric Aga and two bread ovens. There is plenty of room for a large table and this really is the heart of this beautiful home. Double doors open into the extension to the rear of the kitchen which is used as a cosy sitting room/snug in the winter or in the summer, the two sets of double doors open out and it becomes more of a garden room. There is a further living room in the older part of the house with a large inglenook fireplace (plus a connecting door back to the boot room).



There are two staircases (one from the kitchen and one from the living room) which gives ultimate flexibility to the first floor layout. From the kitchen stairs, the master bedroom is a large dual aspect room looking out over the gardens which benefits from plenty of light and the 4th bedroom (currently used as a store) could either be a bedroom or office but most likely, it has the plumbing in situ to connect for use as an ensuite to the main bedroom or indeed as a second bathroom on this floor.

There's another bedroom accessed from this side and a "secret" access through what seems like a wardrobe allows access to bedroom 3 without having to use the other stairs. This makes it ideal for families with younger children or for those wanting more seclusion, this bedroom and the family bathroom can be independently accessed from the other stairs.

Outside, the driveway brings you in along the front of the house where there is ample parking and a garage (approx. 6m x 3.6m) of sectional concrete construction but it will need a new roof or, stp, replacing with a more suitable structure. The gardens are private and south facing with a gorgeous large pergola attached to the living room which provides some shade and creates an outdoor room in the summer. There's a second driveway in from the country lane which links to the main drive but also runs up to the stables at the top of the property. There is one large stable (formerly two) and a tack/store room (overall dimensions are approx. 11m x 3.5m) so the building is flexible. There's a small gated yard area to the front of the stables and the back opens into the fenced paddock. In all the plot extends to just over 1 acre.

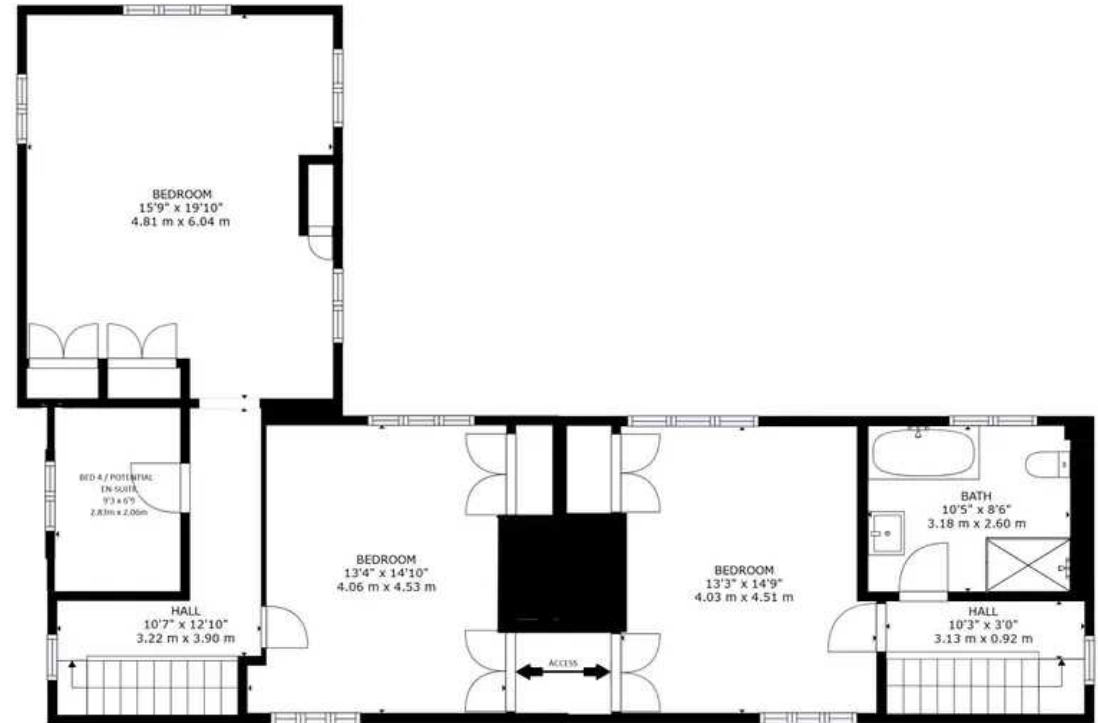
It's a wonderful house in a gorgeous setting and sure to be popular so please check out the film and 3D tour online and book a viewing.

Agents Notes: The small stream is set down from the house and collects surface run off from the surrounding countryside and the agents are informed that the property hasn't ever flooded.

Opposite is the entrance to a small glamping site, (there are currently 2 lodges, with further planning permission for an additional lodge of the same size and two smaller units) which is home to a herd of deer – you don't get that everyday!







GROSS INTERNAL AREA
 FLOOR 1: 1633 sq. ft, 152 m², FLOOR 2: 1000 sq. ft, 93 m²
 TOTAL: 2633 sq. ft, 245 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon 2023/24 –
£2204.03

Utilities: Mains electric, water, telephone & broadband plus solar panels

Broadband within this postcode: TBC

Drainage: Private modern sewerage system

Heating: Working wood burners, plus radiators in place ready for new owners' choice of boiler

Listed: No

Tenure: Freehold

ZEAL MONACHORUM is a parish and village situated some 8 miles north-west from Crediton. Approximately 500 ft above sea level the village is sited on a south facing slope. It comprises many old properties of character (several of the thatched houses and cottages being subject to preservation orders). The name of the village is derived from the Latin 'Cella Monachorum' (the cell of the Monks), and part of the parish church which is the third building to stand on the present site was a cell of the Benedictine Abbey from Buckfast from 1016 when Canute bestowed on the Abbot the Manor of Zeal Monachorum. There is the Waie Inn which offers facilities including swimming pool, squash courts and snooker room etc. The village is in a peaceful setting, well away from any main roads.

DIRECTIONS

What3Words address is [///mobile.field.quietest](https://www.what3words.com/#!/mobile.field.quietest)

With the church in Zeal Monachorum on your right, turn left into Western Road signed to North Tawton and Bondleigh. Follow this road for approx. 1 mile and Woodside House will be found on your left before reaching the bridge.



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