



The Hidden Chapel, Zeal Monachorum, EX17 6DG

Guide Price £375,000

HELMORES
SINCE 1699

The Hidden Chapel

Zeal Monachorum, Crediton

- 1857 Chapel Conversion
- Open plan living space
- Full of charm & original character
- 3 double bedrooms
- Mezzanine level with feature window
- Wood burning stove
- Currently generating an income through Airbnb
- Outdoor terrace
- Village location
- No chain

This Congregational Chapel built in 1857 was sympathetically converted in 2020 and retains many original features. It's nestled amongst old thatch cottages and is quietly tucked away at the edge of this typical mid Devon village full of character and charm set amongst rolling hills and open fields. The details and finishes that have gone into this property really set it apart from most conversions to create a very special home.



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The original chapel doors lead you into a large open plan living space with plenty of room for a large dining table and sitting area. The kitchen is open and flooded with light from the large chapel window, there's an American style fridge, an array of units (created using the original chapel pews), range cooker with 6 ring induction hob and dishwasher. The double Belfast style sink and solid wood worktops all add to this original space. The utility area found behind the kitchen has a washer and dryer and this room hosts the electric boiler and shelving storage space. The bathroom on this level has a Victorian roll top bath with clawed feet and a white suite toilet, character sink with vanity unit and decorative tiled floor. From the bathroom there is the 3rd bedroom which is a double and has plenty of light through a velux style window and a large picture window to the side. There are a few steps down from the hall into the 2nd bedroom which is a large double with a fitted wardrobe, this room could equally be utilised as a 2nd lounge and has an amazing pitched roof window with a bi-fold door running the full width of the room. From this room the walled terrace can be accessed. There is also an extra door from here leading outdoors to the side path.



The mezzanine floor can be accessed via a spiral staircase leading to a further double bedroom, this master bedroom has an ensuite shower room and double sink and its main feature is a large circular leaded window looking down over the open plan living space.

Outside the property can be access via a gateway tucked between two cottages, the path leads down to the chapel at the end. The sun terrace has lovely views over the countryside and is a wonderful place to relax and listen to the birdsong. There is an outdoor passageway to one side with storage for wood and the lower side has another wider gated passageway which is useful for bike or refuse storage with a covered open sided shed at the end.

The current owners run the property as a successful Airbnb, all furniture & fittings are available and can be purchased by separate negotiation if required.

Please see the floorplan for room sizes.

Current Council Tax: TBC (Currently business rates for the Airbnb)

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Electric & Solar central heating, woodburning stove

Listed: No

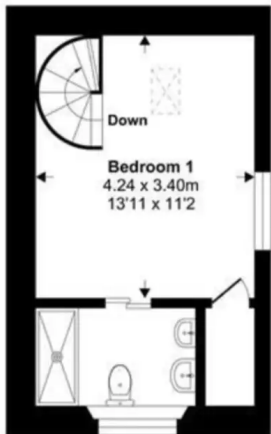
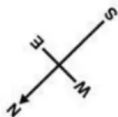
Tenure: Freehold

Zeal Monachorum is situated 8 miles northwest of Crediton. 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. The village is also known for having the most family friendly inn around, 'The Waie Inn' – offering great food & drink, children's play areas, a heated swimming pool, skittle alley, large function rooms, an astro turf pitch, squash courts, fishing lake & B&B rooms.



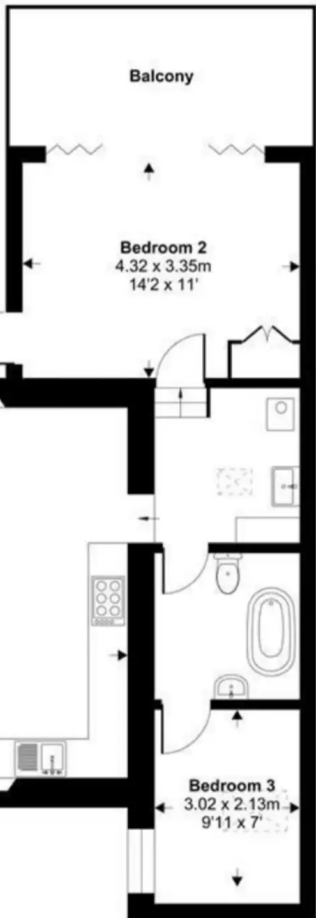
Approximate Area = 1217 sq ft / 113 sq m

For identification only - Not to scale

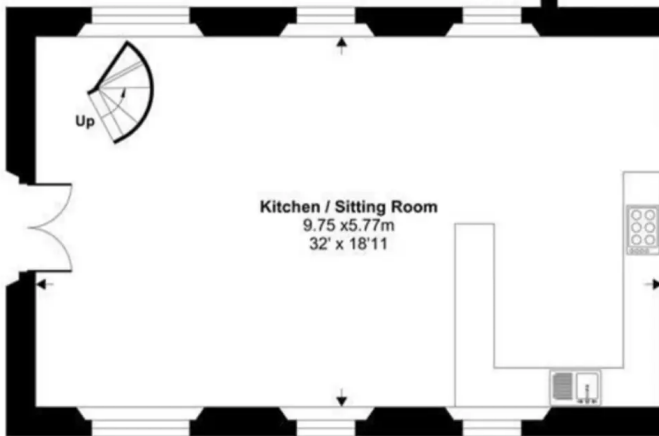


Bedroom 1
4.24 x 3.40m
13'11" x 11'2"

First Floor



Bedroom 2
4.32 x 3.35m
14'2" x 11'



Kitchen / Sitting Room
9.75 x 5.77m
32' x 18'11"

Ground Floor



Bedroom 3
3.02 x 2.13m
9'11" x 7'



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Stags. REF: 627852.





Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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