



Sachristan Cottage, Zeal Monachorum

Offers Over £160,000

HELMORES
SINCE 1699

Sachristan Cottage

Zeal Monachorum, Crediton, EX17 6DF

- Unique character cottage
- Renovation project
- Village location
- 3 bedrooms
- Period Features
- No chain!

This pretty Grade II Listed thatched cottage is coming to the market for the first time in nearly 60 years. It requires modernisation but with many untouched original features, it will be a great project to create a cosy village cottage. Zeal Monachorum is a thriving small village set amongst beautiful Devon countryside and the house benefits from distant views to Dartmoor.

The lounge has a large stained glass bay window to the rear facing the church and a window to the front. There is a brick inglenook open fireplace, built in bookcases and fitted cupboards. The dining room has decorative wooden panelling and a brick surround fireplace along with a bay window to the front of the property. The kitchen has an original bread oven with door and a Belfast sink with wooden drainer, the understairs provides a pantry area. There is a storage area with an external door to the front.





Upstairs there is a single bedroom to the rear overlooking the church and two doubles to the front, one of which has a sink. The bathroom has built in storage and a bath. From the rear facing bedroom there are some steep stairs to a loft room which is fully plastered and has a window.

Outside there is a small walled garden area to the front with shrubs and flowers, the rear of the property backs directly onto the churchyard.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2024/25 - £2099.14

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Electric

Listed: Grade II

Conservation Area: No

Tenure: Freehold



HELMORES
SINCE 1699

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

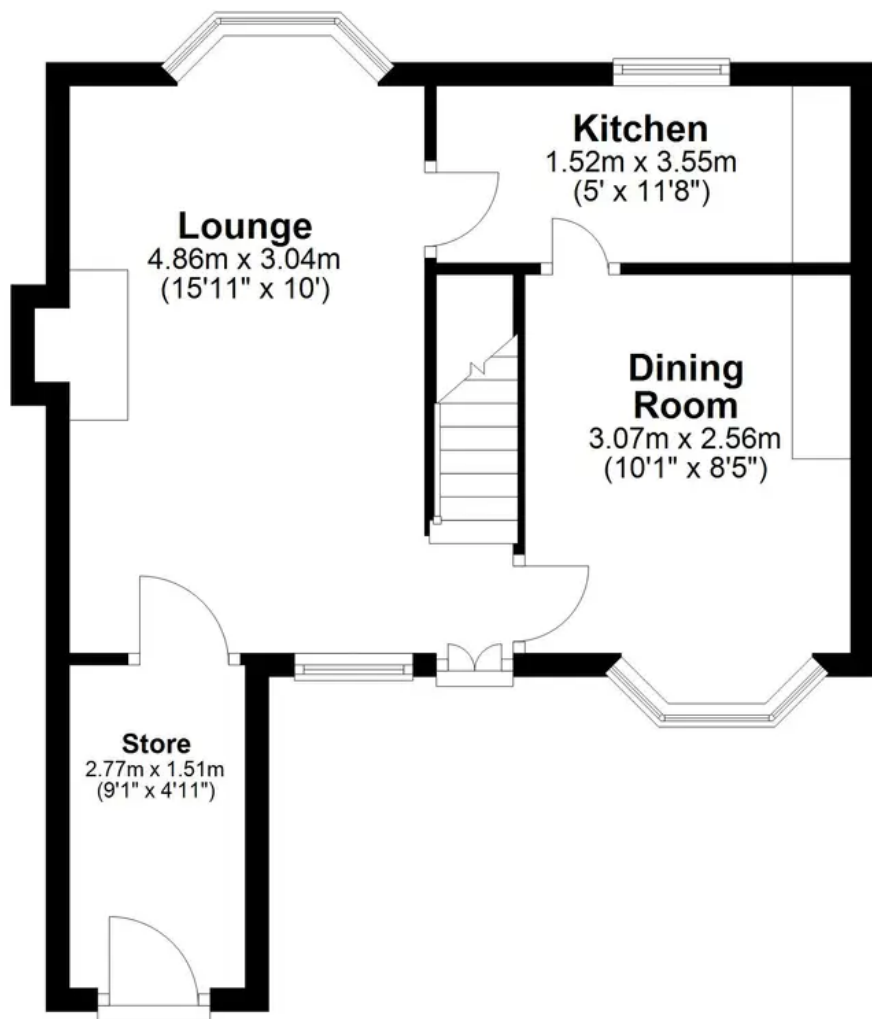
From Crediton take the A377 in a westerly direction, upon reaching Morchard Road, take a left turn onto the B3220 then the 2nd left turning to Zeal Monachorum. Enter the village and go around the sharp left bend and Sachristan Cottage can be found on your left beside the entrance to the Church.

What3Words: [///backfired.campfires.trading](https://www.what3words.com////backfired.campfires.trading)



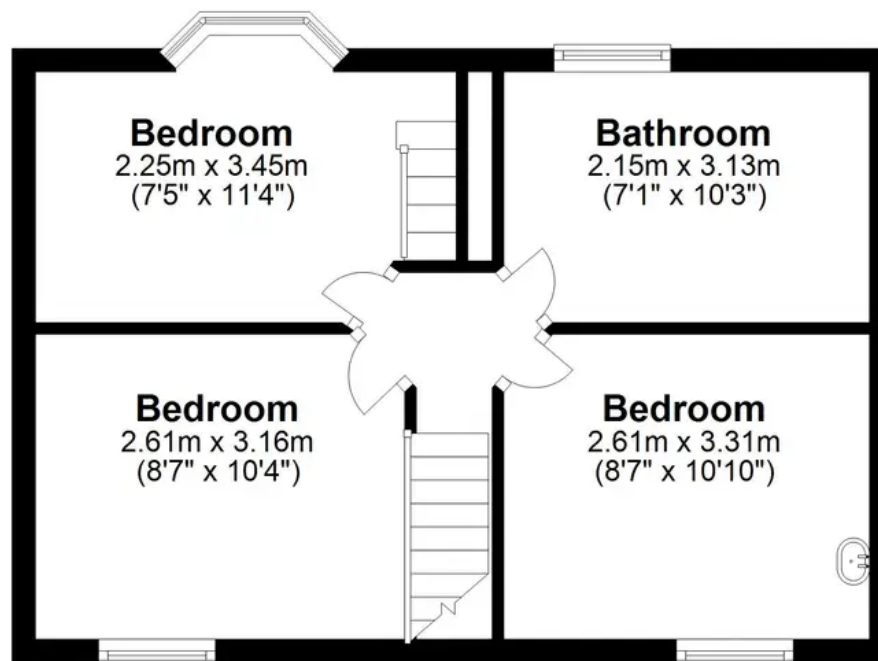
Ground Floor

Approx. 36.0 sq. metres (387.5 sq. feet)



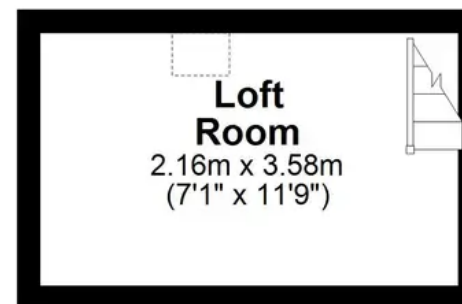
First Floor

Approx. 34.8 sq. metres (374.7 sq. feet)



Second Floor

Approx. 7.7 sq. metres (83.2 sq. feet)



Total area: approx. 78.5 sq. metres (845.4 sq. feet)

HELMORES
SINCE 1699



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

HELMORES
SINCE 1699

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.