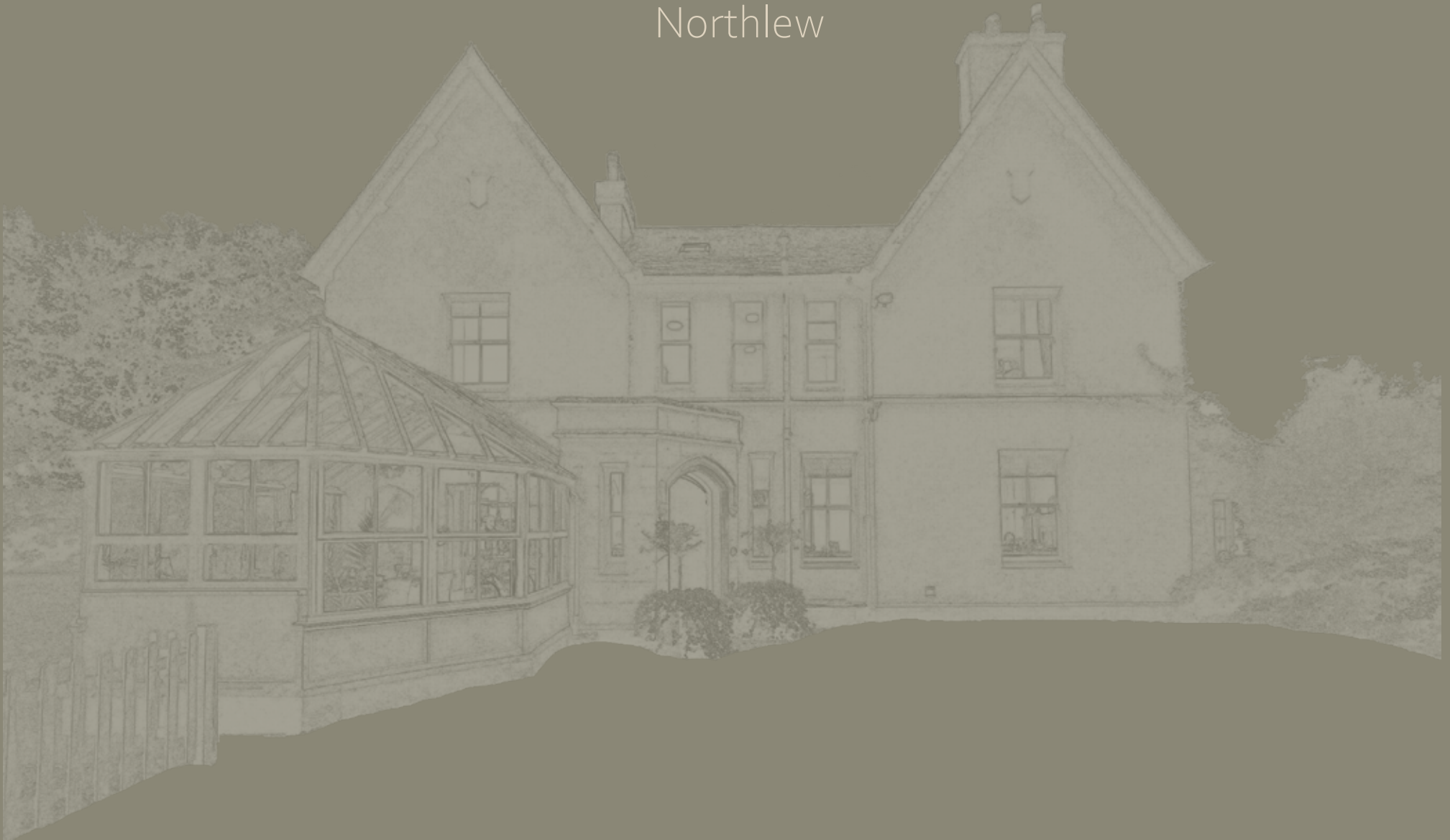


North Grange

Northlew





Morth Grange





Set back from the lane along a tree-lined driveway, the unmistakably Victorian twin gables of Morth Grange are revealed as you round the final bend.

This refined country home offers six (6) bedrooms, one of which is part of a contemporary spacious annexe added by the current owner. The original house was built in the 1860s by John Morth Woollcombe of the local Woollcombe Estate and has elegant entertaining spaces and beautiful architectural features typical of the era present throughout.

The property is set in approximately 6.1 acres of grounds including formal and kitchen gardens, woodland areas as well as gently sloping pasture, a secluded area of which has planning permission for construction of a two bedroom bungalow.





A Warm Welcome

A substantial arched wooden door provides entry to Morth Grange via a mosaic-tiled porch. Another arched doorway with part-stained glass door takes you through to the generous reception hall which has plenty of space for shedding coats after a ramble.

The formal reception area of the home can be found to the left off this hallway, and more informal areas as well as the impressive kitchen can be found by following the hallway around to the right.





Entertaining Spaces

The elegant and well-proportioned reception rooms at Morth Grange make it ideally suited to hosting groups of friends or large family gatherings. The mixture of formal and informal areas provides space for all to enjoy from older generations to the youngest members of the family.

The drawing room wows immediately on entering with the floor-to-ceiling shuttered glazing perfectly framing the views over the formal gardens to the contours of Dartmoor beyond. The French doors can be flung open on balmy summer days to allow gatherings to spill out on to the lawn, while the fireplace with inset wood burner keeps things cosy during the winter months.





To the left of the drawing room is the traditional five-faceted conservatory. Conservatories became very popular during the Victorian era following an explosion of interest in plants and gardening, as explorers of the time brought back increasingly exotic species from overseas.

The conservatory at Morth Grange is still a wonderful place to nurture tender plants, but also makes a lovely, less formal entertaining area for the home – a relaxed space for candlelit dinner parties on warm summer evenings as the light fades perhaps?



On the other side of the drawing room is the dining room, with large sash windows to two sides and spectacular views to the front. This elegant room is decorated in soft greys and neutrals and has space to seat a crowd for more formal meals and dinner parties.



Two further reception rooms are located to the far side of the entrance hall, just across from the kitchen. Currently being used as a study and snug respectively, these conveniently located rooms provide less formal spaces for the family to relax.

Heart of the Home

The bespoke kitchen at Morth Grange is a dream space for the budding home chef to prepare everything from a simple weeknight meal to an elaborate dinner for a large group.

The soft sage-green cabinetry has been thoughtfully designed to make best use of the high ceilings and maximise the storage available, with a full wall of cupboards allowing a vast array of ingredients, small appliances, dishes and trays to stay organised and hidden away, leaving generous amounts of granite worktop available for food prep.



A two-oven Aga occupies the large fireplace and provides traditional radiant heat cooking as well as beautiful warmth in the chillier months (just wonderful when you get back from a frosty walk!). More contemporary cookery needs are catered for via the electric double ovens and cooktop with extractor hood. A double butler sink makes clean-up a breeze, and is located in front of a large sash window overlooking the drive area. This warm and inviting room has plenty of space for a breakfast table and will not feel crowded when party guests inevitably end up congregating back in the kitchen at the end of the evening.



Practical Places

Located just off the kitchen in an extension to the side is a sizable larder with plenty of space for large fridge-freezers, an area of worktop and shelving for glassware etc.

A doorway leads through to the laundry room with space for washing machine and tumble dryer, sink area, overhead airer and a worktop area to aid folding clothes. Further storage is offered by low level cupboards. The boiler for the house is located in this room, and an external door is between the larder and laundry rooms.

Back in the entrance hall, a door leads to the essential downstairs WC complete with traditional high-level toilet.

A substantial cellar is accessed via the rear stairs and provides flexible additional storage space.





Rest & Refresh

Five double bedrooms are located on the first floor, accessed by a grand main staircase, as well as a more modest back stair. Both the principal and second bedrooms are generously proportioned and have contemporary en suite bath and shower rooms respectively. These wonderful rooms enjoy spectacular views over the gardens towards Dartmoor.

Bedroom three is located along the landing and is again of a very generous size. The fourth bedroom is slightly smaller though still a generous double and has its own en suite shower room. The final bedroom is adjacent and is currently used as a therapy room. This floor is completed by a family bathroom with separate shower cubicle along with two very large storage cupboards – great for linens, luggage and out of season clothing. A fixed ladder gives access to the loft.







The Annexe

With its own separate external entrance as well as an internal connecting door, the one-bedroom annexe provides great versatility to the new owner. The space would be perfect for multi-generational living, or could potentially provide a source of income via Airbnb-style letting (subject to the necessary consents). The annexe has a spacious and well-equipped kitchen, a modern shower room and a generous living/dining space with french doors opening on to a terrace. An attached sunroom provides an additional reception area for this space.







The Building Plot

Building sites like this do not come along every day! Works have commenced (as confirmed by building control) for a 2 bedroom single storey dwelling, with en suite bedrooms to each side and an open plan kitchen / dining / sitting room in the centre. Plans call for bi-fold doors along the front and righthand side to flood the home with natural light and provide views over the surrounding countryside.

The building plot and associated grounds occupy approximately 2.6 acres of Morth Grange's 6.1 acres and has dedicated access from the adjacent lane. The building plot itself is elevated above the valley floor, and a sinuous gravel driveway is already in place. There is ample room for gardens around the dwelling, and approximately 1.5 acres of the site is gently sloping to nearly flat pasture. An existing field shelter is in place.

When complete this will be a stylish home with plenty of ground to raise animals, grow vegetables or simply enjoy the great outdoors. For investors, we estimate a return of over 20% for the completed project with plenty of upside.





Land and Gardens

Morth Grange sits in a plot of approximately 6.1 acres. This varied terrain includes formal and kitchen gardens, woodland and pasture.

The kitchen garden is designed after the French style, with easy access to the raised beds and plenty of space for vegetables and flowers. This area is accessed through a small gate on the left side of the driveway through a laurel archway. A workshop sits beyond the raised beds, providing space for potting and storage. A path from here leads through lovely broadleaf woodland towards a sloping pasture which opens up in front and offers incredible views of Dartmoor. Walking around the top of the field you encounter the ha-ha – a sunken 'fence' separating the lawns of Morth Grange from the pasture without the interruption to the view from a fence or hedge.

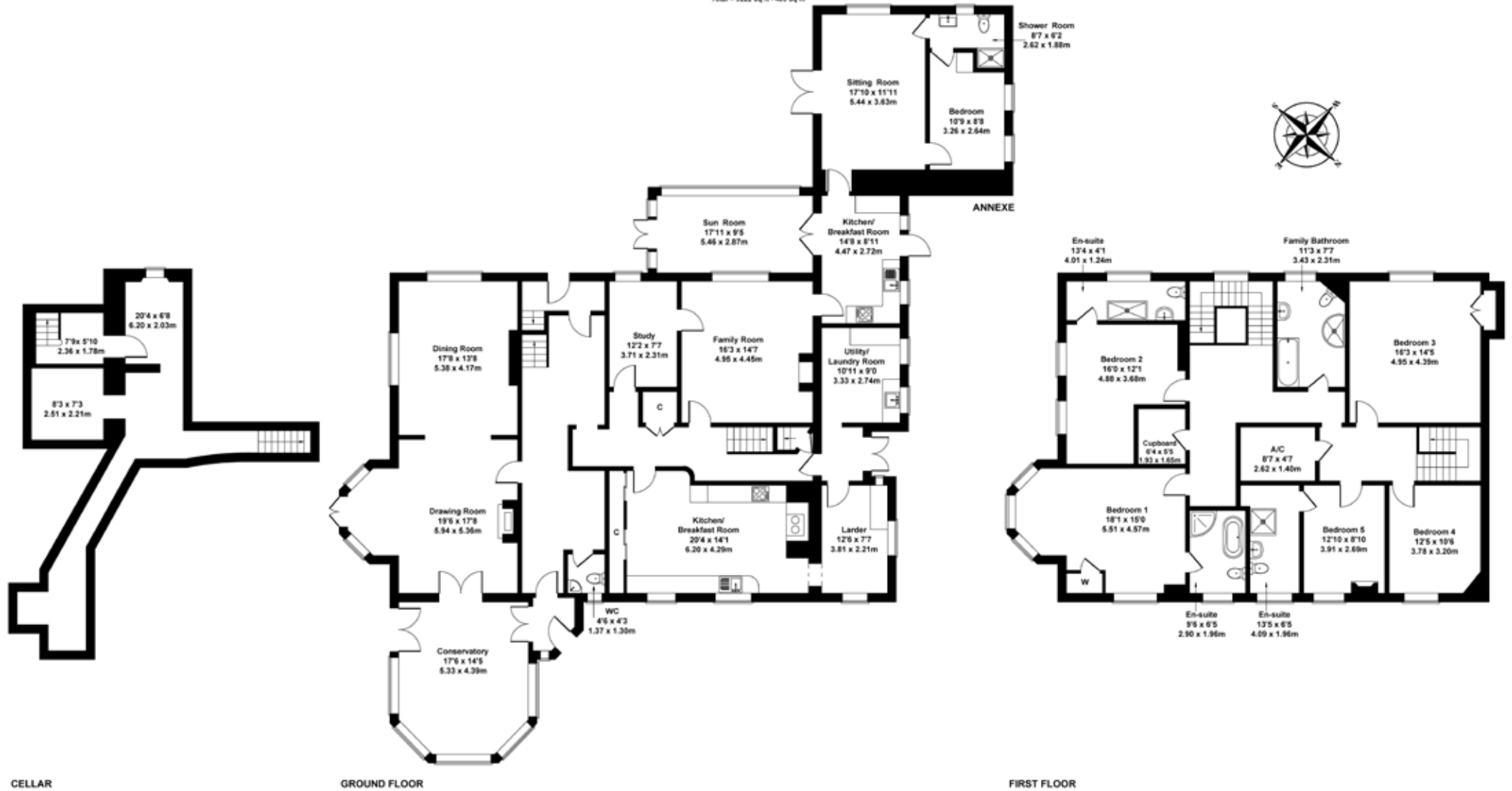


The expansive lawns in front of house are bordered by mature trees and shrubbery including laburnum and rhododendron which provide lovely colour in late spring. As you approach the house, a wooden arbour hung with wisteria highlights the former location of the enclosed side garden. Paved patio encircles the house and French doors provide access to the drawing room and the adjacent conservatory. Below the house is a smaller area of broadleaf woodland which leads to the elevated building plot and adjacent pasture. A double timber garage is located off the driveway opposite the house, and ample parking is available in the open area near the front door, as well as within the gated courtyard adjacent to the back door.



North Grange

Approximate Gross Internal Area
Main House = 4799 sq ft - 446 sq m
Cellar = 423 sq ft - 39 sq m
Total = 5222 sq ft - 485 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Key Information

Essentials

- 6 Bedrooms / 5 Bathrooms
- 5 Reception Rooms
- Approximately 4,800 square feet
- Approximately 6.1 Acre Plot
- Double Garage & Driveway Parking

Services

- Mains water
- Mains electric
- Private drainage
- Oil-fired central heating

Key Data

- Property Age: 1860s
- Tenure: Freehold
- Council tax band: G
- EPC rating: E (42)

Need to Know

- **Mobile Coverage:** Indoor - limited, Outdoor - likely (per Ofcom)
- **Broadband:** FTTC (Superfast)
- **Restrictions:** Owners of property may not interfere with enjoyment of parcel of land to southeast of current title boundary
- **Listed Status:** Not listed
- **Easements, Wayleaves:** An adjacent property has right of access to maintain the walls of their property and the right to lay a water pipe along the eastern property boundary of this property (the right to lay the water pipe expires in February 2072)
- **Public Rights of Way:** None known
- **Flooding in Last 5 Years:** None known
- **Notable Construction Materials:** Timber-framed windows
- **Building Safety Concerns:** None known
- **Planning Permissions / Proposed Development:** There is permission to build a 2 bedroom dwelling within the grounds of this property (See West Devon Planning Reference Numbers 2056/17/FUL and 1275/20/ARC)

Out & About

The picturesque village of Northlew with its village square and thatched cottages is just half a mile from the property, and it has a well-regarded pub, primary school, church and Post Office. The bustling town of Okehampton is just over 5 miles distant and offers a broad range of local amenities including primary and secondary schooling, a variety of independent shops and three supermarkets including Waitrose. There is easy access to the A30 corridor and the nearby city of Exeter which is approximately 40 minutes' drive away. There is also a rail link to Exeter and from there you can connect to a fast train to London. Outdoor enthusiasts are very well served - the property is located just outside Dartmoor National Park, the spectacular beaches and cliff walks of the north coast are about a 40 minute drive away, and the nearby Pegasus Trail and Granite Way offer some great traffic-free cycling along former railway lines.



Morth Grange, Northlew, Okehampton, Devon. EX20 3BR

To book a viewing please contact Miller Town & Country Okehampton

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