



Grange Place, Spreyton, Devon

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Grange Place, Spreyton, Devon EX17 5AD

A substantial unlisted property offering significant development potential, with extensive outbuildings and grounds of approximately 19.6 acres, in a sought-after rural setting

Spreyton 2.4 miles, A30 5.8 miles, Crediton 7.5 miles, Okehampton 12.5 miles, M5 (Jct 31) 18.0 miles, Exeter 19.5 miles, Exeter Airport 28 miles

Reception hall | Sitting room | Drawing room
Conservatory | Family room | Dining room
Kitchen | Utility | Pantry | Boiler room | Two
cloakrooms | Principal bedroom with en suite
bathroom | Eight further bedrooms, one en suite
Two family bathrooms | WC | EPC rating F

Stable block with hay store above | Stable block
with tack room| Garaging block | Workshop
block with hay loft above | Log store/tractor
shed | Two kennels | | Garden shed | Gardens
Woodland | Pasture | Approximately 19.6 acres

The property

Grange Place provides an excellent opportunity to acquire a substantial period property with over 7,000 sq. ft of accommodation. In need of modernisation, the property offers significant development potential to create an elegant and impressive family home. Grange Place also provides extensive outbuildings that total over 6,100 sq ft offering further development potential. The property lies in a peaceful and secluded position within its grounds of approximately 19.6 acres affording exceptional elevated views over the surrounding countryside.

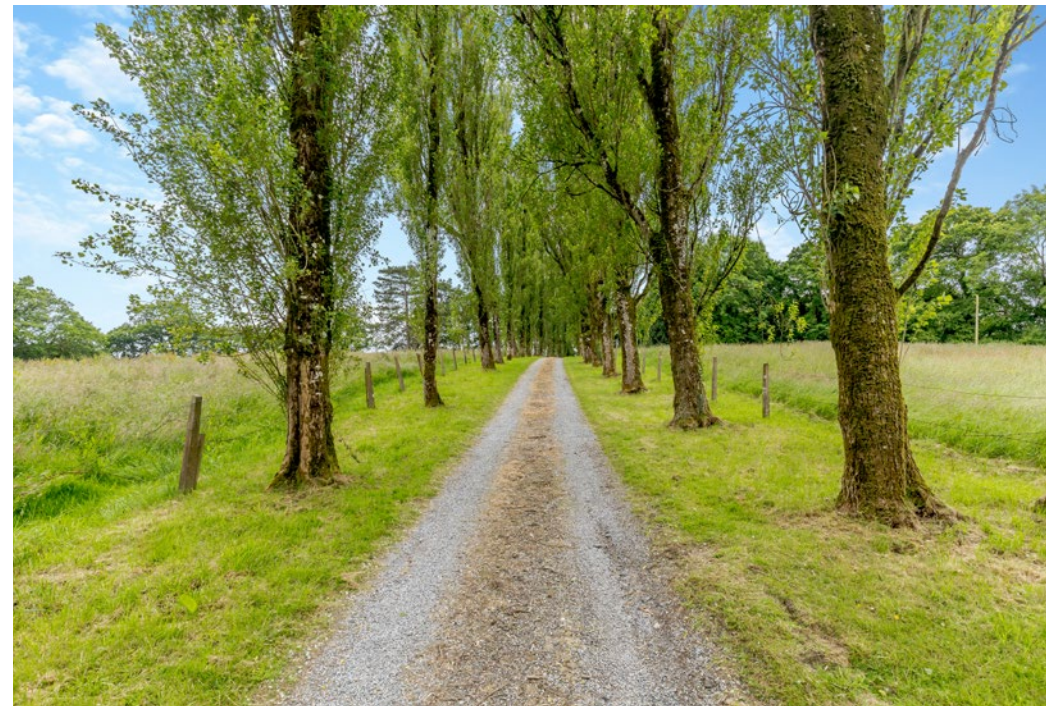
The property has a splendid double frontage and various attractive original details, including large sash windows and high ceilings allowing for a wealth of natural light along with original fireplaces and flooring. There are five well-proportioned reception rooms on the ground

floor providing flexible accommodation options. The receptions include a sitting room and drawing room at the front the property which feature large bay windows providing panoramic views over the grounds with French doors that open onto the outside. A sunny conservatory adjoins the sitting room also with French doors onto the garden while there is also a formal dining room with a double-height sash window and family room at the rear which also benefits from a large bay window. Also on the ground floor is a kitchen with an Aga and a generous utility room adjacent. To the rear of the property there are several storerooms and boiler room providing further reception/storage space. The ground floor accommodation is completed by two cloakrooms.

Two staircases lead to the upstairs accommodation which comprise nine bedrooms offering the potential to create annexe accommodation with opportunities for multi-generational living or income potential. The generous principal bedroom and one further bedroom have Jack and Jill access to bathrooms, while the first floor also has and additional two family bathrooms and a separate WC.

Outside

The house is set in a peaceful private position with a sweeping driveway flanked by ornamental trees providing an impressive approach to the property. The property lies in far reaching grounds of approximately 19.6 acres which includes level lawns surrounding the property, areas of woodland and rolling meadows and paddocks bordered by mature hedgerow providing ideal opportunities for a smallholding. The grounds also include extensive outbuildings which comprise a courtyard with a stabling block and tack room, a triple-fronted garaging block and several workshops/stores with a hayloft above. Further outbuildings include an additional stable block with a hay store above, a tractor shed/log store and two kennels. There is a parking area at the front of the house with a turning circle while further parking is provided in the courtyard in front of the garaging block.







Location

The property lies in an idyllic rural location, surrounded by stunning Devon countryside and close to Dartmoor National Park. The nearby village of Spreyton has a local pub and a village shop, while the town of Crediton provides a range of everyday amenities including high street shops and supermarkets. Okehampton offers access to further amenities, while the vibrant city of Exeter offers excellent shopping, leisure and cultural facilities, including plenty of superb restaurants, cafés and bars.

The area offers access to a good selection of state schooling including Spreyton primary school, the outstanding-rated secondary Okehampton College and Queen Elizabeth's School, as well as to a number of renowned independent schools including The Maynard, Exeter School and Blundell's.

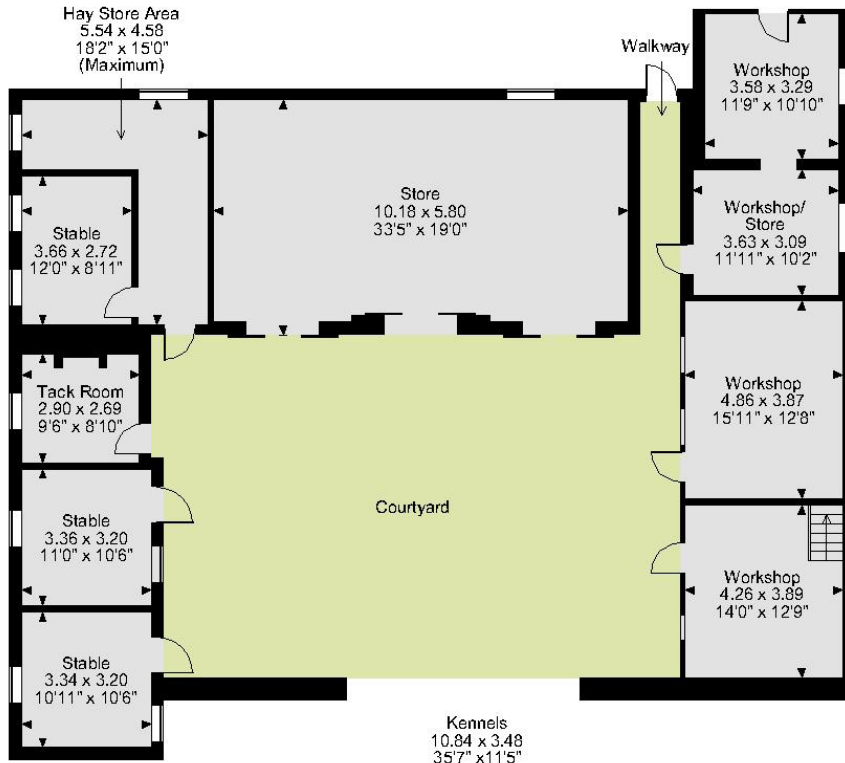
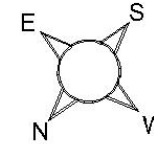
The area is well connected by road, with the A30 providing routes to Exeter and the M5.

Exeter St David's mainline station provides direct services to London Paddington in just over two hours. Exeter Airport also provides both national and international links.

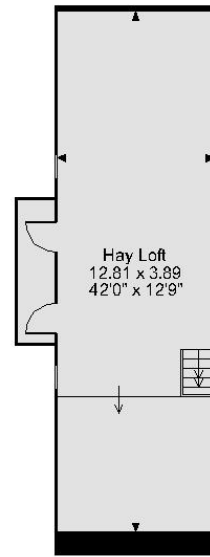
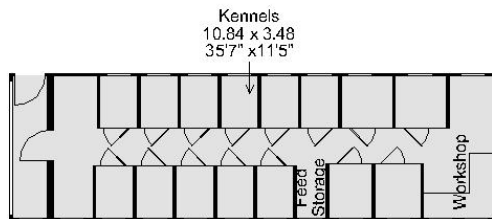




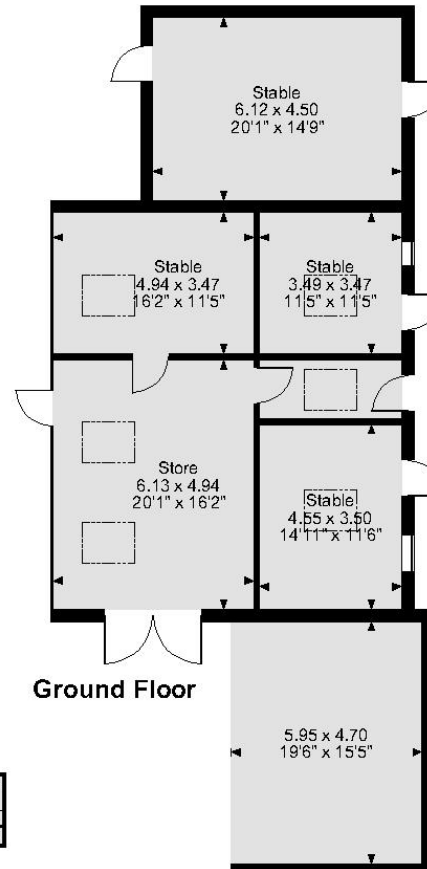
Grange Place Spreyton, Crediton
Internal area 6,163 sq ft (573 sq m)



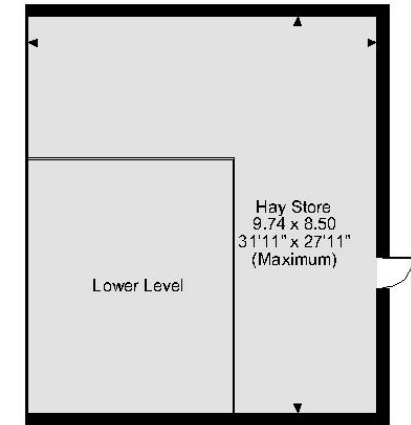
Ground Floor



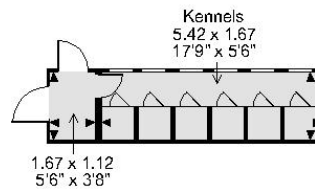
First Floor



Ground Floor



First Floor

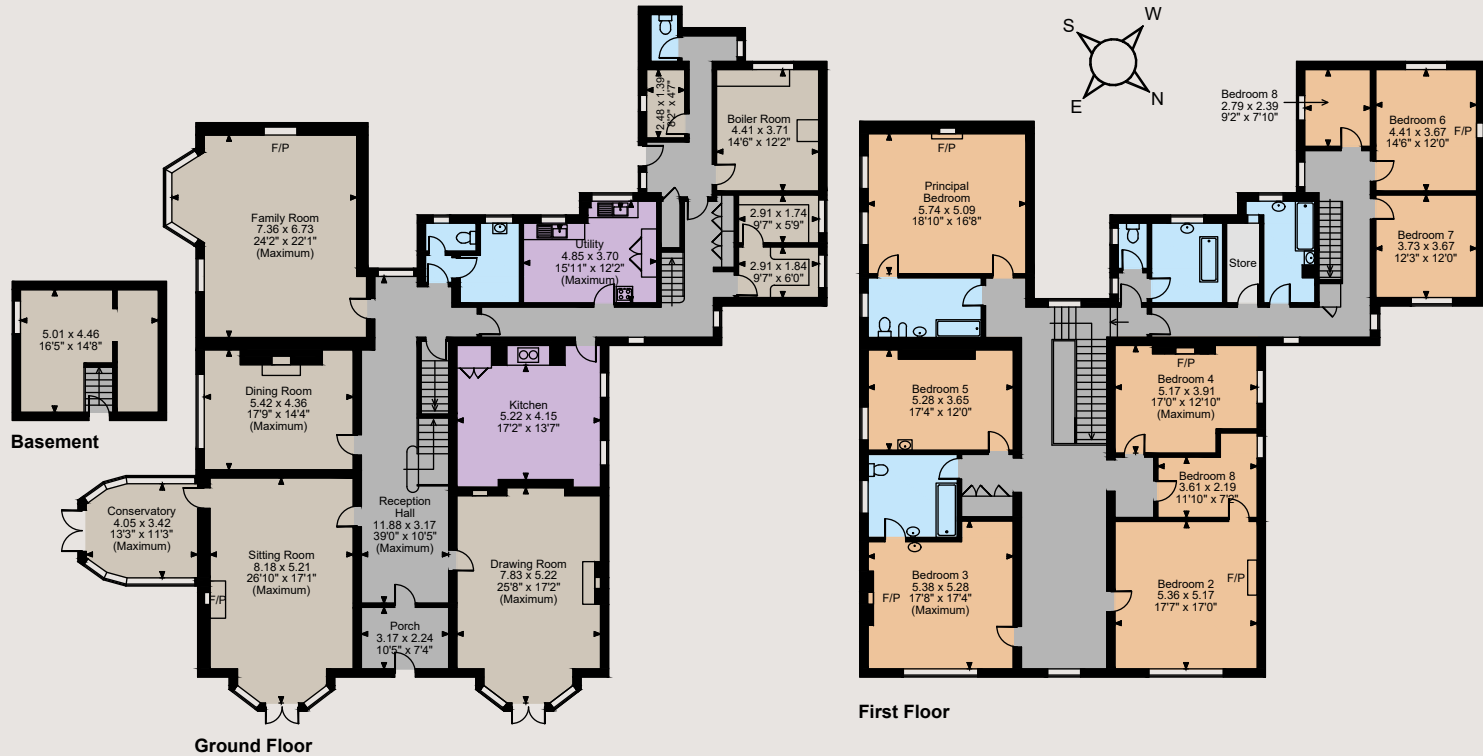


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8601435/PPM

Floorplans
House internal area 7,058 sq ft (656 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8598414/SS

Directions

From Exeter, take the A30 heading towards Okehampton and after 14 miles, take the A382 exit, before taking the first turning on your right, following the sign for Crockernwell and Hittisleigh. Pass over the A30 and then turn left, again following the sign for Crockernwell and Hittisleigh, then take the first turning on your left, signposted for Hittisleigh. After 1.6 miles, turn left, following the sign for Spreyton, then after 2.7 miles, turn right at the junction. Continue for 0.4 miles, then take the lane on the left. The property will be on the left.

What3Words///systems.tinny.lashed brings you to the property's driveway.

General

Local Authority: Mid Devon District Council
Services: Mains water. Private drainage which we understand may not be compliant with current regulations. Solar panel energy.

Council Tax: Band H

Right of Access: Grange Place has the benefit of right of access along the track that forms part of Hillerton Farm.

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold

Offers in Excess of: £1,350,000

Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

01392 215631

exeter@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London



For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2024. Particulars prepared June 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited