High Grange
Dalwood



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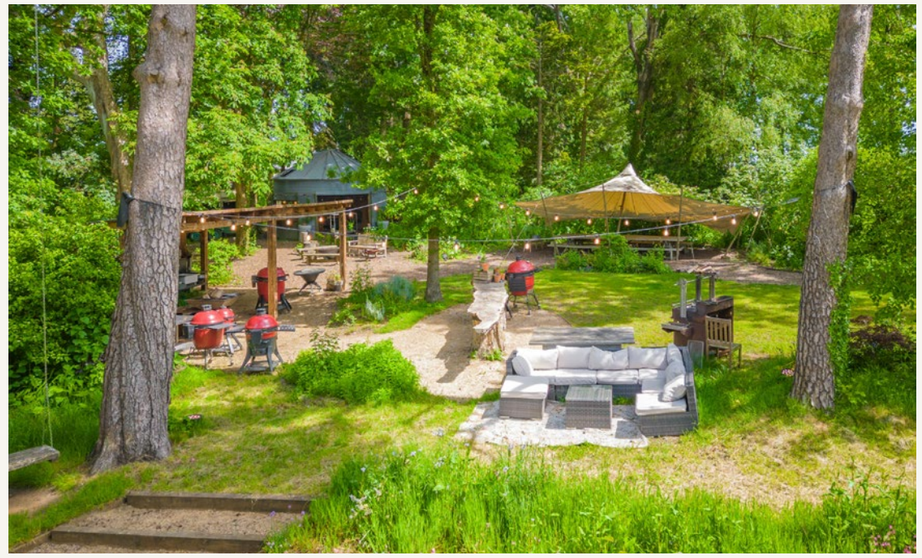
A beautifully refurbished Victorian home offering the rare opportunity to embrace a true “rural retreat” lifestyle, nestled in enchanting grounds of approx. 3 acres in the Blackdown Hills National Landscape

An impressive property offering a unique lifestyle inspired by the celebrated “River Cottage” ethos- a place where family life, nature, food and entertaining come together in perfect balance. The accommodation is both elegant and adaptable, with beautifully restored Victorian character complemented by thoughtful contemporary finishes. Whether enjoyed as a welcoming family residence, a creative retreat, or a home with the potential to host wellness, food or lifestyle-led events, the property offers exceptional versatility. The current owners have undertaken extensive improvements to the property and grounds since their ownership. This includes building an award-winning outdoor cooking and dining area for a large number of guests, adding vegetables patches and a chicken enclosure, obtaining planning consent for three woodland cabins, installing a silo to create a versatile dining space, creating an outdoor home office, clearing the woodland to open areas for entertaining, installing a new septic tank, adding super-fast broadband, installing energy-efficient smart meters, outdoor plumbing, lighting, and other building works. The downstairs offers a versatile, charming and extensive pace for multi-generational living and entertaining. The welcoming reception hall, with panelled walls and a study alcove, leads to the impressive sitting room on one side and the formal dining room on the other. The sitting room features decorative cornicing, while both reception rooms benefit from feature fireplaces and large bay windows welcoming plenty of natural light. A comfortable family room provides further space in which to relax, or as a beautiful home office, while to the rear, the 32ft kitchen and breakfast room forms the heart of the home, complete with a large central island, shaker-style cabinetry, range cooker and fireplace-recessed Aga. A useful fitted utility can be access from the outside providing further space for storage and appliances. A cosy library/study area can also be found on the ground floor along with a generous boot room and two cloakrooms.

4,140 sq ft (385 sq m)
Three reception rooms | Six bedrooms | Four bathrooms
Award winning cooking and lifestyle retreat | Commercial kitchen
Office | Wood store | Dining/events hall | Outdoor kitchen/dining area
Enchanting grounds of approx 3 acres
Freehold | Village

Offers in Excess of £1,250,000













Upstairs there are six large and beautifully presented bedrooms, including the generous principal bedroom at the rear, which benefits from a double-height vaulted ceiling and a luxurious en suite bathroom with freestanding bath and rainfall shower. Three further king-sized bedrooms also have en suite facilities and two further bedrooms are well presented throughout and currently act as children’s bedrooms. A family bathroom also serves this floor.

Outside

Attached to the rear of the property is The Swallow Barn, which has been converted into a double-height commercial kitchen prep space with an adjoining office and woodstore. Across the courtyard is an attractive single storey building currently comprising a home gym and two storage sheds which offers potential for conversion into annexe accommodation or an extensive home office, subject to obtaining the necessary consents. The Shippen has been converted from a barn into an impressive dining hall for events or wellbeing activities along with an outdoor all-weather covered kitchen/dining area. The gardens and grounds comprise rolling lawns and wildflower banks, a perennial vegetable patch, a children’s play area, wooded areas, gravel terracing, colourful borders and a fenced kitchen garden with well-stocked raised beds. The grounds provide a magical retreat, nestled in enchanting woodland providing a peaceful setting and there is the possibility of further development throughout.

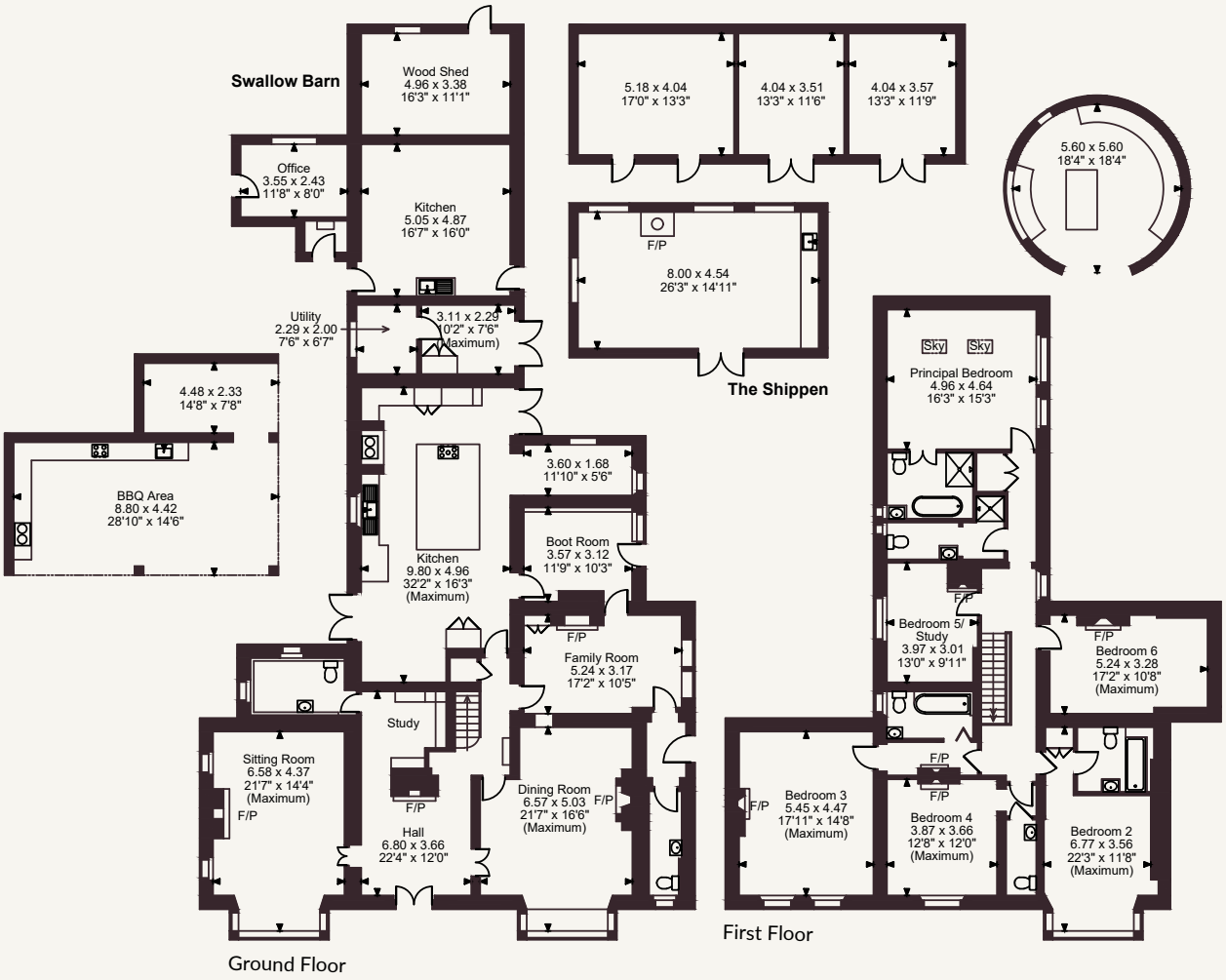
Location

High Grange occupies a peaceful village position just outside Dalwood, four miles from Axminster and seven miles from Lyme Regis, and surrounded by the beautiful rolling countryside of the Blackdown Hills and the Jurassic Coastline. While in calm rural surrounds, it is well connected by train services to London and Exeter, A35 and A303 roads, and both Bristol and Exeter Airport. It is surrounded by excellent state, grammar and private schools such as Colyton Grammar School which is a 12 minute drive. Axminster provides easy access to a wealth of everyday amenities, including local shops, pubs, restaurants, a small hospital, library, Post Office, GP surgeries, dental surgeries and a veterinary surgery. Postcode region: EX13

General

Local Authority: East Devon Council
Services: Mains electricity and water. Private drainage which we understand is compliant with current regulations. LPG gas.
Council Tax: Band G EPC Rating: F
Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

High Grange Burrow Knapp Way, Dalwood, Devon
Main House internal area 4,140 sq ft (385 sq m)
Outbuildings internal area 2,328 sq ft (216 sq m)
Total internal area 6,468 sq ft (601 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊐⊐ Denotes restricted head height
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Strutt & Parker Exeter
24 Southernhay West, Exeter, Devon EX1 1PR
01392 215631 | exeter@struttandparker.com

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@struttandparker struttandparker.com

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