



Northhill, Chagford, Dartmoor National Park, Devon

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# A beautifully refurbished Grade II listed family home in the heart of Dartmoor National Park, set within 26 acres of grounds with outbuildings and secondary accommodation.

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## Summary of accommodation

Entrance hall | Sitting room | Snug | Dining room | Kitchen | Breakfast room | Butler's pantry | Utility room

Principal bedroom with en suite bathroom and walk in wardrobe | Two guest bedrooms with en suite facilities | Two further bedrooms  
Home office/sixth bedroom | Family bathroom | Shower room

**Northill Lodge:** Open plan kitchen/dining room | Sitting room with decked balcony | Principal bedroom with en suite shower room  
Two further bedrooms | Bathroom | Shower room

Party barn/games room with first floor storage | Garden store | Garage | Laundry

Cobbled terrace with barbeque area | Established gardens and grounds | Paddocks | Woodland

In all about 26.28 acres

## Distances

Chagford 2 miles, Exeter 23 miles (London Paddington 2 hours 3 minutes)

(All distances and times are approximate)



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## Situation

Northhill occupies a private and peaceful position at the end of a long drive and set in the midst of its own land in the heart of Dartmoor National Park. The property enjoys a magical setting with stunning views over its own land and the surrounding countryside, whilst being within easy reach of local amenities and transport links.

The popular and sought-after town of Chagford is about 2 miles from Northhill and has previously been voted as one of the best rural places to live in Britain by The Sunday Times. It boasts a wide range of speciality shops including a library, butcher, wine shop, bakery, artisan bakers, organic food shop, weekly market and delicatessen as well as various restaurants, cafes and four pubs. There is an excellent primary school, Montessori school and an outdoor river-fed community swimming pool.

The world-renowned Gidleigh Park Hotel is nearby and features a two starred Michelin restaurant. In addition, Bovey castle has a superb 18 hole golf course and extensive leisure facilities, which is about 6 miles away. Dartmoor National Park is renowned for the beauty and diversity of its countryside, as well as the many sporting and recreational activities on offer.









Northhill benefits from the ideal combination of an idyllic rural setting and accessibility to transport links. The A30 at Whiddon Down is about 6 miles away, giving access to Exeter in the east and Cornwall to the west. Exeter St Davids provides regular direct services to London Paddington and Waterloo. Exeter Airport offers a daily flight to London City Airport as well as a number of popular European destinations.

There are an excellent selection of schools in the area, including Exeter School, The Maynard, Mount Kelly at Tavistock, Blundell's at Tiverton and Stover at Newton Abbot.

## Northhill

The approach to Northhill is superb, via a long tree lined driveway that sweeps through the grounds to the front of the house and leading to a large parking and turning area behind. The house is set centrally within its approximately twenty six acres of grounds, in a peaceful and private position with far-reaching views.

The house is Grade II listed and it is believed there has been a house on the site since the 13th century. The current house dates from the 1590's with a large wing added in the early 20th century. There are an abundance of period features, including magnificent fireplaces and four staircases, two of which are the original granite spiral staircases. These wonderful traditional Dartmoor longhouse features are complemented by a contemporary but sympathetic refurbishment that has brought the property firmly into the twenty first century with modern appliances, exceptional entertaining spaces and beautifully finished bathrooms.

Immediately noticeable on entry to the house are the proportions and natural light of the principal reception rooms and the quality and attention to detail in the finish throughout. To the right of the entrance hall is the sitting room, with exposed beams and stunning fireplace with exposed brick and a wood burning stove. On the opposite side of the entrance hall is a snug with impressive original fireplace separated from the adjoining dining room by a 17th century oak screen.

The kitchen forms the heart of the home, with a central island, stone floors







and fitted with the latest appliances including an Everhot range cooker. Separate to the kitchen is a butler's pantry/prep area, ideal for those who like to entertain.

There is plenty of space for entertaining and informal family dining in the breakfast room, as well as a comfortable seating area with a contemporary wood burning stove. To the rear of the kitchen/breakfast room a door leads to a rear hall where the boot room, boiler room and WC is found. A door from the hall leads directly out onto the cobbled terrace for outdoor entertaining.

Stairs lead from the sitting room to the elegant principal bedroom, with outstanding views over the grounds and an exquisite en suite bathroom with a free standing bath and separate shower. There is also a walk-in wardrobe/dressing room.

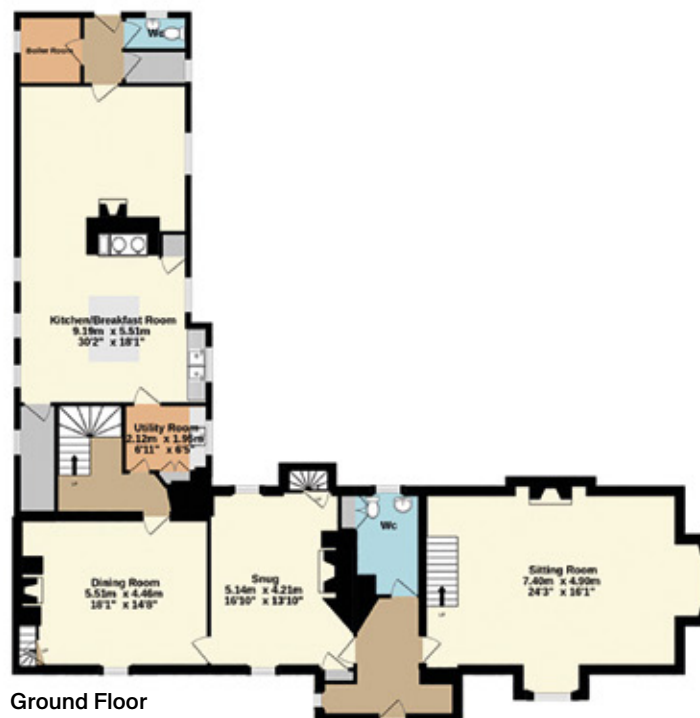
The main staircase leads to the additional bedroom accommodation, all of which is beautifully appointed. There are four bedrooms, two of which have en suite facilities and a further two bedrooms as well as a family bathroom and family shower, all of which are finished to an exceptional standard. There is a home-office that could be used as a sixth bedroom if required.



## Approximate Gross Internal Floor Area

7,301 sq ft/678.3 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Ground Floor



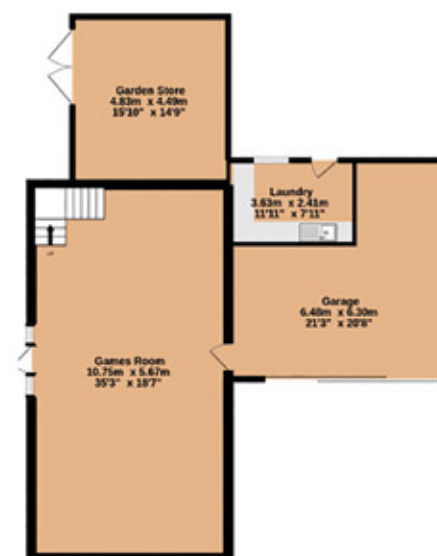
First Floor



Northhill Lodge Ground Floor



Northhill Lodge First Floor



Outbuilding Ground Floor



Outbuilding First Floor



## Northhill Lodge

Within the grounds of Northhill and with separate access via a spur off the main drive, Northhill Lodge provides exceptional secondary accommodation to the main house. Currently used as a holiday let, the lodge is finished to the same exacting standards as the main house. The building is a former stable block, and is timber clad with stunning views over the Teign Valley from its elevated position.

The entrance leads directly into the contemporary kitchen/dining room with central island, granite worktops and wooden floor. Beyond the kitchen is the principal bedroom, with a high-specification en suite shower room. Two further bedrooms are found on the lower ground floor and are served by a family bathroom. There is an additional shower room located on the ground floor.

Steps from the kitchen lead to the generous sitting room, stretching the full width of the lodge. At one end is a woodburning stove and at the other end French doors lead to a private decked balcony ideally located to take advantage of the fantastic views.

Externally the lodge has its own lawn and patio with hot tub, ideal for outdoor entertaining.

## Gardens, grounds and outbuildings

Northhill is surrounded by about twenty six acres of established gardens, parkland and woodland giving the property great privacy and protection. The gardens are a mixture of sweeping lawns, established borders and majestic mature trees. There are a number of areas to sit and enjoy the stunning views, and an extensive cobbled terrace provides an ideal barbeque and fire-pit area for the warmer months. A beautiful leat runs through the grounds adding to the magical atmosphere of the setting.

To the rear of the house is a party barn/games room with first floor loft storage. The standard of the build and finish is superb and it provides numerous options for a new owner.

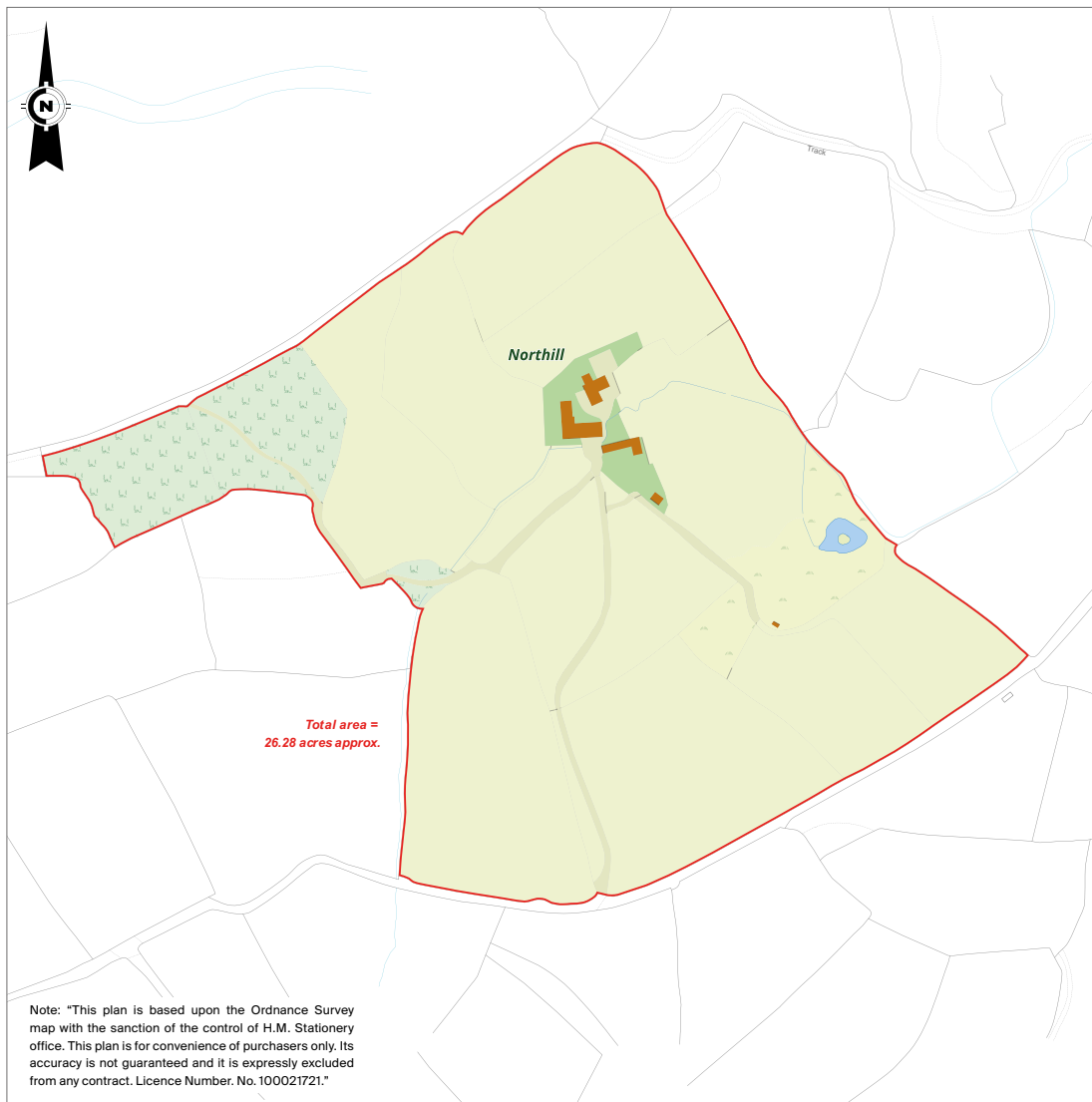
Attached to the party barn/games room is a garden store and large garage, to the rear of which is a laundry.











## Services

Oil fired central heating  
Mains electricity  
Private drainage  
Bore hole water

## Property information

**Tenure:** Freehold  
**Local Authority:** West Devon District Council  
**Council Tax:** Band H  
**EPC Rating:** Northill E, Northill Lodge D



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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