



**Description**

A former detached Victorian mortuary building, now renamed Lillian House, being halfway through consented redevelopment to form a two floor office conversion, with roof lantern and six windows on the upper floor and light wells in the floor to send natural light to the ground floor. Lillian House has level access from the road to a small patio area at the front door with circa 42 square metres of floor space, with cloakroom, staircase and kitchen area proposed, and unrestricted on street parking. Crayon Architects and Cook Brown building control have overseen the project.



**Situated**

North Grange forms part of a former Victorian hospital, conveniently situated for access to the M5, the Park & Ride service, with Digby & Sowton railway stations nearby.

**Proposed Accommodation  
Ground Floor**

Entrance, meetings room, cloakroom, kitchen, bike store, staircase to first floor.

**First Floor**

Open plan office space with roof lantern and windows.

**Outside**

Small patio area at front door, on street parking. There is no authorised use of the communal gardens.

**Viewings**

Strictly by prior appointment with Fulfords Exeter 01392 252666. General enquiries Countrywide Property Auctions 01395 275691.

**VOA Rating**

TBC

**EPC Rating**

Exempt

**Planning**

A Grant of Full Planning Permission was granted on the 18th February 2020 by Exeter City Council, under application numbers 19/1648/FUL & 19/1649/LBC, for 'Conversion of former mortuary into office (Class B1) with works having been commenced'.

