



Thorverton, EX5 5NG

A beautiful Grade II listed cottage in the heart of Thorverton with wonderful fully enclosed garden.

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Accommodation:

Pretty thatched porch with lovely solid oak front door into.....

Sitting Room – A warm and welcoming room, full of character including exposed stonework, stud walling and bespoke fitted oak window seat. Natural oak flooring with underfloor heating runs through the entire ground floor of the cottage. Inglenook style fireplace with fitted gas coal effect fire, leaded light window with secondary glazing to the front aspect. Wooden door into storage cupboard, doors through to....

Study Area – Lovely recessed display fitted shelved cupboard with cupboards below. Feature old stone fireplace with oak mantle, leaded light window to front aspect, wooden door with stairs leading to the 1st floor.

Dining Area – Plenty of room for a dining table and chairs, ceiling spotlights, Velux roof light, with access to....

Sun Room – A stunning, light area, with bifold oak framed doors leading out onto the paved patio and garden.

Kitchen/Breakfast Room – A stylish bespoke fitted kitchen with a range of base units and plate rack. Gas hob with extractor over, Belfast sink with mixer tap, integrated fridge, dishwasher and bin store, built in double electric ovens, leaded style double glazed window to the rear aspect overlooking the garden.

Utility Room: Extensive built in cupboards, Vaillant boiler, Velux roof light. Plumbing for washing machine, door to garden.

Downstairs Shower Room: Walk in full width shower, low level WC, pedestal wash hand basin, fitted cupboard, heated towel rail, leaded light secondary glazed window to side aspect.

1st floor:

Bedroom 1 – A stunning room with large vaulted ceiling, views to front aspect, leaded light windows with secondary glass, radiator.

Bedroom 2 – Leaded light windows with secondary glazing to front aspect, radiator.

Bathroom – Modern white suite including corner bath, low level WC, pedestal wash hand basin, bidet, corner shower with electric shower over, radiator. Leaded light double glazed window to the rear aspect.

Bedroom 3 – Another double with vaulted ceiling, feature stone fireplace, fitted double wardrobe, leaded light windows with secondary glass, radiator.

Box Room – Ideal for a study or walk in wardrobe. Store cupboard, leaded window overlooking the pretty garden.

Outside – A very special feature of this cottage is the wonderful, private, enclosed garden. The garden is mostly laid to lawn with a generous patio area outside the sun room, a great entertainment area. Raised borders and useful shed as well as an wooden arbour. Rear access gate giving access to the cobbled pathway to the side of the property.



At a Glance....

Sought After Village
Stunning 3 Double Bedroom Property & Box Room
Large Sitting Room with Feature Fireplace
Attractive Study/Dining Area
Sun Room
Kitchen/Breakfast Room
Utility Room
Downstairs Shower Room
Family Bathroom
Beautiful, Level Walled Garden
Charming Features Throughout

PROPERTY INFORMATION:

Freehold
Council Tax Band: D
Mains Electric, Gas, Water and Drainage.

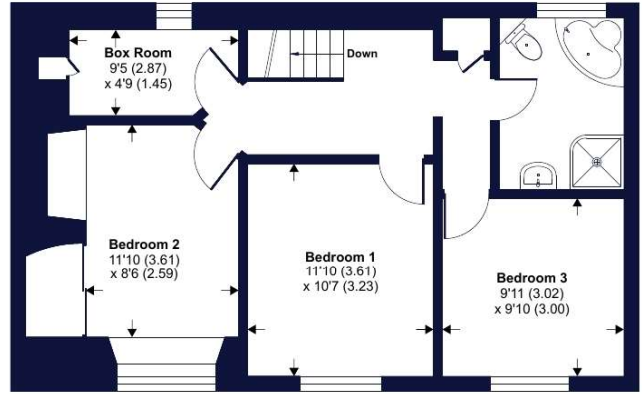
Bullen Street, Thorverton, Exeter, EX5

Approximate Area = 1607 sq ft / 149.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 1037575



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