



Berry House, Thorverton, EX5 5NT

£825,000

A Grade II listed Georgian residence with a charming coach house annexe, occupying a prominent corner plot with a desirable southerly aspect in the heart of this sought-after Exe Valley village of Thorverton.

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Description....

Situated in the heart of the sought-after village of Thorverton, Berry House is a distinguished period property that combines elegant Georgian character with practical modern living. From its striking original features to the charming Coach House and cobbled courtyard, this exceptional home offers both versatility and timeless style.

Accommodation:

On entering the property, a large welcoming hallway provides access to the reception rooms which retain a wealth of period charm.

The living/dining room provides a warm, sociable setting. The room is filled with natural light and features a wood burning stove, large window to the front aspect with original shutters, all complemented by an elegant sense of proportion.

The office, a refined space ideal for working from home, features an original fireplace, sash windows with working shutters, and detailed coving with an original ceiling rose.

To the rear of the property, the bespoke kitchen is a particular highlight, offering hand-crafted wall and base units, a large Range cooker with extractor fan above, and a Belfast sink with mixer tap and dishwasher, the windows frame lovely views over the courtyard garden and coach house, adding to the kitchen's charm and practicality.

Just off the kitchen there is a useful storage cupboard and a beautifully appointed cloakroom with a low-level WC and vanity basin.

Stairs rise to the first floor, where a generous landing leads to three elegant bedrooms. The principal bedroom is a large and beautifully finished space, enjoying dual-aspect windows, a feature gas fire, and detailed coving.

The second bedroom is similarly spacious, with views to the front, and fireplace. Bedroom three features a charming original fireplace, with front-facing window.

A shower room with large window, walk-in shower, WC and basin in a vanity unit provides stylish convenience, while the adjacent bathroom and dressing room creates a luxurious retreat, with a stand-alone bath, shower, WC, two basins in a vanity cupboard, and an original fireplace. Large wall to ceiling built in wardrobes with dressing table. This space could easily be adapted into a fourth bedroom with en-suite if required.

Just off the landing, a door reveals a large airing cupboard and access to a secondary staircase leading back down to the ground floor.

At the rear of the property, steps lead up to the self-contained Coach House apartment. Perfect for guests, relatives, or rental income, it includes a sitting/dining area with kitchenette, a double bedroom with fitted wardrobes, Velux window, and a shower room with WC, basin, and shower.

Outside, the property enjoys a wonderful setting with formal front gardens and delightful cobbled courtyard to the rear.

Below the Coach House is a garage and workshop, with power and water, which adds yet more appeal to this truly special home.

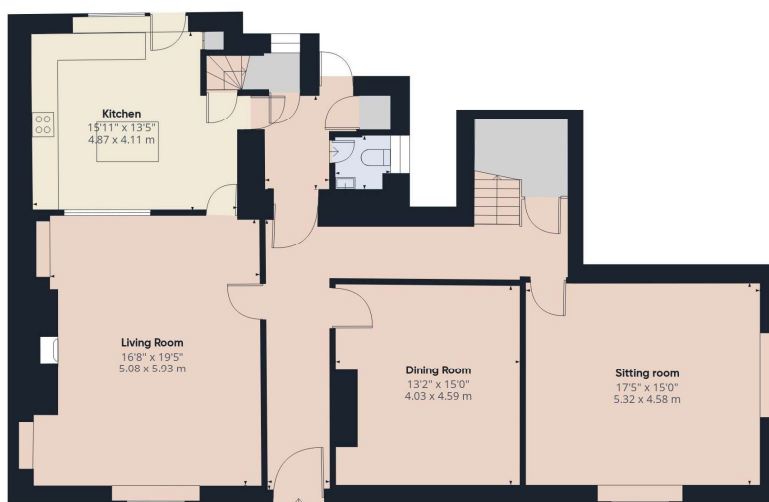


At a glance....

Grade II Listed Georgian Home
 Three Large Bedrooms
 Three Reception Rooms
 Additional Coach House Accommodation
 Beautiful Period Features
 Large Workshop/Garage
 Versatile Accommodation
 In the Heart of Desirable Village of Thorverton
 NO CHAIN

PROPERTY INFORMATION:

Freehold
 Council Tax Band: E
 Mains Electric, Gas, Water and Drainage
 Broadband: Superfast 80Mbps/20 Mbps
 Mobile – Currently limited mobile coverage



Ground Building 1



Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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