



## Berry Dairy, The Bury, Thorverton, EX5 5NT

Guide Price £575,000



# Berry Dairy, The Bury

Thorverton, Exeter

- Beautifully presented village home
- Sought after village
- 2 or 3 receptions
- 3 or 4 bedrooms
- Flexible layout
- Stunning kitchen/breakfast room
- Master ensuite
- Large garage/workshop and parking
- Gorgeous rear courtyard style garden

Just minutes from the Cathedral City of Exeter, lies the pretty Mid Devon village of Thorverton. An ancient village with a thriving community and an array of interesting homes from a variety of eras. This sought after village has a primary school, church, two pubs, post office, local farm shop with cafe and a stunning cricket ground. Tiverton, Crediton and Exeter are all within easy reach, offering a wide selection of shopping, leisure and schooling facilities. Exeter and Tiverton also offer a good selection of private schools, including Exeter School and Blundells.

Berry Dairy gets its name from the fact there has been a Dairy on the site for many years, the current Edwardian property was built in 1906 to replace a cob and thatch dairy which was lost in the great fire of Thorverton.







The property has undergone an extensive renovation by the current owners and is now attractive and characterful, boasting many original features throughout alongside modern conveniences. It's worth noting that a village shop and, more recently a treatment room, have operated from the premises so this is an option for those looking to run a small business "from home". Alternatively, this can be incorporated into the main living spaces and could be used as guest accommodation with a separate entrance and kitchen facilities (stp – see notes).

The property is over 2800 sqft so it's really quite big. The proportions of the rooms are great too with high ceilings and plenty of light. The two front reception rooms are dissected by a central hallway which leads to a stunning, modern kitchen/breakfast room at the rear, skilfully designed to make the most of the space with plenty of storage units, fitted appliances, a central island with a built-in breakfast table and French doors which lead out onto the private courtyard. The former "shop" can be accessed independently from outside or from the main house, it was always part of the building so it flows well. To complete the ground floor is a utility room, store and gardener's loo.



From the hall, the original staircase rises to the first floor where there is the principal bedroom, reconfigured to now enjoy an en suite shower room and walk-in wardrobe. There are a further two spacious double bedrooms, along with a study benefiting from wonderful views over the village, and a recently fitted and attractive family bathroom with roll top bath and separate shower.



Outside are pretty planted beds setting it back from the cobbled pavement behind original railings. There's off-road parking (room to create another space) which leads to a huge garage/workshop/store to the side. There's a lot of potential to how this space is used, ideal for families with outdoor gear, parking or hobbies. The main garden is surprisingly large but is a courtyard rather than lawn. It's been cleverly designed to make the most of the space and room for pots and planters as well as plenty of room to sit out. For those looking for more garden, there's the option to utilise some of the workshop and turn it into garden although there is a good balance as it is.

This is an exceptional house with plenty of options of how to use all the space on offer, both inside and out and with the quality of the finish, you won't be disappointed.

Agents' Note: Planning permission is being sought to incorporate the former business space into residential so subject to this being granted, the property would be deemed as residential for mortgage purposes.

Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon 2024/25-  
£2107.46

Approx Age: 1906

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

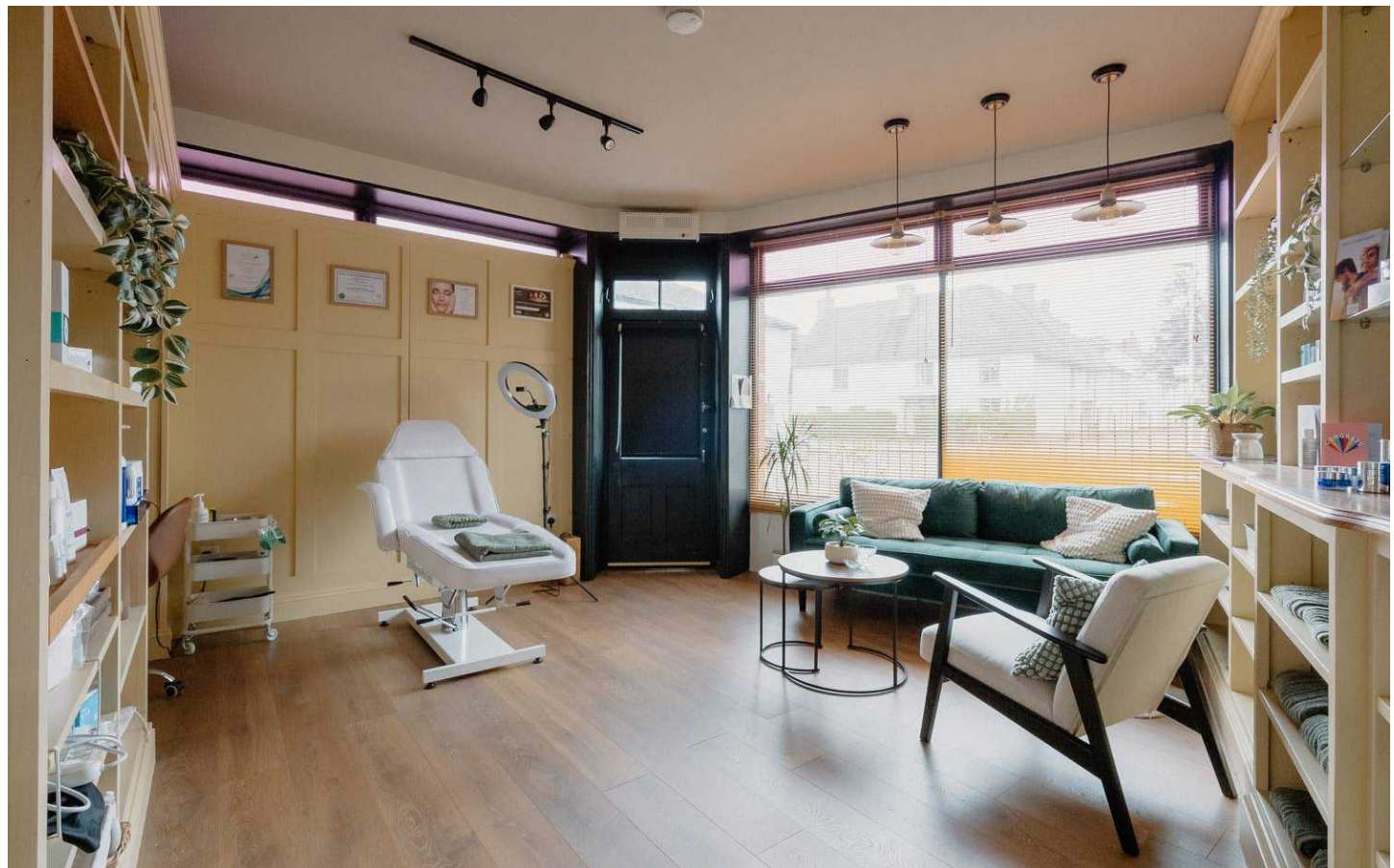
Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

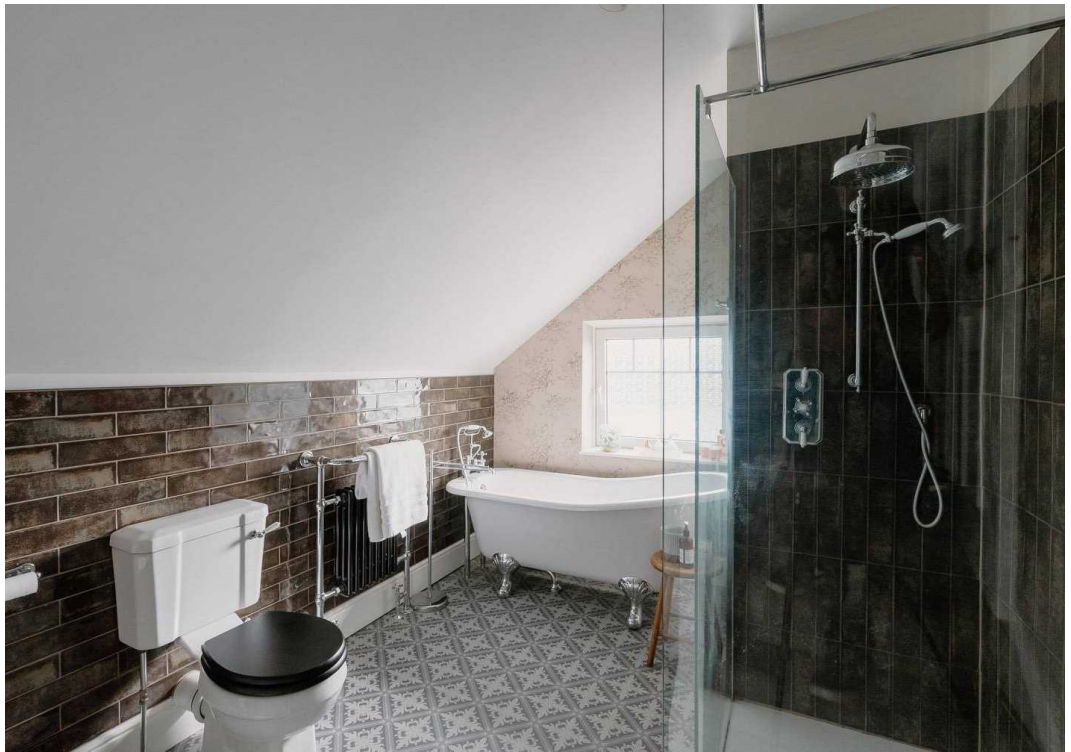
Heating: Gas fired central heating

Listed: No

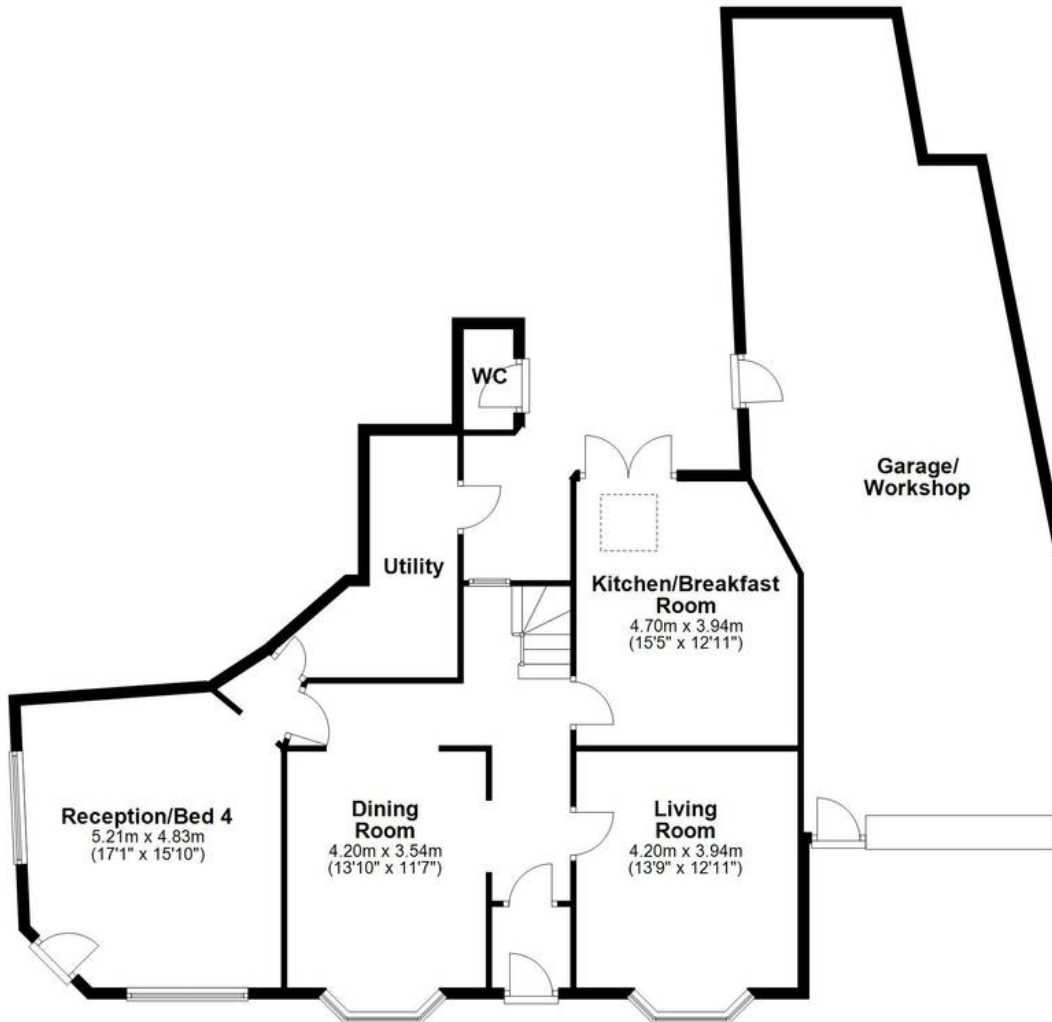
Conservation Area: Yes



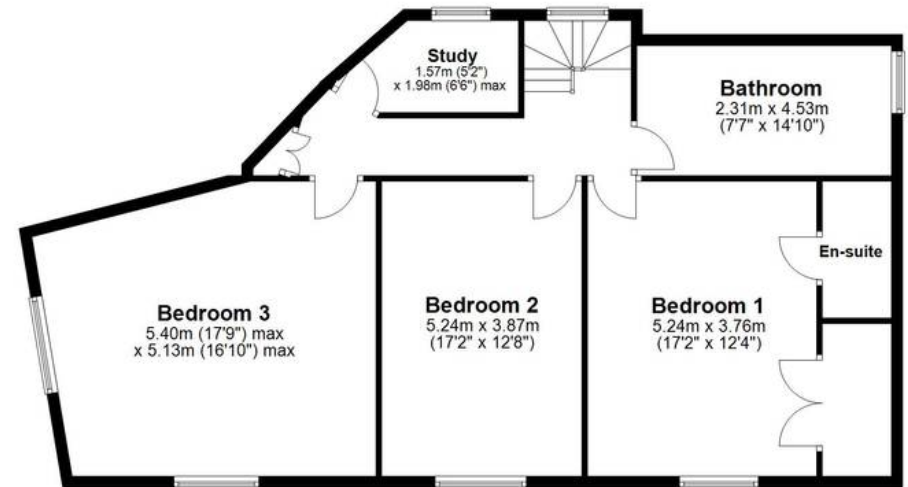




**Ground Floor**  
Approx. 169.7 sq. metres (1826.2 sq. feet)



**First Floor**  
Approx. 103.5 sq. metres (1114.1 sq. feet)



Total area: approx. 273.2 sq. metres (2940.3 sq. feet)





Tenure: Freehold

**THORVERTON** is a very sought after village lying a few miles north of Exeter and with easy access to the M5 motorway. The village is extremely pretty having a number of old thatched cottages around a pretty village green with stream. The village has a church, two public houses, and thatched cob cottages. It also has a doctor's surgery, local store, post office and an excellent primary school with a good reputation. There is a school bus service to Crediton for the older children.

#### DIRECTIONS

For sat-nav use EX5 5NT and the What3Words address is [///backfired.rigid.blazing](https://www.what3words.com////backfired.rigid.blazing)

but if you want the traditional directions, please read on.

From Crediton: leave the town on the A3072 as if driving to Tiverton and go over Creedy Bridge, taking the next right as signed to Shobrooke. Go through Shobrooke and continue for approx. 2 miles until reaching a junction. Go over the staggered junction as signed to Thorverton and continue into the village. At the next junction turn left and Berry Dairy will be found in the centre of the village on the left.

From Exeter: Take the A396 towards Bickleigh from Cowley Bridge roundabout and continue through Stoke Canon and Rewe and then take the left turn signed to Thorverton. Continue into the centre of the village and Berry Dairy will be found on your right.







## Helmores

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