



Thorverton House, Silver Street



Thorverton House,

Thorverton, Exeter, EX5 5LT

Silverton (3 miles) Exeter 7 miles. Tiverton 8 miles M5 Motorway (J28 and J29) 8.5 miles.

An impressive Grade II Listed Georgian family home set in a charming village with attractive gardens.

- Impressive & versatile family home
- Sought-after village location
- Walled gardens of approximately 0.9 acre
- Outbuildings with potential (STP)
- CTB G
- Grade II Listed
- Substantial and flexible accommodation measuring over 4,400 sqft
- Far reaching countryside views
- Freehold

Guide Price £1,300,000

SITUATION

The property is situated in the sought-after village of Thorverton which has a thriving community and is set amidst the beautiful Devon countryside. The village has plenty to offer, including farm and village shops, schools, a village hall, a post office and two well-regarded pubs. The nearby village of Silverton also offers further amenities and schooling. Exeter, approximately seven miles away, is the most thriving city in the South West and offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good shopping and restaurants including a John Lewis and a Waitrose supermarket. Many well-regarded schools can be found in the area, including Exeter School, Exeter College (Outstanding rated), The Maynard, Blundell's School and Exeter University, which is recognised as one of the best universities in the country.

DESCRIPTION

Thorverton House is an impressive Grade II Listed Georgian family home, set in the charming village of Thorverton, six miles north of Exeter. The house dates from the 18th century and offers elegant accommodation extending to more than 4,400 square feet. The property has been sensitively modernised to combine the amenities of modern living whilst retaining a wealth of characterful features including detailed cornicing and original fireplaces, large sash windows, high ceilings and large well-proportioned rooms. Outside, the property features attractive rendered elevations and benefits from a private gated driveway, walled gardens and approximately 0.9 acres of grounds. Thorverton House sits in a highly desirable village position and enjoys far reaching views over the surrounding countryside.



ACCOMMODATION

A grand entrance hall leads through to the property's four ground floor reception rooms that feature exposed wooden floorboards and offer flexible accommodation options. The similarly proportioned sitting room and dining room both feature fireplaces fitted with woodburning stoves and enjoy large sash windows allowing for plenty of natural light. Further attractive reception space can be found in the family room that has full-height windows and French doors that open out onto the rear gardens. The kitchen/breakfast room has tiled flooring and offers plenty of storage, as well as an Aga, a butler sink and space for a large breakfast table. To the rear, a generously sized utility room provides further space for storage and appliances. The ground floor accommodation also benefits from a useful study which is ideal for home working as well as a downstairs cloakroom.

Upstairs there are five well-presented double bedrooms of generous proportions that all enjoy far reaching countryside views. There are two modern family bathrooms on the first floor, one featuring a roll-top bathtub and a separate shower unit. There is also a WC on this floor. The property further benefits from attic storage space that provides ample scope for development subject to obtaining the necessary consents.

THE GROUNDS

To the front of the house is a symmetrical walled garden with areas of lawn bordered by colourful flowerbeds and a pathway that lead to the entrance. Access for vehicles is to the side of the property where gates open onto a tarmac driveway that provides plenty of parking space. The extensive rear gardens of approximately 0.9 acres are split into two separate areas. The first walled area has a lawn with bordering flowerbeds and shrubs, a greenhouse and a large area of paved terracing providing an ideal space for al fresco dining and entertaining. The second area has a large timber-framed garden store/workshop, rolling lawns bordered by hedgerow and mature trees that back onto open fields.

OUTBUILDING

Also within the property's grounds is an outbuilding that has had the first floor renovated and is currently used as a snug. The outbuilding provides further development opportunity to be used for additional accommodation if required subject to the necessary consents

SERVICES

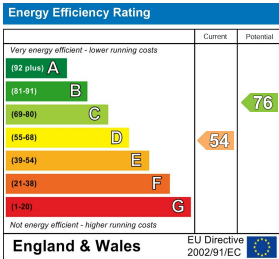
Local Authority: Mid Devon District Council
Services: Mains electricity, gas, water and drainage. Gas central heating.
Council Tax: Band G
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.
Tenure: Freehold

DIRECTIONS

From the A396 Exe Valley road between Exeter and Tiverton, turn off at The Ruffwell Inn signposted Thorverton. Follow this road into the village and the property will be on your right before you reach the centre of the village.
What3words - pool.beauty.wipes



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



21/22 Southernhay West,
Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202



@StagsProperty

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