



Primrose Cottage, Latchmoor Green, Thorverton, EX5 5LY

Guide Price £385,000

Primrose Cottage

Latchmoor Green, Thorverton, Exeter

- Victorian character cottage
- Village edge location
- Large garden backing onto open countryside
- Pretty courtyard & outbuildings
- 3 Bedrooms
- High ceilings and original features
- Cozy cottage feel
- Just 6 miles from Exeter
- Planning in place to replace the garage

Full of period character and thoughtfully updated, Primrose Cottage is a Victorian semi-detached home that combines high ceilings, plenty of natural light and a practical layout. The property is not listed, has uPVC double glazing and planning permission already in place for a double garage with a garden room and WC, there's still scope to shape the property around your own needs.

The kitchen is fitted with cream shaker-style units, solid wood worktops and a ceramic sink, along with an integrated dishwasher, electric oven and five-ring gas hob. Tiled flooring continues through to the bathroom, creating a practical finish that's easy to maintain.

The lounge is a bright, south-facing room with high ceilings and a brick fireplace ready for a wood-burning stove should you wish to install one. A door opens directly to the front garden, while the more widely used entrance is conveniently positioned to the side of the cottage.





The ground floor bathroom is generously sized and includes both a separate bath and a corner shower with a traditional-style shower fitting, along with a vanity unit providing useful storage.

Upstairs are three bedrooms, including a comfortable double overlooking the front of the property and enjoying a sunny south-facing aspect. The remaining two rooms are generous single bedrooms, with the rear room looking out across open fields. The loft has been boarded and is accessed via a fitted loft ladder, providing excellent additional storage.

Outside, the front garden sets the cottage back from the road, while the rear courtyard includes useful storage sheds. Beyond this is a surprisingly large garden with mature sycamore and fruit trees, wrapping behind the neighbouring property to create a lovely outdoor space with plenty of potential.

The property benefits from mains gas, mains water, a modern combi boiler and uPVC double glazing throughout.

Agent's Note: The property is served by private drainage. Buyers are advised to make their own enquiries regarding the drainage system as part of the conveyancing process.



Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2026/27 - £2357.20

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Ultrafast 1800Mbps

Drainage: Private

Heating: Mains gas central heating

Construction: Brick

Listed: No

Conservation Area: No

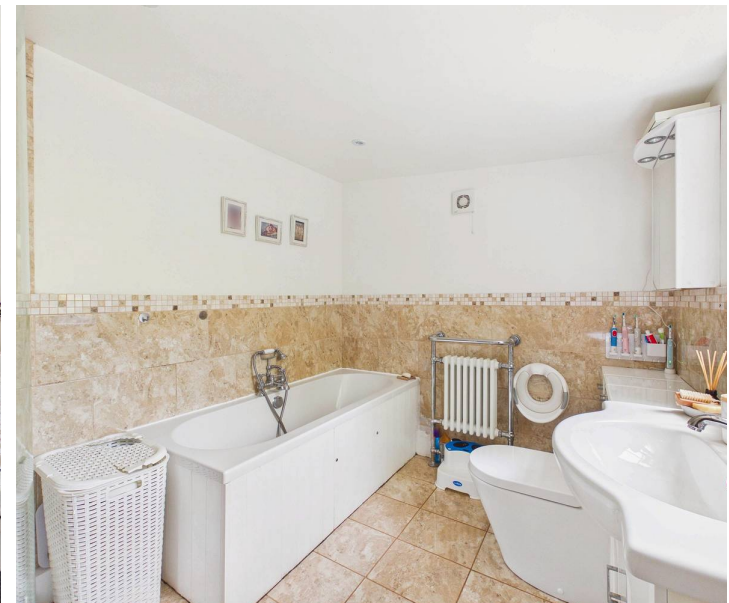
Tenure: Freehold

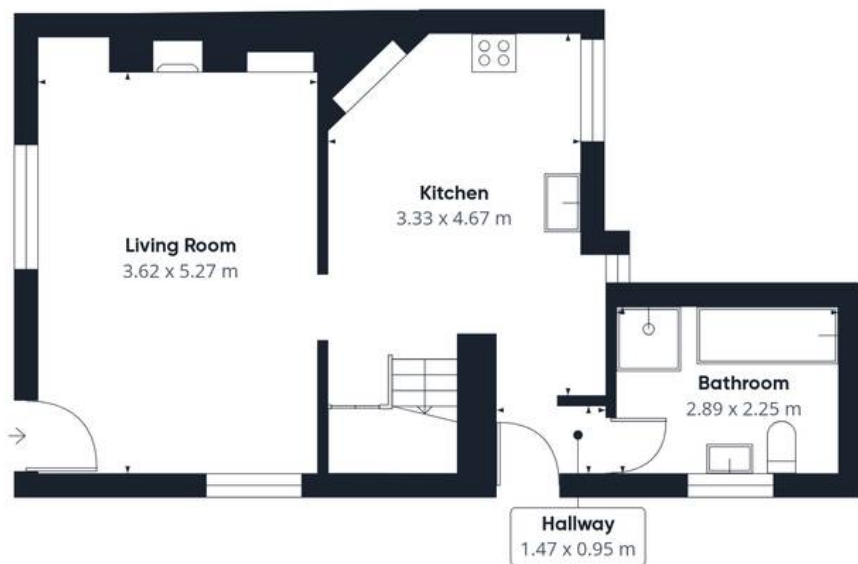
Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

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.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

87.4 m²

Reduced headroom

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



DIRECTIONS : From Exeter take the A396 towards Tiverton. Take a left turn towards Thorverton, pass the farm shop and at the crossroads the cottage can be found just to the right.

For Sat Nav: EX5 5LY

What3Words: ///stilted.swerves.booster





Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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