



Orchard Cottage, Bullen Street, Thorverton, EX5 5NG

Guide Price £275,000

Orchard Cottage, Bullen Street

Thorverton, Exeter

- Pretty character cottage
- Grade II Listed
- Open plan layout
- 2 Double bedrooms
- Modern stylish bathroom
- Enclosed Garden with views
- South facing sun terrace
- Close to amenities
- Desirable village location

Bullen Street has a beautiful selection of pretty cottages and Orchard Cottage is one of them, set in the picturesque and desirable village of Thorverton, the property is full of charm and character. Being Grade II Listed it retains some cottage style features but with a modern open plan layout.

The front door leads into the lounge with a window seat and opens out into the kitchen area with an array of cream shaker units, 4 ring induction hob and undercounter oven. There is an integrated dishwasher and fridge and in the corner is a very handy utility with WC and sink, an array of storage shelves and plumbing for a washing machine and tumble dryer.

From the lounge stairs it leads up to the first floor with a large double bedroom to the front and a further double bedroom with a fitted cupboard. On the landing is an airing cupboard and the hall leads around into the characterful bathroom with Turkish style bath, WC and sink.





There is gas central heating and the windows are timber single glazed with additional secondary glazing.

The rear garden is accessed from a door leading from the first floor landing, this leads out to the decked south facing sun terrace area, providing a great space to sit out and enjoy the peace and quiet. Steps lead up through to the upper area of the garden through a rose arch onto the lawned area with lovely views over the rooftops to the countryside beyond. In the corner is a patio area perfect for BBQs and outdoor dining, there is a handy garden storage box to the rear. Parking is found in the free village car park just opposite the property.

Agents Note: This property has a flying freehold element, please enquire with the office for more details.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2025/26 - £1935.89

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

Broadband within this postcode: Superfast 79Mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: Grade II

Conservation Area: Yes

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.

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 : Bullen Street can be found on the eastern side of the village and the property can be found just before the village post office and car park marked with a Helmores board.

For Sat Nav: EX5 5NG

What3Words: ///stews.customers.owls





Floor 0



Floor 1

Approximate total area⁽¹⁾

69.4 m²

Reduced headroom

0.2 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.

GIRAFFE 360



Helmores

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