

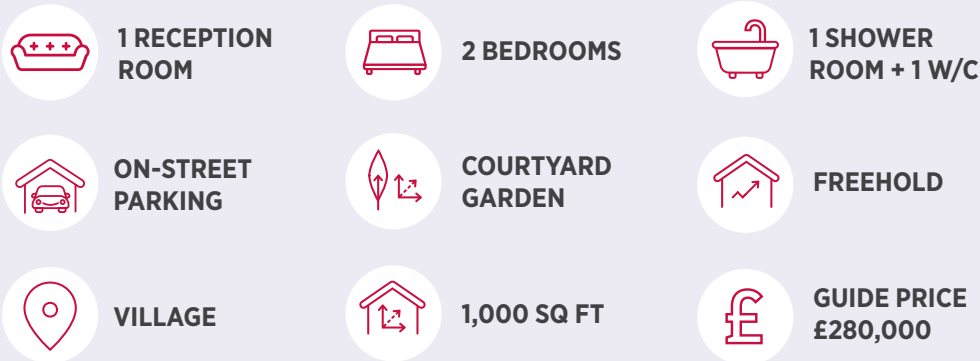


Barliabins  
Thorverton



## A charming period cottage with a wealth of character features, set in a well-connected and sought-after village

A two-bedroom period home set in the heart of the idyllic Mid Devon village of Thorverton, close to local amenities and just moments away from the beautiful rolling countryside of the Exe Valley. The property features a generous courtyard garden while inside there are a wealth of character details, including exposed timber beams and original stone-built fireplaces.



### The property

Barliabins is a charming two-bedroom cottage, set in the desirable Mid Devon village of Thorverton, within easy reach of local amenities and excellent communication links. The house features 1,000 sq ft of comfortable, attractive accommodation with various original details, as well as understated neutral décor and styling throughout.

The entrance leads to a well-proportioned sitting room which provides a space to relax, featuring wooden flooring, a window seat, exposed timber beams, and a striking stone-built fireplace with a timber lintel, fitted with an electric fire. At the rear, the generous kitchen and breakfast room features timber beams and is fitted with farmhouse-style units in white to base and wall level, a central island with a breakfast bar and integrated appliances, including a double oven, an induction hob and an extractor hood. The kitchen also has an additional stone-built fireplace with electric fire, and French doors opening onto the south-facing rear garden.

Upstairs there are two double bedrooms, both with built in storage, one of which overlooks the rear garden, while the other looks out across Bullen Street to the front. A shower room with a corner shower unit completes the first floor. There is also a loft area with the potential to be converted for further accommodation, subject to the necessary consents.

### Outside

At the front, the house opens onto Bullen Street in the heart of the village. There is parking available along one side of the street. At the rear, the south-facing garden enjoys abundant sunlight throughout the day and features a courtyard with steps leading up to a spacious raised patio, perfect for al fresco dining and accommodating numerous potted plants. There is a border bed with various shrubs and flowering perennials, plus perimeter fencing for privacy. Towards the end of the garden is a shed which requires renovation. It is fitted with electric and water and provides a useful storage space or could serve as a workshop. The alleyway also provides further garden storage space.



## Location

Thorverton is one of the most sought-after villages within the Exe Valley, set amidst beautiful Devon countryside and with a thriving community. The village has a cricket club, church, village shop and Post Office, renowned farm shop, primary school, pre-school, village hall and a well-regarded pub. The village hosts frequent events and classes, which are popular amongst locals. These include fitness classes, a monthly Saturday market, annual art festival and a country show.



The surrounding area offers plenty of walking, cycling and riding routes, while Dartmoor National Park, the Blackdown Hills AONB and the East and South Devon Coastlines are also all within easy reach.



Exeter, approximately six miles away, is the most vibrant city in the Southwest. It offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good high street and independent shopping and restaurants, including a John Lewis and a Waitrose supermarket. The city also offers an excellent choice of state and independent schooling for all ages, including Exeter School, Exeter Cathedral School and The Maynard. Exeter University is recognised as one of the best in the country.

The M5 motorway provides links to Bristol and London to the North and the A38 south to Plymouth or the A30 to Cornwall. There are regular rail services to London Paddington from Exeter St David's and Tiverton Parkway, taking approx. two hours. Exeter Airport provides an ever-increasing number of domestic and international flights.



## Nearby Stations

- Newton St Cyres 4.1 miles
- Exeter St David's 6.2 miles
- Exeter Central 6.5 miles
- Tiverton Parkway 14.7 miles

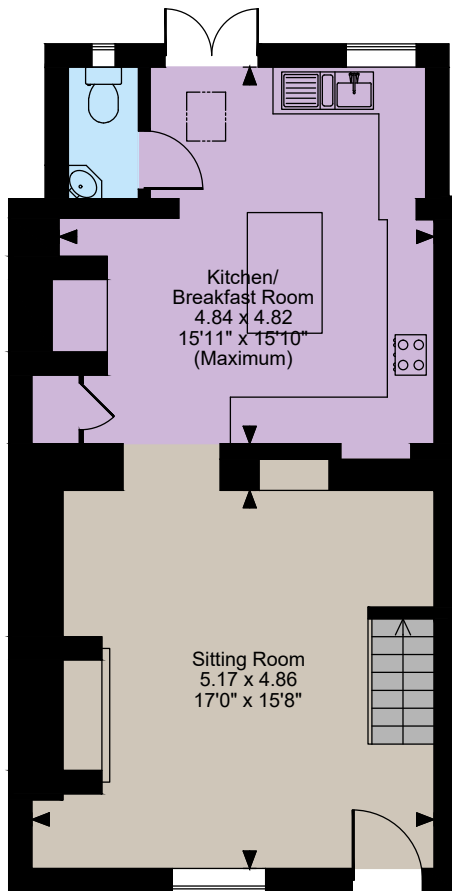
## Key Locations

- Exeter (cathedral and university city)
- Killerton House National Trust
- Dartmoor National Park
- Blackdown Hills AONB
- East Devon National Landscape AONB

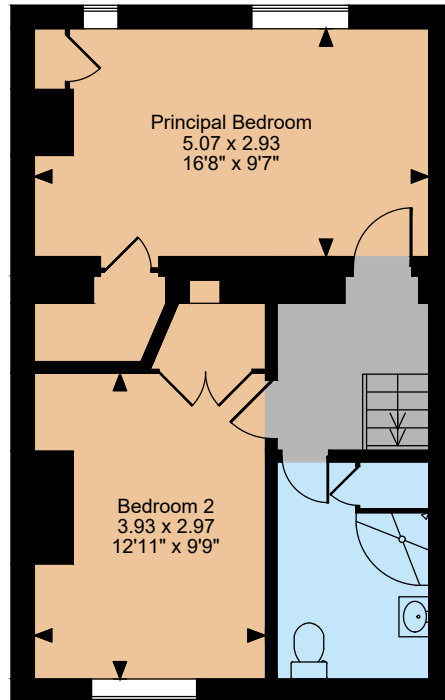
## Nearby Schools

- Thorverton CofE Primary School
- Silverton CofE Primary School
- Clyst Vale Community School
- Exeter Cathedral School
- Exeter School
- Maynard School

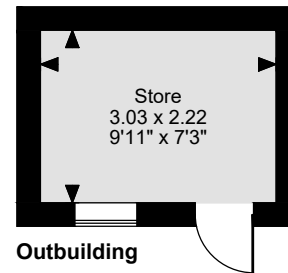
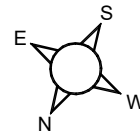




Ground Floor



First Floor



Outbuilding

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8660393/SS



### Floorplans

Main House internal area 1000 sq. ft (93 sq. m)

Outbuilding internal area 72 sq. ft (7 sq. m)

Total internal area 1,072 sq. ft (99 sq. m)

For identification purposes only.

### Directions

EX5 5NG

what3words: ///brisk.astounded.guardian

### General

Local Authority: Mid Devon District Council

Services: Mains electricity, gas, water and drainage.  
Outside tap. Outbuilding fitted with electric and water.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band C

EPC Rating: C

Wayleaves and easements: This property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

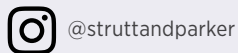
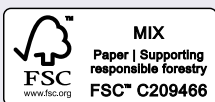
## Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

01392 215631

exeter@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken August 2025. Particulars prepared August 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited