



# BERRY DAIRY-HOUSE AND GENERAL STORES

THE BURY, THORVERTON, EXETER, EX5 5NT



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Exeter about 7 miles • Tiverton about 9 miles  
CREDITON about 6.5 miles

*A unique village home with  
established business in prime  
Exe Valley village, within easy  
reach of Exeter*

## Accommodation summary

Entrance porch • Kitchen/breakfast room • Dining room  
Sitting room • 3 Bedrooms • Family bathroom • Study  
Shop premises • Store room/utility • Gardens WC  
55'9" Garage/workshop • Courtyard garden  
Off road parking  
Berry Dairy EPC Band E  
Berry Dairy Village Store EPC Band D





## SITUATION

The Berry Dairy & General Store is situated in the centre of the popular Exe Valley village of Thorverton. The village is well located, having easy access to Tiverton, Exeter & communication links, whilst also being surrounded by some of Mid Devon's most beautiful and unspoilt countryside. The village has a church, two pubs and the Berry Dairy General Store. Tiverton, Crediton and Exeter are all within easy reach, offering a wide selection of shopping, leisure and schooling facilities.

The village has an excellent primary school, and Berry Dairy is also within the 'local catchment' area of the Queen Elizabeth Academy at Crediton which is approximately 20 minutes' drive away. Exeter and Tiverton also offer a good selection of private schools, including Exeter School, Blundell's and The Maynard School.

Communication links to the area are good, with the M5 Motorway accessed at Tiverton or Exeter. There are two mainline train stations in Exeter and also a station at Tiverton Parkway providing regular direct links to London Paddington in about two hours. Exeter International Airport has an ever increasing number of flights to UK and international destinations, including a daily flight to London City Airport.

## DESCRIPTION

Berry Dairy offers an exciting opportunity to purchase a home and thriving business in the centre of Thorverton. Historically, there has always been a Dairy on the site and the current Edwardian property was built in 1905 to replace a cob and thatch dairy which was lost in the great fire of Thorverton. The property is attractive and characterful, boasting many original features throughout. The building is well proportioned, with over 2000 square foot of accommodation including the shop premises, storage area and a garage/workshop with potential to convert to an annexe, subject to planning.

## ACCOMODATION

On the ground floor, there is an entrance hall and two large reception rooms; a sitting room with a multi fuel stove and a dining room with open fireplace. The kitchen/breakfast room has a number of wall and floor mounted units fitted with a selection of integral appliances. On the first floor, there are three spacious double bedrooms, along with a study, airing cupboard and a family bathroom, with both a bath and separate shower unit.

To the rear of the property is a courtyard garden, with established shrub and flower borders. There is a door leading

to the workshop/garage which measures approximately 56ft and provides ample storage with vehicle and pedestrian access onto the road. There is also a gardeners cloakroom and rear access to the store/utility room. To the front of the property, there is off road parking for one vehicle.

## GENERAL STORE

The general store is believed to have traded for around 100 years since the late 19th Century until it closed in 2006, and was re-opened in June 2016. Since then trade and turnover has increased rapidly and there is already an established and strong demand from residents within the village. Being located centrally and the only shop within the village, it is benefits from plenty of passing trade. It is fitted with bespoke furniture made by a local craftsman and stocks a wide range of top quality, local produce. Based on trading figures to date it is likely that the income generating abilities of the business will continue to grow.

## SERVICES

Mains water, electricity, gas and drainage.

## OUTGOINGS

Mid Devon District Council. Council Tax Band C

## TENURE AND BASIS OF SALE

Freehold.

## TUPE

Purchasers will be required to comply with the relevant legislation in respect of current employees.

## VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for the purpose of VAT, such tax shall be payable by a purchaser in addition to the sale price.

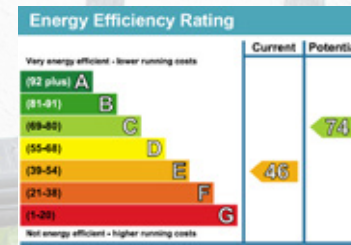
## FIXTURES, FITTINGS AND CONTENTS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation. The shop fittings are included in the sale and guide price. The stock will be negotiated separately, with a separate valuation of the stock to be carried out at the point of sale.

## BERRY DAIRY

Total Approximate Gross Internal Area:  
198.7 sq.m. / 2139.2 sq.ft.

## Berry Dairy EPC



## DIRECTIONS

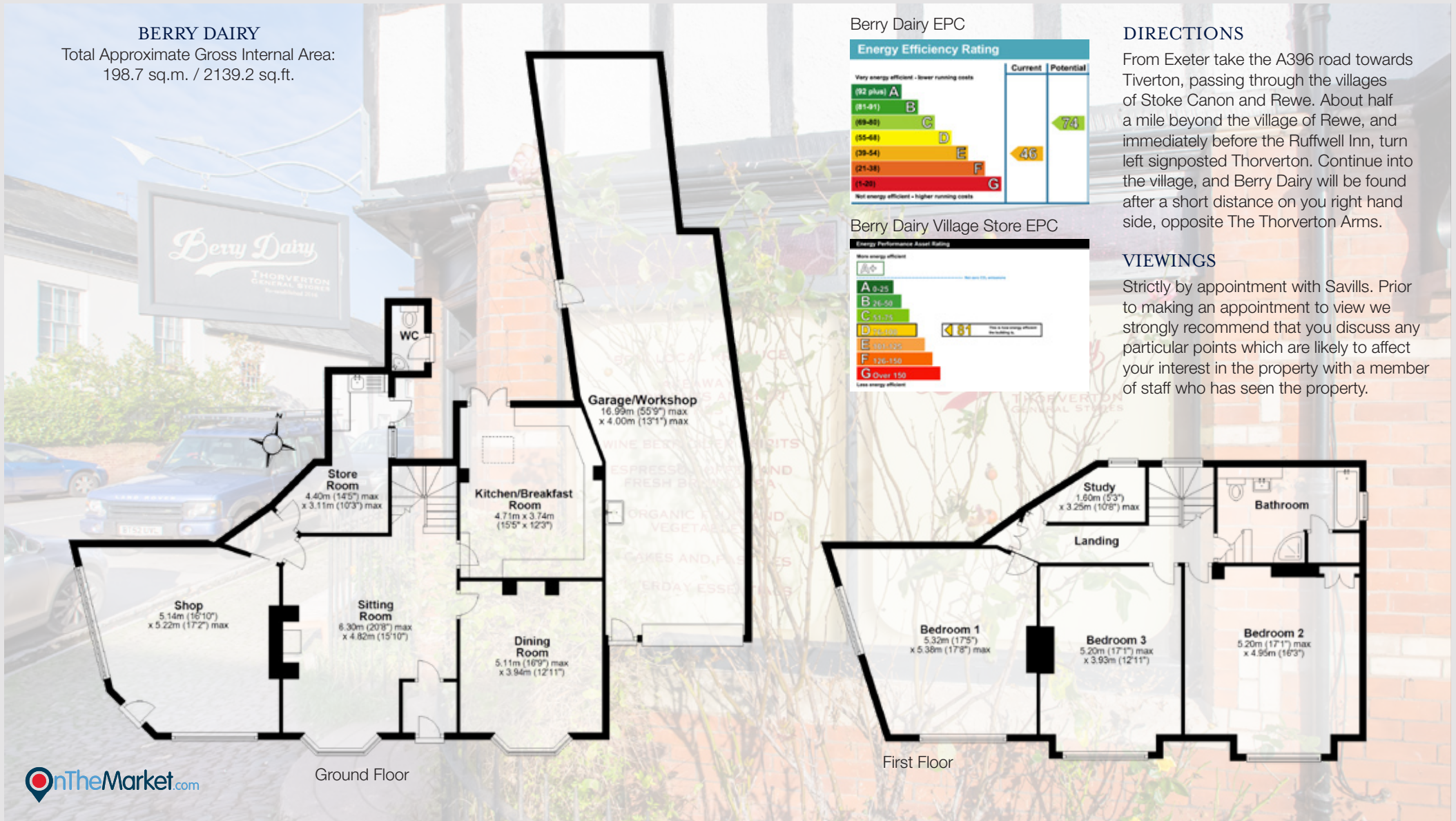
From Exeter take the A396 road towards Tiverton, passing through the villages of Stoke Canon and Rewe. About half a mile beyond the village of Rewe, and immediately before the Ruffwell Inn, turn left signposted Thorverton. Continue into the village, and Berry Dairy will be found after a short distance on your right hand side, opposite The Thorverton Arms.

## Berry Dairy Village Store EPC



## VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.



Ground Floor

First Floor

## IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 18/11/05 RB Kingfisher Print and Design Ltd. 01803 867087.

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