



## Silver House East Street, Chulmleigh, EX18 7DD

**Price Guide £275,000**

A Grade II Listed MID TERRACE HOUSE which dates back to the 16th Century offering spacious THREE BEDROOM AND TWO RECEPTION ROOM accommodation benefitting from many period features and LPG gas central heating with LARGE WALLED GARDEN TO THE REAR. Offered with No-On Going Chain.



## SITUATION (CHULMLEIGH)

Chulmleigh is a small but busy town set in the heart of rural Devon. It is the centre for an active and friendly community and offers a good range of local shops including a bakery, dairy, newsagent, florists, hairdressers etc, along with the excellent Chulmleigh Academy offering schooling from the ages of 3 to 16 years of age, health centre, dental surgery, Post Office, churches, library, two public houses and a community run Sports Centre and a short 18 hole golf course. The market town of South Molton to the north and Crediton to the south both offer a more comprehensive range of facilities and the local railway station at Eggesford, 2 miles, provides a rail link between Exeter and Barnstaple. Road link is via the A377 or the North Devon Link Road, which can easily be accessed at South Molton. Barnstaple, North Devon's regional centre, and the Cathedral and University city of Exeter both offer the wide range of shopping, amenities and facilities one would expect from the county's principal town and city. Tiverton, the M5 motorway at Junction 27 and Tiverton Parkway station, which provides a fast Intercity rail link to London Paddington, are both approximately forty-five minutes drive. There is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with a range of Leisure Centres at South Molton, Tiverton, Crediton and Barnstaple, near-by tennis courts and clubs, local rugby, football and cricket clubs, fishing in the rivers Taw and Torridge, further near-by golf courses at Libbaton, High Bullen and Down St Mary, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and watersports on North Devons scenic and rugged coastline, being approximately three-quarters of an hours drive.

## DESCRIPTION

Dating back in part to the 16th Century, Silver House is a substantial Grade II Listed character house situated in the centre of Chulmleigh, a short walk from the towns shops and amenities being of traditional stone and cob construction under a thatched and slate roof with a more recent single storey addition to the rear also under an asbestos tiled roof (AGENT NOTE: potentially asbestos or fibre cement, survey required to be sure) encompassing the Kitchen/Breakfast Room, all with rendered and colour washed elevations. Internally the property benefits from all the character and charm one would expect from a property of this style and period including the original plank and muntin screen in the Entrance Hall, the original exposed stone fireplaces in many of the rooms, as well as traditional heavy beamed ceiling in the Dining Room, whilst modern additions include LPG

gas fired central heating. The exceptionally spacious and well laid out accommodation is arranged over two floors and briefly comprises an Entrance Hall, a Dining Room, an Inner Hall with access to the attached Outbuilding, a Cloakroom, a Sitting Room, and a Kitchen/Breakfast Room, whilst on the first floor there are three good sized Bedrooms and a Bathroom. Outside and to the rear of the house there is a large walled garden, which although currently a bit over grown, is very private and benefits from a good sized paved patio area, a Greenhouse and a Shed.

## ENTRANCE HALL

From East Street, a heavy wooden Front Door opens into the Entrance Hall with original plank and muntin screen to one side, original beamed ceiling, door ways to the Dining Room and Sitting Room, stairs leading to the First Floor Landing, tiled floor and radiator.

## DINING ROOM

A spacious room with secondary double glazed multi-pane sash window to the front with radiator below, traditional heavy beamed ceiling, and original exposed stone fireplace to one side housing an open grate (not currently in use) with storage recess to one side, and further radiator. At one end a door opens in the

## REAR HALL

with doors to the Cloakroom and the attached Storage Shed.

## CLOAKROOM

fitted with a low level and a wall mounted wash hand basin with tiled splash backs, obscure glazed window to one side, inset ceiling down lighter and radiator.

## STORAGE SHED

with cobbled floor, storage shelving and double doors leading out to the garden.

## SITTING ROOM

A good sized dual aspect room with secondary double glazed multi-pane sash window to the front and fully double glazed French doors to the rear overlooking and leading out to the Garden. On one side is the original exposed stone fireplace with inset heavy beam over and original bread over to one side (fireplace not in use), two radiators, wall lights, part beamed ceiling and attractive display niches. In one corner a fully glazed multi-pane door leads into the

## KITCHEN/BREAKFAST ROOM

A good sized Kitchen fitted with a range of wooden fronted units to two sides under a roll-top work surface with tiled splash backs including and incorporating a one and a half bowl single drainer

stainless steel sink unit with mixer tap set below a window to the rear over looking the garden. On one side is a built-in stainless steel single oven and grill with inset four ring hob and extractor fan over set between a range of matching wall units, whilst on the opposite side there is a double glazed window overlooking the garden with radiator below. The Kitchen also benefits from space and plumbing for a washing machine and dish washer, and space and point for under counter fridge, inset ceiling down lighters, central heating and hot water control panel and half glazed Back Door overlooking and leading out to the garden.

### **STAIRS AND LANDING**

Returning to the Entrance Hall, stairs with wooden balustrade and hand rail lead straight to the spacious Galleried First Floor Landing with three double glazed multi-pane windows to the rear allowing good natural light, doors to all principal rooms, radiator and hatch to roof space.

### **BEDROOM 1**

A large dual aspect double bedroom with secondary double glazed sash window to the front overlooking East Street and further double glazed window to the rear overlooking the garden. One one side is the original exposed stone fireplace (not in use) with inset heavy beam over, two radiators.

### **BEDROOM 2**

Another double bedroom with secondary double glazed sash window to the front overlooking East Street, whilst in one corner is the Airing Cupboard housing the factory lagged hot water cylinder with electric immersion heater, and the Vaillant mains gas boiler providing domestic hot water and servicing the radiators. The bedroom also benefits from a radiator and an original exposed stone fireplace to one side (not in use).

### **BEDROOM 3**

A large single bedroom with secondary double glazed multi-pane sash window to the front overlooking East Street with radiator below.

### **BATHROOM**

with partially tiled walls and matching white suite comprising a panel bath with stainless steel mixer tap with telephone style shower attachment to one side and Mira electric shower with glazed shower screen to one side; a pedestal wash hand basin with mirror fronted medicine cabinet over; and a low level WC. The Bathroom also benefits from an extractor fan, a radiator, and a window to the rear with deep display sill.

### **OUTSIDE**

At the rear of Silver House there is a good sized south facing walled garden which is very private and secluded benefitting from a large paved patio area

with two water features creating a lovely Summer seating area and an ideal site for flower pots and planters. Beyond the patio area there is a lawned garden which is interspersed with mature trees and shrubs and would really benefit from some trimming back. The garden also benefits from a Greenhouse and Garden Shed.

### **SERVICES (SALE)**

Mains electricity, mains water and mains drainage. LPG Gas Fired Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations and Superfast Broadband Enabled. Council Tax Band D (2,246pa),

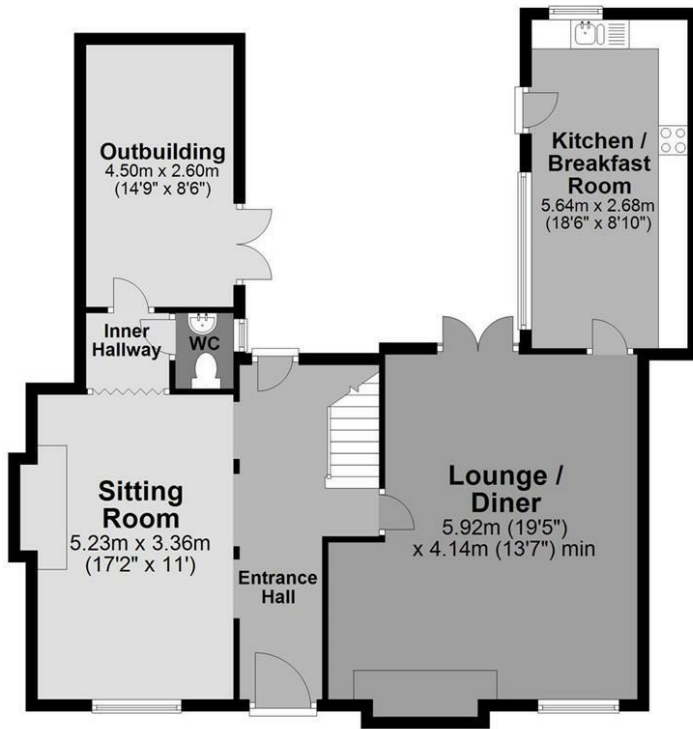
### **VIEWING**

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail [enquiries@keenors.co.uk](mailto:enquiries@keenors.co.uk)

# Floor Plan

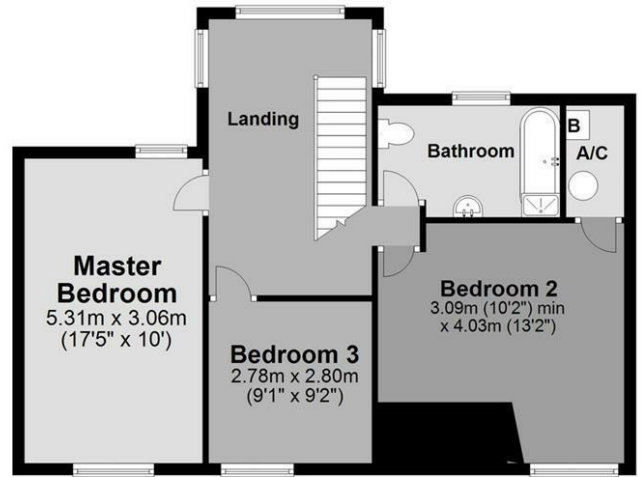
## Ground Floor

Approx. 77.2 sq. metres (830.8 sq. feet)



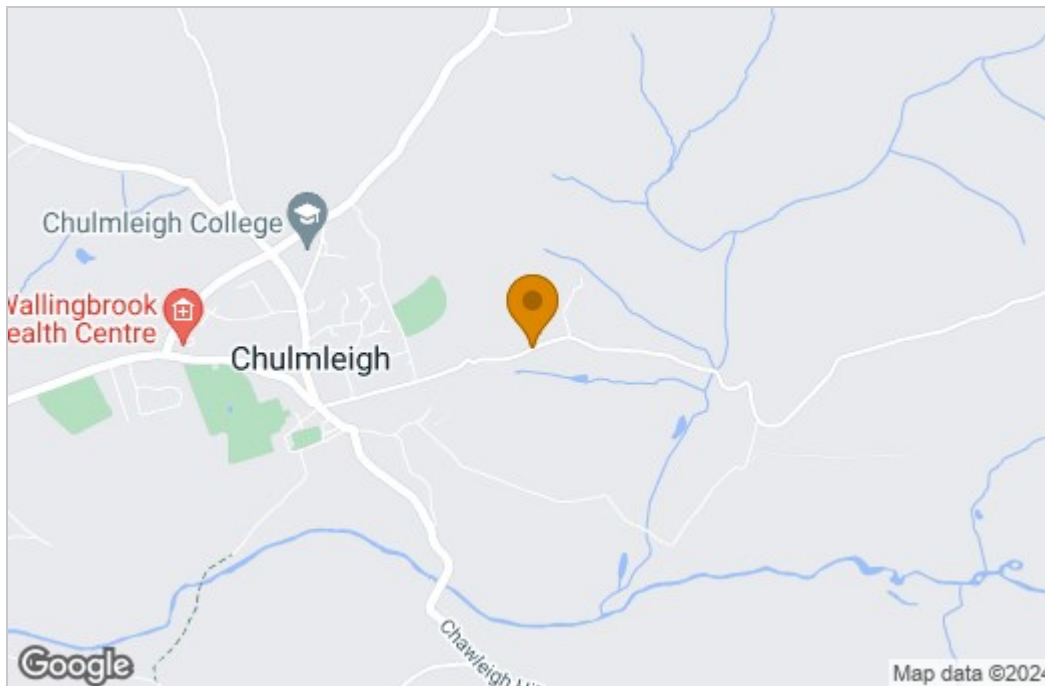
## First Floor

Approx. 62.5 sq. metres (672.6 sq. feet)



Total area: approx. 139.7 sq. metres (1503.4 sq. feet)

# Area Map



# Energy Efficiency Graph

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Bonds Corner House Fore Street, Chulmleigh, Devon, EX18 7BR  
Tel: 01769 580666 Email: [enquiries@keenors.co.uk](mailto:enquiries@keenors.co.uk) <https://www.keenors.co.uk/>