



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

Guide Price £275,000

**HELMORES**  
SINCE 1699

# Silver House, East Street

Chulmleigh, Chulmleigh

- Grade II Listed Cottage Dating Back to the 16th Century
- Great access to Chulmleigh's amenities
- Accommodation of 139 sqm / 1,500 sqft
- Three double bedrooms and upstairs bathroom
- Two large reception rooms and kitchen
- Attached outbuilding offering potential
- Large south-facing enclosed rear garden
- Thatched roof to front, tiled to rear
- Central heating & two fireplaces
- Being sold with no onward chain

Step into the enchanting world of Silver House, a Grade II listed cottage steeped in history, dating back to the 16th century. Nestled in the heart of Chulmleigh, this remarkable property offers a unique blend of period features and modern comfort, providing an idyllic retreat for those seeking character & charm in their next home.

Conveniently located, Silver House provides easy access to Chulmleigh's amenities, ensuring a convenient lifestyle within reach. Explore the local shops, cafes, and community facilities just a stone's throw away, immersing yourself in the vibrant





atmosphere of this charming Devonshire town. Spanning across 139 square meters (1,500 square feet), the accommodation is both spacious and versatile. Three double bedrooms await, offering plenty of room for relaxation and rest. Each room carries its own distinctive character. There is also an upstairs bathroom and a particularly sizeable and naturally light landing.

The two large reception rooms are ideal for entertaining or simply unwinding after a long day. Embrace the historic charm as you gather around the fireplace, creating memories with loved ones in an inviting and cosy atmosphere.

The kitchen is also a great size and includes an integrated oven, hob & extractor.

An attached outbuilding presents exciting potential, offering the opportunity for additional living space, a workshop, or a studio, giving you the freedom to customise the property to suit your needs. The large south-facing enclosed rear garden, measuring approximately 21 meters by 18 meters, beckons you to step outside and bask in the beauty of nature. Enjoy al fresco dining, gardening, or simply savouring the tranquillity in this private and serene oasis. There are two paved seating areas, one with a well & the other with a fishpond, plus a lawn beyond, shed, greenhouse & very mature flower beds & borders.

Silver House showcases a thatched roof to the front, adding to its timeless appeal, while the rear is tiled.



This exceptional property is being sold with no onward chain, ensuring a smooth and stress-free transition for the lucky new owner.

Don't miss the opportunity to own a piece of history and experience the charm of Silver House.

Please see the floorplan for room sizes.

Current Council Tax: D (£2,246pa)

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: LPG central heating

Listed: Grade II Listed

Tenure: Freehold

CHULMLEIGH is a small town on high ground with Saxon origins, it has an impressive range of shops / facilities: a bakery, butchers, deli/café, newsagents with post office, 2 pubs serving food, a bistro, tandoori restaurant, a primary school, Chulmleigh Community College, which ranks highly in the GCSE league tables, a health centre, dentist, library, golf course, two churches, a sports club and more.

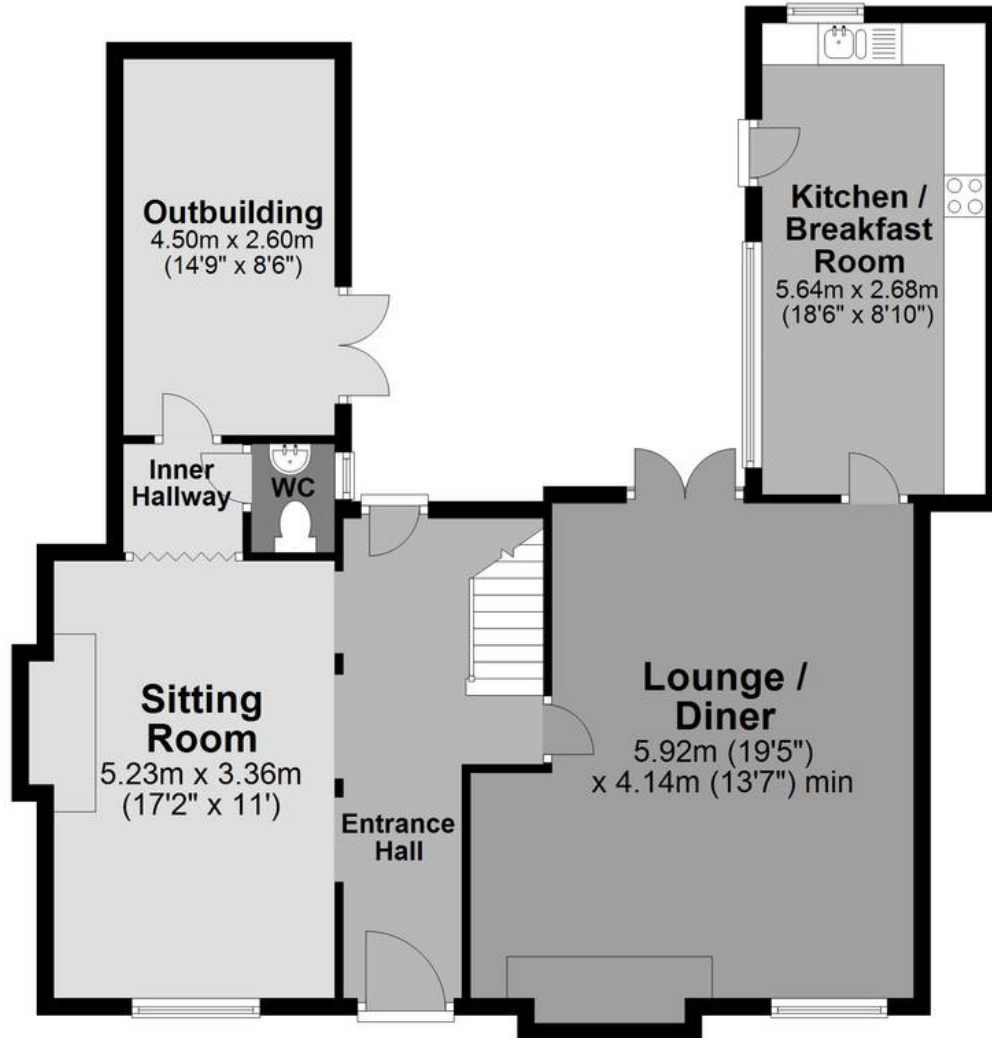
DIRECTIONS: For Sat-Nav use EX18 7DD, as you enter East Street from the centre of Chulmleigh, Silver House is found along on your right, marked by a Helmores Board.

What3Words: ///headlight.strongly.supplied



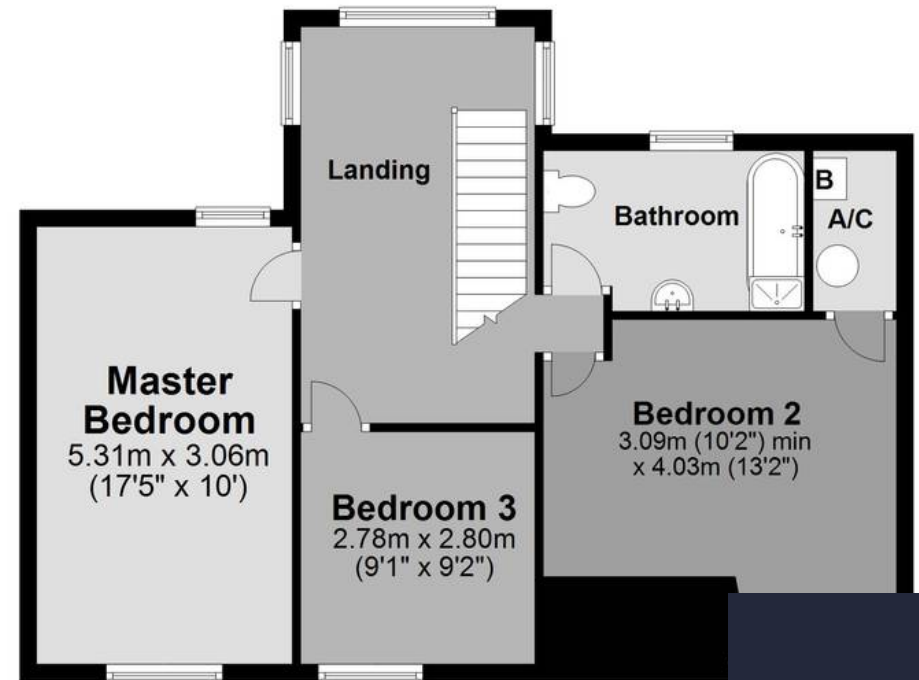
### Ground Floor

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)

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