



## SILVESTER HOUSE, 15 BUTTGARDEN STREET, BIDEFORD, EX39 2AU

GUIDE £350,000

Situated within walking distance of the town centre, a substantial Grade II listed 6 bedroom terraced house providing spacious accommodation over 3 floors and offering great potential as a large primary residence, dual occupancy dwelling or multi occupancy investment.

Silvester House is steeped in local history, having been the home and work place of T.L. Hamlyn & Sons, the esteemed, award winning local designers and decorators.

The original shop front remains complete with gilded signage and mosaic patterned floor whilst the left hand reveal features a large, art nouveau style painting, know locally as the lady in green, signed Bert Hamlyn 1912.

Beyond the attractive façade is the spacious accommodation will be found over 3 floors with many remaining character features including original tiles in the entrance hall together with numerous mouldings, cornices, decorative ceilings & fireplaces.

The abundance of rooms provides great possibilities and would comfortably accommodate a large or multi generation family whilst there is also scope for investors seeking a dwelling for multi occupancy.

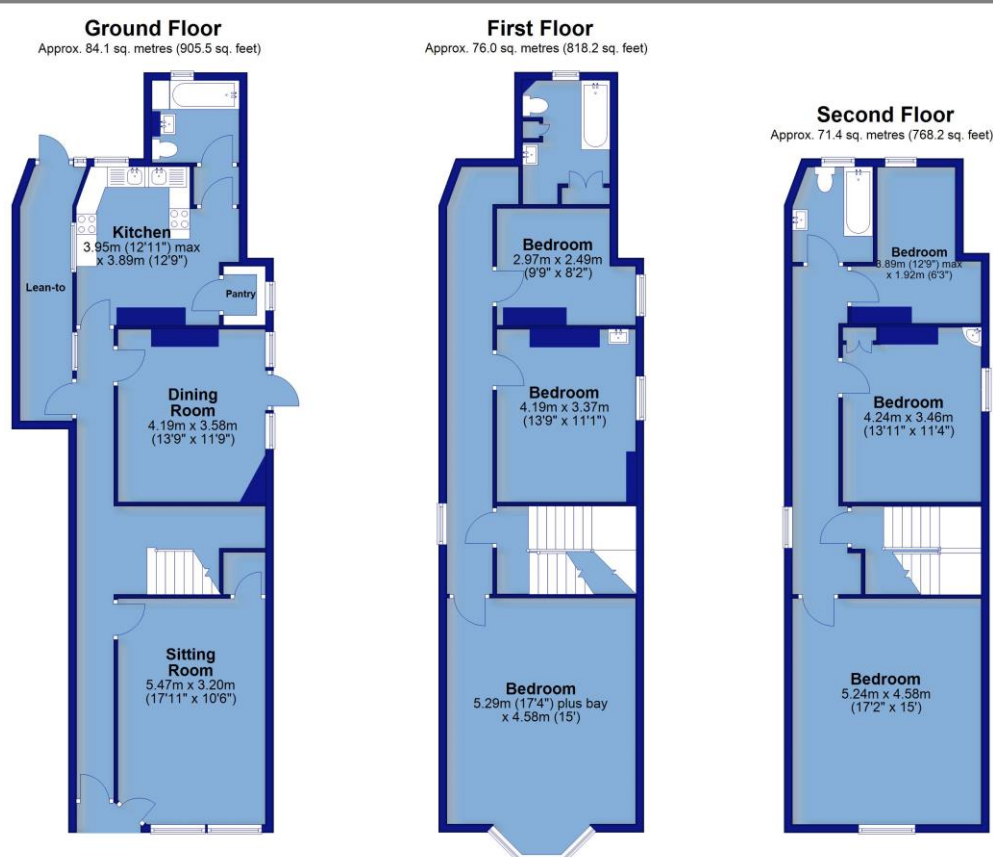
The most recent usage has catered for multi occupancy with there being a HMO Licence and all necessary alterations in place including the installation of fire doors and other relevant safety measures.

Fundamentally a 6 bedroom, 2 reception room house with 3 bathrooms arranged over each floor, this imposing property will no doubt capture the imagination.

Externally there are courtyards with a west facing aspect plus useful storage and WC.

The town centre is within a short walk whilst parking is available on road together with car parks nearby on Honestone Street & Bridge Street

**Services:** All mains services are connected  
**Energy Performance Certificate:** Exempt  
**Council Tax:** BAND C (£2,131.43 per annum)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.