



Phillips Smith & Dunn

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OAKTREE HOUSE, LIMERS LANE, NORTHAM, DEVON, EX39 2RG

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ENJOYING A COVETED LOCATION IN A SOUGHT AFTER POSITION CLOSE TO THE RIVER TORRIDGE & COAST PATH A MODERN BUT NICELY MATURED & VERY SPACIOUS DETACHED SPLIT LEVEL RESIDENCE CONTAINING ADAPTABLE 4 BEDROOM (MASTER EN SUITE) , 3 RECEPTION ROOMS, ONE OF WHICH COULD EASILY PROVIDE AN ANNEXE, 15' KITCHEN, UTILITY, CLOAKROOM, 20' DOUBLE GARAGE, VERY ATTRACTIVE WELL MAINTAINED GARDENS WITH RIVER VIEWS AND PRIVATE GATED DRIVEWAY WITH AMPLE BRICK PAVED PARKING AREA FOR A BOAT / CARAVAN.

NO ONGOING CHAIN.

PRICE FREEHOLD £525,000

SITUATION

Limers Lane is a much sought after address being handily located between Bideford and Northam both of which provide an excellent range of shops, amenities and facilities with the subject property having the advantage of being close to the river and the Southwest coast footpath. The seaside village of Westward Ho! with its long sandy beach and range of shops as well as well known golf club is only 2 miles distant whilst the regional centre of North Devon, Barnstaple, is about 10 miles distant with easy access from the North Devon Link Road.

DESCRIPTION

This brick built detached residence although of modern construction is nicely matured and has the benefit of excellent room sizes which would certainly not be repeated these days. The accommodation is versatile and has the potential to create a ground floor annexe if desired whilst the location of course lends itself for not only use as a fine family home but for the possibility of semi commercial usage including bed and breakfast or a small guest house.

The accommodation comprises:-

ENTRANCE AND LOGGIA

With double glazed entrance doors and double glazed side panel, tiled floor and door to:-

ENTRANCE HALL

With fitted carpet, radiator, telephone point, alarm controls, useful understairs cupboard and staircase to first floor with fitted carpet.

CLOAKROOM

With low level WC, pedestal basin, radiator, mirror and fitted floor covering.

TRIPLE ASPECT LOUNGE

20'10" x 13'5" (6.35m x 4.09m)

With fitted carpet, radiator with fitted cabinet, brick feature corner fire place with quarry tiled hearth, downlighters - a light and airy room.

DUAL ASPECT DINING ROOM

13'6" x 12'6" (4.11m x 3.81m)

With fitted carpet, patio doors to rear and radiator.

DUAL ASPECT KITCHEN/BREAKFAST ROOM

15'2"MAX x 11' (4.62m X x 3.35m)

With views over rear and side gardens, extensive working surfaces to 3 sides of the room, cupboards and drawers under, integrated Neff dishwasher, integrated cooker and hob, radiator, floor covering, useful understairs cupboard.

REAR LOBBY/UTILITY AREA

With a single drainer sink unit, plumbing for automatic washing machine, double glazed door to rear, built in eye level cupboard, built in airing cupboard with hot water cylinder and slatted shelving and door with staircase to lower ground floor with GARAGE.

STUDY/BEDROOM 5/POTENTIAL ANNEXE

11'3" x 7'9" (3.43m x 2.36m)

With a radiator and outlook over rear garden.

EN-SUITE

Low level WC and basin.

Subject to any necessary regulations combining the study/

bedroom 5 with the utility and even the garage a large annexe could be provided.

ON FIRST FLOOR - HALF LANDING

MASTER BEDROOM 1

18'6" x 18'3" MAX (5.64m x 5.56m MA X)

With radiator, fitted carpet, downlighters, wall to wall built in wardrobes.

EN-SUITE SHOWER ROOM

Fully tiled, low level WC, pedestal basin, corner shower enclosure, electric shaver point, ladder type heated towel rail and extractor fan.

FIRST FLOOR LANDING

With fitted carpet, Velux window to rear elevation from which views are enjoyed over the river and access to roof space.

BEDROOM 2

20' x 18'3" (6.10m x 5.56m)

A most impressive room with 2 Velux windows with glimpses of the river, radiator, fitted carpet and built in wardrobes with further storage cupboard.

BEDROOM 3

13'6" x 11'3" (4.11m x 3.43m)

With Velux window, built in wardrobe, fitted carpet and radiator.

FAMILY BATHROOM

With pedestal basin, low level WC, panelled bath with shower mixer over and glazed screen with tiled surround. Radiator. Electric shaver point.

BEDROOM 4

20' x 11' (6.10m x 3.35m)

Dual aspect room with views towards the River Torridge from the rear elevation, fitted carpet and radiator. This room is on 2 levels with the higher level being accessed over a few steps. Useful built in wardrobe.

OUTSIDE

The property is approached through a pair of brick pillars over a brick paved driveway that leads to the front of the property where there is parking for numerous vehicles/boat or caravan. There are mature flower beds to either side of the driveway and secluded seating area that enjoys fine views over the river. There is a very well stocked front garden with an abundance of colourful bushes, trees and shrubs. INTEGRAL GARAGE 20'9" x 18' Maximum with electric up and over door, power and light connected, gas fired central heating boiler and stairs to ground floor.

There are access paths down both sides of the property to the rear where there is a patio adjacent to the dining room. The rear garden is mainly laid to lawn for ease of maintenance together with a greenhouse, flower borders and a separate area of garden laid to vegetable beds with 2 timber storage sheds.

SERVICES

All mains services are connected, gas fired central heating system.

LOCAL AUTHORITY

Torridge District Council, Riverbank House, Bideford, Devon, EX39 2QG (telephone 01237 428700). Council Tax Band F.

NOTE

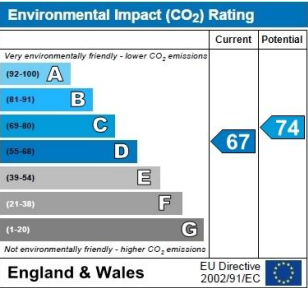
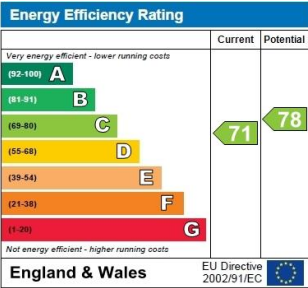
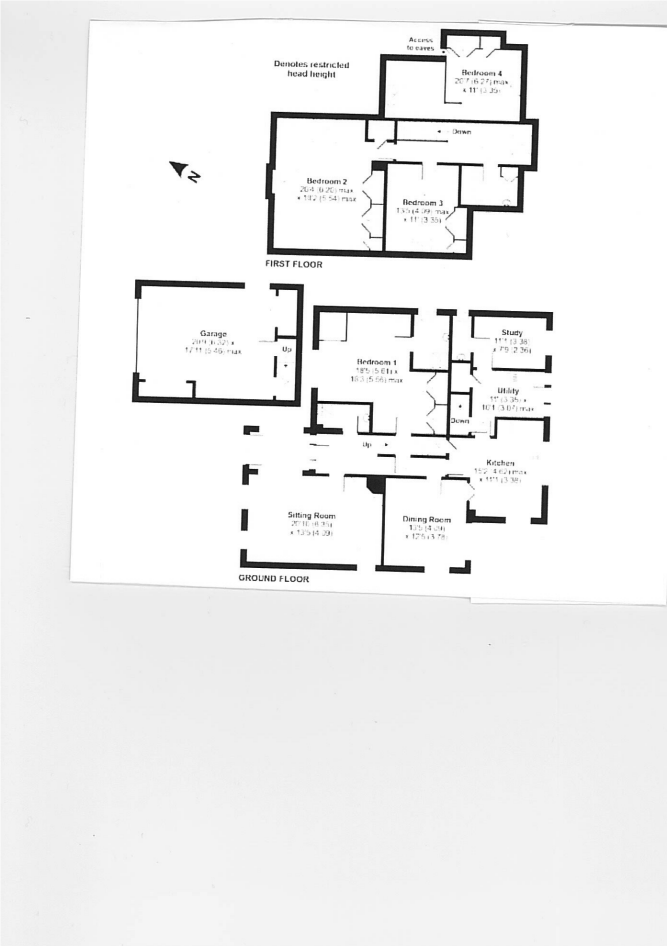
Phillips Smith & Dunn have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The Buyer is advised to obtain verification from their Solicitor and Surveyor.

VIEWING

This is strictly by appointment through the agents Phillips Smith and Dunn Bideford office telephone 01237 423007 out of office hours please contact Andrew Levick on 07766831785 or James Guilfoyle 07974010411.

DIRECTIONS

From the town centre of Bideford proceed to the Heywood Road roundabout and take the 2nd exit signposted towards Northam and Westward Ho! Take the first right hand turning into Limers Lane and proceed to the bottom of the lane where the property will be situated on the right hand side with a For Sale Board clearly displayed.
REF: 9808





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