



JAMES FLETCHER
exp UK

2 Limers, Lower Cleave
Northam | North Devon | EX39 2RH

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2 Limers

Located within one of North Devon's most exclusive waterside locations and with it's own moorings, this elegant 3 bedroom residence is perfectly placed enjoying panoramic views over the River Torridge. Having been thoughtfully re-modelled by the current owner, the property is immaculately presented throughout and combines the perfect blend of attractive character features with stylish modern fittings. Boasting spacious and well-planned accommodation along with ample off-road parking and a tranquil rear garden, this impressive home is perfect for those seeking a quieter pace of life on the water's edge, a statement second home or an attractive holiday let within this breath-taking position on the North Devon Coast

Found just off the coast path, connecting Bideford & Appledore, the property is well-positioned within the village of Northam. Northam itself is a charming village situated on the North Devon coast, offering a delightful blend of history, natural beauty, and community spirit. From Bone Hill, it overlooks the estuary where the Taw and Torridge rivers converge, providing breath-taking views. The village offers a convenience store and newsagents along with a doctor's and dentist surgery, primary schooling and a swimming pool/gym. The nearby Northam Burrows Country Park, forming part of North Devon's UNESCO Biosphere, is also home to the Royal North Devon Golf Course. A popular village, Northam offers residents a quieter alternative to the traditional coastal locations but is within walking distance of both Westward Ho! and Appledore. Appledore is a historic maritime village with a bustling quayside, popular cafes and restaurants and narrow streets lined with fishermen's cottages whilst Westward Ho! boasts a sandy, blue-flagged beach, popular with families and surfers alike. In addition, Instow, found just across the estuary, offers a riverside beach with sand dunes, access to the Tarka Trail and a number of award-winning restaurants, along with the popular yacht club and a pedestrian ferry to Appledore in the summer months.

Also close by, and connected by a regular bus service, is the historic port town of Bideford, which provides a wider range of facilities including a number of locally owned and operated shops and bistros, banks, a post office, secondary schooling and supermarket shopping.

The A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South. From here, the A39 links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington. To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

**TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE
REF: JF0919**



STEP INSIDE

Commanding an ever-changing panoramic vista of the River Torridge, the property opens to an inviting entrance that welcomes you into the home, with a spacious inner hall providing stairs to the first floor. The ground floor accommodation flows through to the generous sitting room and a well-fitted kitchen/breakfast room, both found at the front of the home and taking full advantage of the waterside position with views of the river. The sitting room enjoys an attractive wood-burner with log store below, display shelving, solid wood floor and large bay window flooding the home with natural light. In turn, the kitchen/breakfast room offers a range of work surfaces comprising a sink and drainer unit with drawers and cupboards below, space for a large oven with extractor hood over, built-in dishwasher, space for fridge/freezer and a useful storage cupboard housing the gas boiler. The ground floor accommodation continues with an adaptable second reception room found at rear of the home, currently arranged as a dining room, with bi-fold doors opening to the rear garden and creating the perfect transition from inside to outside. In addition, there is a useful utility/cloakroom, with space and plumbing for a washing machine, useful storage and a low-level W.C, along with a separate boot room with double doors to outside.

The first floor landing opens to three double bedrooms and the family bathroom. The stunning principal suite enjoys a large bay window with river views and comprises a double bedroom, dressing area with built-in "his & hers" wardrobes and an ensuite, along with a river view balcony commanding fine views of the water. The ensuite has been recently-fitted with a white suite comprising a large shower, low-level W.C, wash basin with vanity unit below and a heated towel rail. There are two further double bedrooms, with one found at the rear of the home and enjoying an outlook over the garden whilst the other is found centrally, also with an outlook to the rear. The family bathroom is fitted with a white suite comprising a bath with shower over, low-level W.C and wash basin.

In all, the property is immaculately presented throughout and presents a unique opportunity for those seeking a waterside lifestyle on the North Devon coast.

OUTSIDE & PARKING

The property is approached from Lower Cleave by a private driveway and additional off-road parking laid to chippings. There is also a private jetty and moorings, perfect for those seeking quick and easy access to the water. There is useful pedestrian access to one side of the home to the rear garden, which is a tranquil space offering total privacy. The garden has been thoughtfully landscaped with a large patio and level lawn with attractive flower beds and borders and a raised pond. To the rear of the garden is an adaptable outbuilding (total 5.60m x 2.34m), with a kitchenette and shower room. This space could easily be converted to a home office, games room, gym or outside bar, whilst there is also scope for additional accommodation for teenage children, or the opportunity to derive an income from Air B&B, subject to the necessary consents.

At the rear of the garden, there are steps up to a superb raised deck which enjoys a view over the garden to the rear of the home, with glimpses of the water.

VIEWINGS

By appointment only with the sole selling agent.



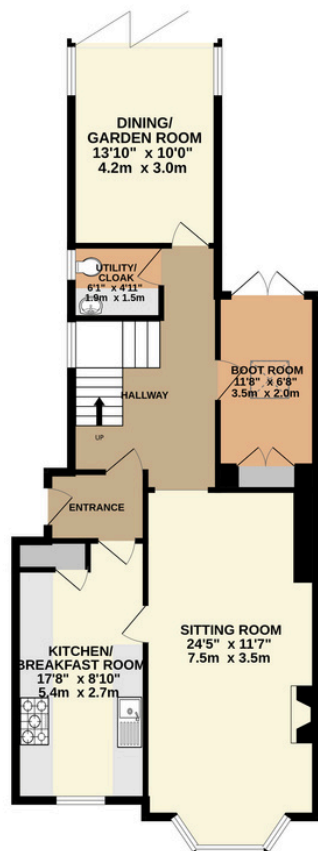




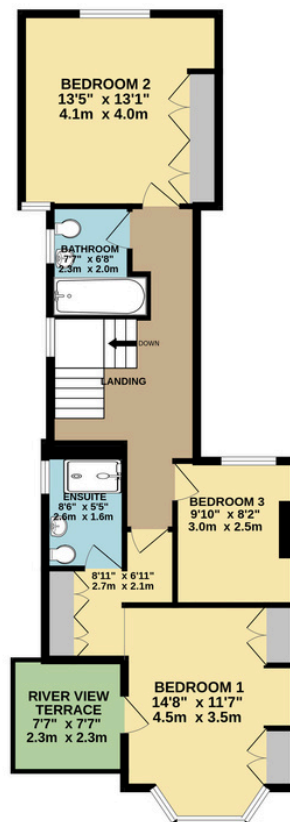


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GROUND FLOOR
828 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.



LOWER CLEAVE, NORTHAM

TOTAL FLOOR AREA: 1515 sq.ft. (140.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- **Services:** All mains connected. Gas-fired central heating.
- **Features:** Private Jetty & Mooring Rights
- **EPC:** C
- **Tenure:** Freehold
- **Council Tax:** Band D
- **Local Authority:** Torrridge District Council
- **Sellers Position:** Actively Looking For Their Next Home - No Chain Considered!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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