

Lime Tree Cottage

Limers Lane, Northam, EX39 2RG

£695,000



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An Individual Detached Home With Views To The River

Lime Tree Cottage Limers Lane, Northam, Bideford, EX39 2RG



A short stroll from the River Torridge and nearby coastpath, this individual split-level detached residence is well-situated within one of Northam's most exclusive residential locations. Offering spacious and well-planned accommodation, presented immaculately throughout, the property also offers ample off-road parking, a double garage, manageable gardens and a balcony with views to the water. Enjoying easy access to the coast and within walking distance of Bideford Quay, this is the perfect place for those seeking an easy to run home with space to entertain or an impressive holiday retreat close to the idyllic North Devon coast.

Northam is a popular village providing a good range of facilities and being well located for easy access to Bideford and a number of coastal resorts with Appledore, Westward Ho! and Instow all found nearby. Each with their own attraction, Appledore offers a rich maritime history with narrow streets adorned by fisherman's cottages, whilst Westward Ho! boasts a glorious sandy, blue-flag beach. Instow, just across the River Torridge, provides a number of award-winning restaurants and a sandy beach along the estuary, popular with families and dog walkers alike.

The port town of Bideford provides a wider range of facilities with a number of independent shops and stores, popular art galleries, cafes and bistro's and a traditional pannier market. From Bideford, there is also quick access to the Tarka Trail, popular among runners and cyclists, along with good transport links to Barnstaple, the regional centre, which provides High Street shopping, a rail link to Exeter and a convenient route to Tiverton and the M5 motorway via the North Devon Link Road.

DETAILS

Set within a mature garden, Lime Tree Cottage occupies an enclosed plot with a gated driveway off Limers Lane and just a short stroll from the banks of the River Torridge.

Opening to an inviting entrance hall, with attractive stained-glass window feature, the property boasts well-planned split-level accommodation, flooded with a wealth of natural light and is immaculately presented throughout. In brief, the ground floor accommodation offers a well-fitted kitchen/breakfast with utility off, a separate dining room, home office, master bedroom with ensuite and a convenient cloakroom.

Stairs rise to the first floor to a generous landing which then opens to a large lounge with vaulted ceiling and balcony taking in views towards the water. There are 2 further double bedrooms, one with ensuite, and a family bathroom.

Outside, the property offers ample off-road parking leading to the double garage. The gardens wrap around the property with a lawn and flower beds stocked with mature trees, plants and shrubs whilst to the rear is a level patio taking in the best of the evening sun.



Entrance Hall

This inviting space welcomes you into the home and provides stairs to the first floor along with an attractive stained-glass window feature.

Kitchen/Breakfast Room 4.48m max x 2.98m max (14'8" max x 9'9" max)

Overlooking the garden, the kitchen is well-fitted with a range of work surfaces comprising a sink and drainer unit with drawers and cupboards below and matching wall-units over, space for large "Range" style cooker with extractor hood over, built-in fridge/freezer, space and plumbing for a dishwasher and ample informal dining space.

Utility Room

Fitted with a range of work surfaces comprising a sink and drainer unit with useful storage below, space and plumbing for a washing machine, space for tumble dryer and door to the rear garden.

Dining Room 4.59m x 2.66m (15'0" x 8'8")

An adaptable reception room found at the front of the home.



Study/Home Office 2.86m x 2.14m (9'4" x 7'0")

A convenient study, home office or media room found at the rear of the home and overlooking the garden.

Master Bedroom 4.82m narr. to 4.07m x 4.05m max (15'9" narr. to 13'4" x 13'3" max)

A generous double bedroom with fitted wardrobes found at the rear of the home and overlooking the garden.

Ensuite

Well-fitted with a 4 piece white suite comprising a corner shower, low-level W.C, bidet, wash basin and chrome heated towel rail.

Cloakroom

Fitted with a low-level W.C and wash basin.

First Floor

Landing with large linen cupboard.

Lounge 6.52m x 5.59m (21'4" x 18'4")

This spacious reception room boasts a vaulted ceiling and attractive fireplace along with sliding doors onto the balcony, taking in views towards the water.

**Bedroom Two 4.28m x 3.96m (14'0" x 12'11")**

A spacious double bedroom, currently arranged as a triple, with built-in wardrobes and found at the front of the home.

Bedroom Three 3.79m x 2.98m max (12'5" x 9'9" max)

A comfortable double bedroom found at the rear of the home and overlooking the garden.

Ensuite

Fitted with a white suite comprising a shower, low-level W.C and wash basin.

Family Bathroom

Fitted with a white suite comprising a bath with shower over, low level W.C and wash basin.

Outside

The property is approached at the front by a private gated driveway offering ample off-road parking and leading to the garage. The gardens wrap around the property with lawned areas on each side and a raised flower bed stocked with ornamental tree, plants and shrubs at the front whilst to the rear is a level patio taking in the best of the evening sunlight.

**Double Garage 5.50m x 4.76m (18'0" x 15'7")**

With an electric roller door, light and power connected, wall-mounted gas boiler. Offer excellent storage or workshop space.

Viewing

Viewings strictly by appointment through Phillips, Smith & Dunn.



SERVICES - All mains connected
EPC - D
TENURE - Freehold
COUNCIL TAX - Band F
LOCAL AUTHORITY - Torridge District Council



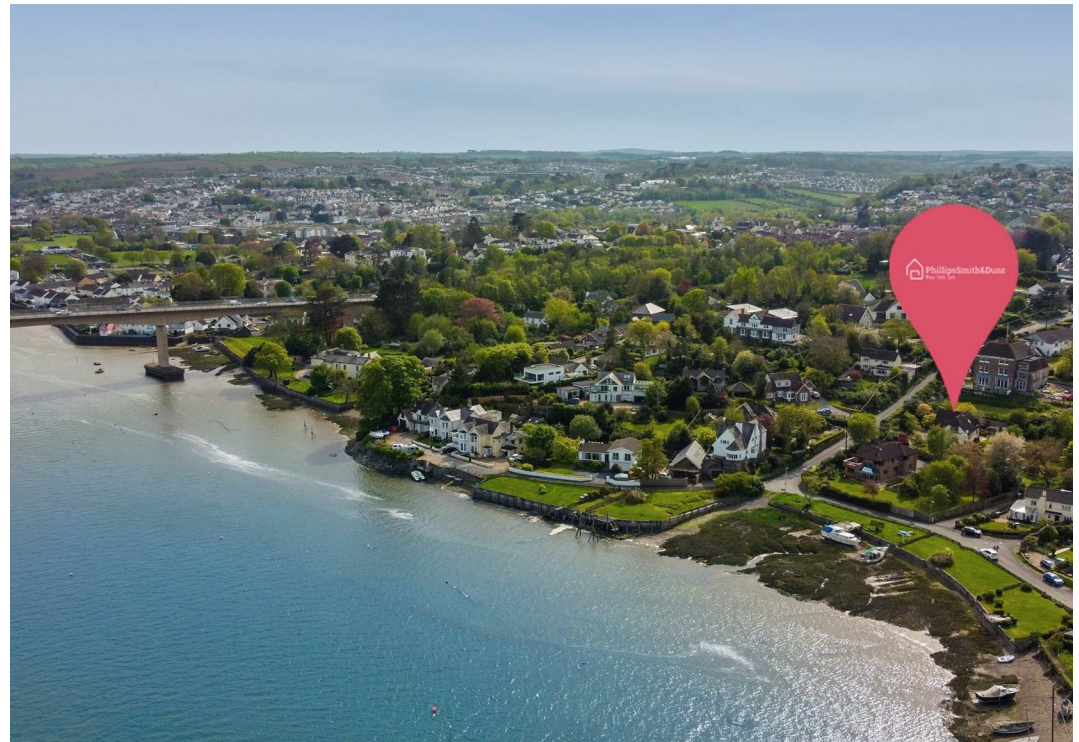
DIRECTIONS

From Bideford Quay proceed North towards Northam. At the Heywood roundabout, continue straight ahead taking the second exit to Northam, Westward Ho! and Appledore. Take the next right into Limers Lane and follow this road without deviation where the property will be found second from the bottom on the left hand side.



VIEWING

By appointment through
Phillips Smith & Dunn,
Bideford Office
01237 879797



GROUND FLOOR
1129 sq.ft. (104.9 sq.m.) approx.



1ST FLOOR
963 sq.ft. (89.5 sq.m.) approx.



LIMERS LANE, NORTHAM, EX39 2RG

TOTAL FLOOR AREA : 2093 sq.ft. (194.4 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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