

Spacious Waters Edge Home

2 Limers Lower Cleave, Northam, Bideford, Devon, EX39 2RH

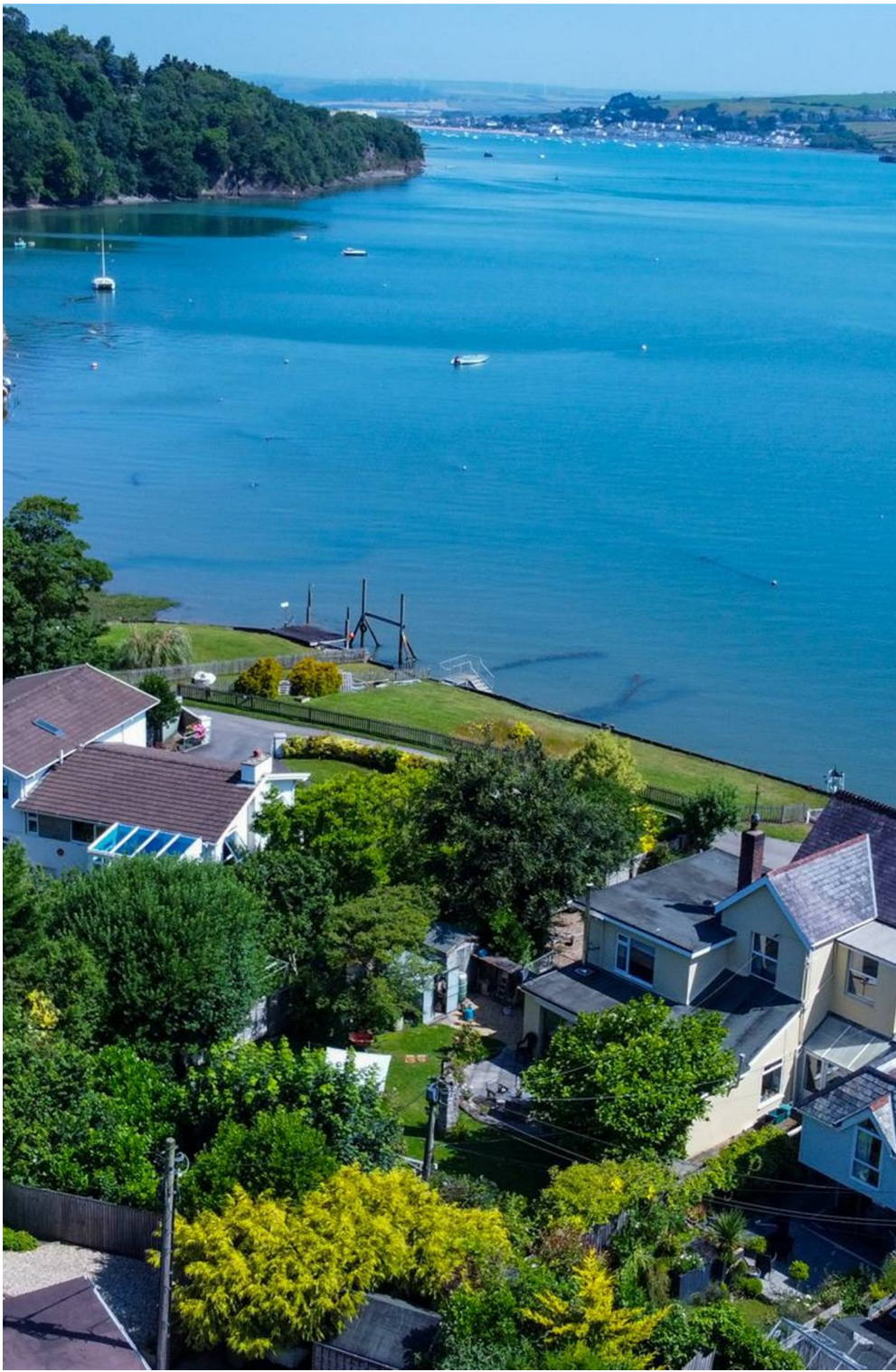
Guide Price

£750,000



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Breathtaking Panoramic Estuary Views

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This magnificent 3 bedroom semi-detached residence occupies arguably Northam's most exclusive waterside location, commanding panoramic river views and it's own moorings. Thoughtfully re-modelled by the current owner, the accommodation is immaculately presented combining a blend of traditional character features complemented by stylish modern fittings. Ideal for those seeking a quieter pace of life on the North Devon coast, an impressive second home or holiday let, this opportunity is not to be missed!

OCCUPYING PRIME POSITION, NORTHAM WATER EDGE - MUST BE VIEWED!

Located on the river's edge, the property is located at the bottom of Limer's Lane in Northam and is just off the South-West coast path. The nearby coast is close to hand with the popular tourist resorts of Appledore and Westward Ho! within walking distance whilst Instow, just across the river, is within a short drive and connected by a regular bus service.

Westward Ho! boasts a glorious sandy, blue-flagged beach, popular among watersports enthusiasts, whilst Appledore offers a rich maritime history with narrow-streets lined by fisherman's cottages along with a plethora of cafes and restaurants.

Instow enjoys a sandy riverside beach, popular with families and dog walkers alike, a yacht club and a number of award-winning restaurants. Instow is connected to Appledore by a pedestrian ferry in the summer months whilst the Tarka Trail, perfect for walkers and cyclists, connects from Torrington to Barnstaple and beyond.

The port town of Bideford provides a wide range of facilities including primary and secondary schooling, a medical centre, banks, post office and traditional pannier market along with good transport links to Barnstaple, the regional centre, which provides High Street shopping, a rail link to Exeter and convenient route to the M5 motorway via the North Devon Link Road.

DETAILS

In brief, the property is approached from Lower Cleave by a private driveway with a pathway leading to the main entrance at the side of the home. You are then welcomed into the inviting hallway which serves all ground floor rooms and provides stairs to the first floor.

At the front of the home is the well-fitted kitchen/breakfast room along with the spacious sitting room, both taking full advantage of the waterside location with views of the river. At the rear of the home is a second reception room, arranged as a dining room, with doors opening to the rear garden. In addition, there is a useful cloakroom and separate boot room.

The first floor provides a stunning master suite with river views, comprising a double bedroom, dressing area and ensuite along with a balcony boasting a fine view of the water. There are two further double bedrooms, the second is found at the rear of the home and enjoys an outlook over the garden, and a family bathroom.

Outside, the rear garden enjoys a West aspect, making the most of the afternoon and evening sun being level, laid to lawn with attractive borders and side access. There is a spacious outbuilding with light and power connected, a kitchenette and shower room which makes for a perfect garden room. Alternatively if converted to an Air B&B it could make for a reasonable income or annex (subject to planning).

To the rear of the outbuilding are steps leading up to a thoughtfully crafted raised deck. At the front of the home, there is additional off-road parking, a private jetty and moorings making this the ideal home for those seeking life on the water.

VIEWING

By appointment through our
Phillips, Smith & Dunn Bideford office-



Entrance Hall

This inviting space welcomes you into the home.

Sitting Room 8.15 narr. to 6.94 x 3.46 (26'8" narr. to 22'9" x 11'4")

A spacious reception room found at the front of the home boasting an attractive wood-burner with log store below, display shelving, solid wood floor and large bay window taking full advantage of the river view.

Kitchen/Breakfast Room 5.40 x 2.70 (17'8" x 8'10")

Recently-fitted by the current owners and found at the front of the home with a delightful river view. Offering a range of work surfaces comprising a sink and drainer unit with drawers and cupboards below, space for large oven with extractor hood over, built-in dishwasher, space for fridge/freezer and storage cupboard housing gas boiler.

Dining Room 4.22 x 2.74 (13'10" x 8'11")

An adaptable second reception room found at the rear of the home with additional work surfaces and built-in wine cooler, floor to ceiling windows and sliding doors to the rear garden.

Cloakroom/Utility

Fitted with a low-level W.C., wash basin and space for washing machine.



Boot Room

This useful space is found off the hallway, providing a useful cupboard for coats and shoes and double doors to the rear garden.

First Floor

Galleried landing.

Master Suite 5.03 narr. to 3.76 x 3.29 (16'6" narr. to 12'4" x 10'9")

This superb master bedroom is found at the front of the home with a large bay window enjoying a river view and across to the North Devon countryside beyond, a dressing area with fitted wardrobes, additional "his & hers" wardrobes and a door to the balcony which makes the most of the tremendous position that this property occupies.

Ensuite

Fitted with a white suite comprising a large walk-in shower, low-level W.C, wash basin and heated towel rail.

Bedroom Two 4.22 x 4.20 (13'10" x 13'9")

A spacious double bedroom with fitted wardrobes enjoying a dual aspect with river views to the front and overlooking the garden to the rear.

Bedroom Three 2.95 x 2.34 (9'8" x 7'8")

A comfortable double bedroom overlooking the rear garden.

Bathroom

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

Outside

The property is approached from Lower Cleave with a private driveway and additional off-road parking laid to chippings. At the front of the home is a private jetty and moorings, perfect for those seeking quick and easy access to the water.

There is access to one side of the home to the rear garden which has been thoughtfully landscaped offering a patio and 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 kitchenette and shower room, this could easily be converted to a home office, games room, gym or outside bar. There is also vast scope for additional accommodation or Air B&B income, all subject to the necessary consents.

At the rear of the workshop are steps up to a superb deck which enjoys a view over the garden to the rear of the home and glimpses of the water. The property is located just off the South-West coast path and is just a short walk from Bideford Quay.

Holiday Let Potential

The property offers great potential as a holiday let. For details on how the property could perform, please contact the team.

Viewings

Viewings strictly by appointment through Phillips, Smith & Dunn.



SERVICES - All mains connected, underfloor central heating.
TENURE - Freehold.
COUNCIL TAX - Band D.
LOCAL AUTHORITY - Torridge District Council.



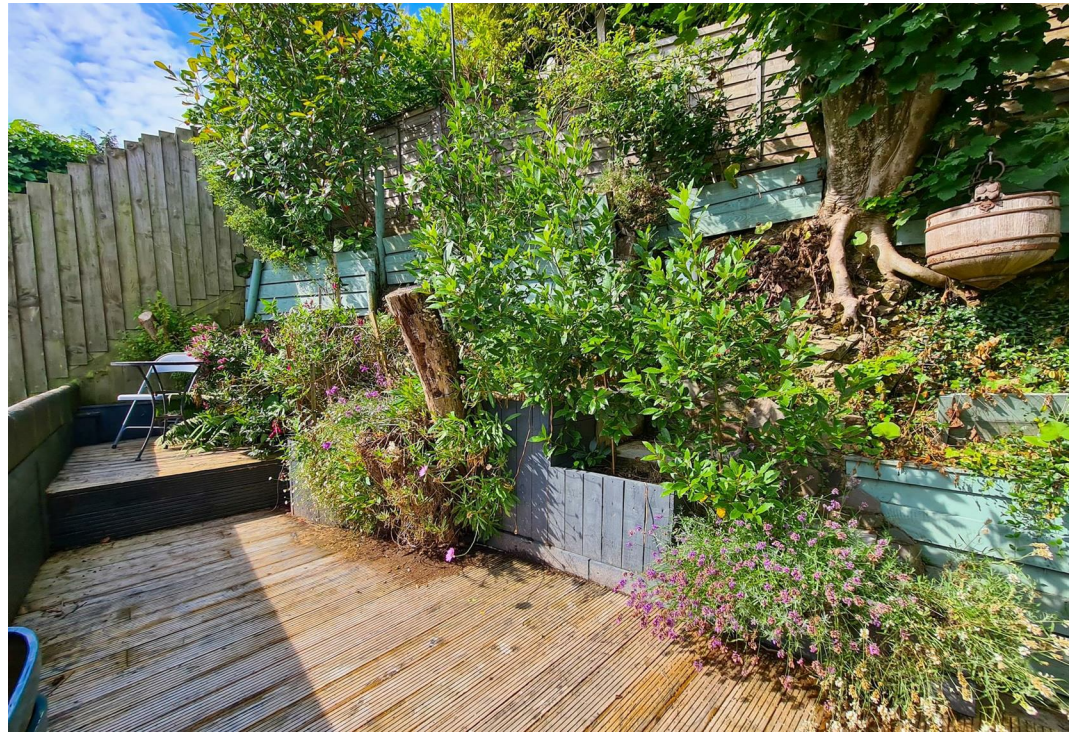
DIRECTIONS

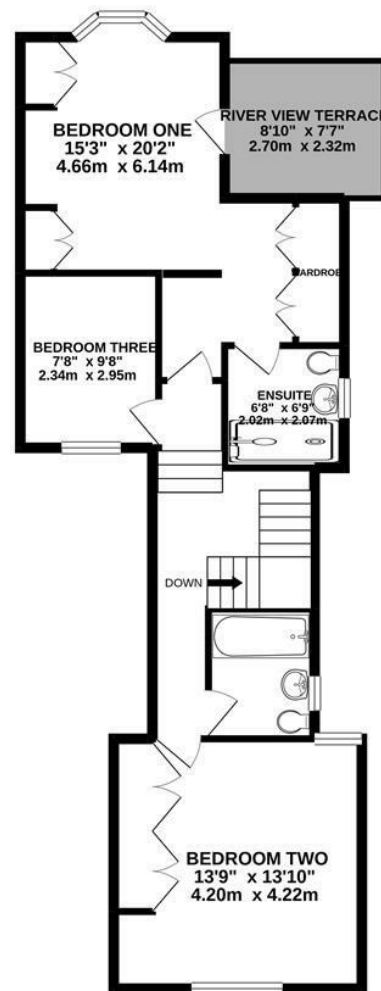
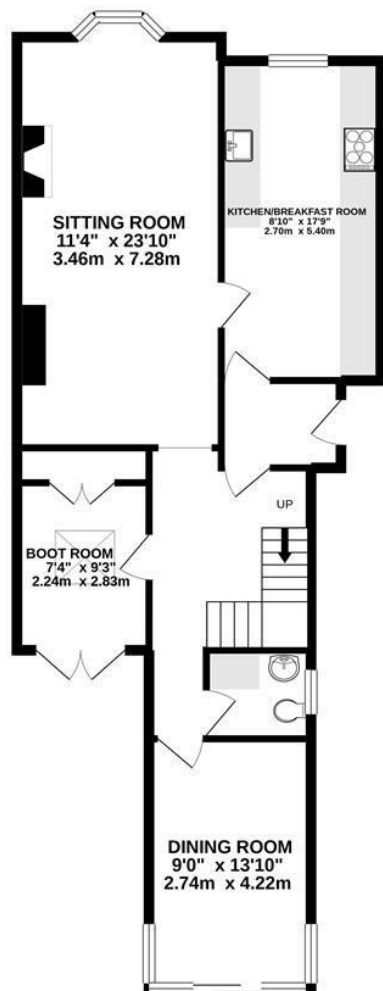
From Bideford Quay proceed North towards Northam. At the Heywood roundabout, continue straight ahead taking the second exit to Northam, Westward Ho! and Appledore. Take the next right into Limers Lane and follow this road without deviation to the bottom to Lower Cleave. Bear right at the bottom and the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



VIEWING

By appointment through
Phillips Smith & Dunn,
Phillips, Smith & Dunn Bideford
Office 01237 879797 Or, out
of hours contact Edward on
07772363674





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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