

A large, two-story stone house with a red-tiled roof and a large conservatory, set in a residential area with trees and a blue sky. The house is built of rough-hewn stone and features a prominent chimney. The conservatory has a glass roof and is enclosed with a metal frame. The property is surrounded by mature trees and a well-maintained garden. A paved driveway leads to the house, and a small white outbuilding is visible to the right.

# Large Period House, Cottage & Bungalow

Tanglewood House and Bungalow Limers Lane, Northam, Bideford, EX39 2RG

Guide Price

£740,000

 **PhillipsSmith&Dunn**  
Buy. Sell. Let.

We value **your** property

A large, two-story stone house with a red-tiled roof and a large conservatory, surrounded by trees and a driveway. The house is built of rough-hewn stone and has a prominent chimney. The conservatory has a glass roof and is enclosed with a metal frame. The property is set on a slight rise with a stone wall in front of the conservatory. There are several trees, including a large bare tree on the left and a tall evergreen behind the house. A gravel driveway leads to the right side of the house. In the background, other houses and a hill are visible under a clear blue sky.

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# Available As A Whole For £999,000 Or Separate For £700,000 *(both prices offers in excess)*

Tanglewood House and Bungalow Limers Lane, Northam, Bideford, EX39 2RG



A large six-bedroom period property with a separate two-bedroom bungalow well located in the popular location of Limers Lane, Northam. The property is not far from the waters edge and the fantastic breathtaking coastal walks. The location is highly popular amongst locals and regarded as one of the best addresses within the region.

Tanglewood House itself is a impressive property with in excess of 5000 ft.<sup>2</sup> generous room proportions, elegant features, stunning period characteristics together with modern every day necessities.

Areas of the property have been remodelled and refurbished, now with a large kitchen breakfast room which encompasses an open plan area for all of the family to enjoy. The kitchen has been newly installed and has a variety of built in cupboards, plenty of roomy preparation space for those who enjoy cooking along with many integral appliances and space for a tall fridge freezer.

There are three reception rooms at Tanglewood which have a variety of uses. There is a large dining room with a window which enjoys the majority of the days sunlight, perfect for hosting family and friends or enjoying a more formal occasion.

Also included in the sale is a spacious detached 2 bedroom bungalow of which is of good proportions and is about 850 ft.<sup>2</sup>. A self-contained space perfect for an annex for an independent relative. It would also make an excellent holiday let or Airbnb with a strong income stream being close to the coast!



# DETAILS

The sitting room is of very good proportions with doors leading out to the veranda. A central wood-burning fireplace creates a focal point to the room and a central hub to flock around on those colder winter evenings.

This flows rather nicely into the sunroom which also has access to the veranda and garden and can be used for extra seating. Also on the ground floor, there is a large boiler room which is a handy utility space, ground floor bedroom with a WC and hand wash basin along with a further utility area and ground floor WC.

Upstairs there is a selection of six further bedrooms, the principal bedroom is an exemplary size having its own ensuite shower room with a four piece suite and walk in wardrobe.

Bedrooms two, three and four are all very spacious eliminating the age old child's argument over who gets the largest room. The fifth and sixth bedroom are positioned to the rear of the property and could be converted into its own small annex space.

The property has excellent versatile living accommodation which could be split for many uses. For more information be sure to contact Phillips Smith & Dunn and to arrange your viewing appointment. Map not to scale.



**Front Porch 3.61 x 2.61  
(11'10" x 8'6")**

**Entrance Hall**

**Dining Room 6.77 x 4.79  
(22'2" x 15'8")**

**Sitting Room 6.06 x 4.89  
(19'10" x 16'0")**

**Sun Room 5.13 x 3.03  
(16'9" x 9'11")**

**Utility Room 2.77 x 2.08  
(9'1" x 6'9")**

**Reception Room 4.73 x 4.35  
(15'6" x 14'3")**

**Kitchen 6.29 x 4.32  
(20'7" x 14'2")**

**Bedroom 4.47 x 3.00  
(14'7" x 9'10")**

**Boiler Room 3.04 x 2.67  
(9'11" x 8'9")**

**Bedroom 1 4.90 x 4.68  
(16'0" x 15'4")**

**Ensuite 2.64 x 1.29 (8'7" x 4'2")**

**Walk in wardrobe**

**Bedroom 2 4.84 x 4.86  
(15'10" x 15'11")**

**Bedroom 3 4.96 x 4.34  
(16'3" x 14'2")**

**Bedroom 4 4.89 x 4.11  
(16'0" x 13'5")**

**Bedroom 5 4.48 x 3.02  
(14'8" x 9'10")**

**Bedroom 6 4.10 x 3.05  
(13'5" x 10'0")**

**Family Bathroom 4.78 x 3.13  
(15'8" x 10'3")**

**Bathroom 2 2.41 x 2.13  
(7'10" x 6'11")**

**First Floor**



## VIEWING

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







Positioned on the highly popular Limers Lane, the property is within a short distance to many conveniences. Within a stones throw you have the waters edge with the notorious coastal path which can take you into Appledore or Bideford.

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.

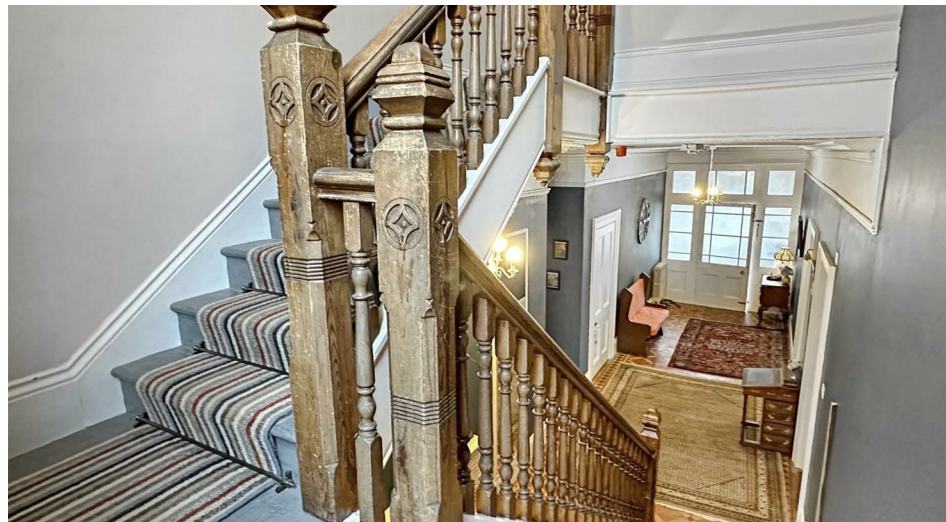
Each with their own attraction, Appledore offers a rich maritime history with narrow streets adorned by fisherman's cottages, whilst Westward Ho! boasts a glorious sandy, blue-flag beach. Instow, just across the River Torridge, provides a number of award-winning restaurants and a sandy beach along the 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.

## DIRECTIONS

Off Heywood roundabout turn towards Northam, take the first right turning clearly signposted Limers Lane. Proceed down the lane for about 400 yards the properties entrance driveway is clearly signposted on the right 'Tanglewood' clearly displayed.



## VIEWING

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







GROUND FLOOR



1ST FLOOR



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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