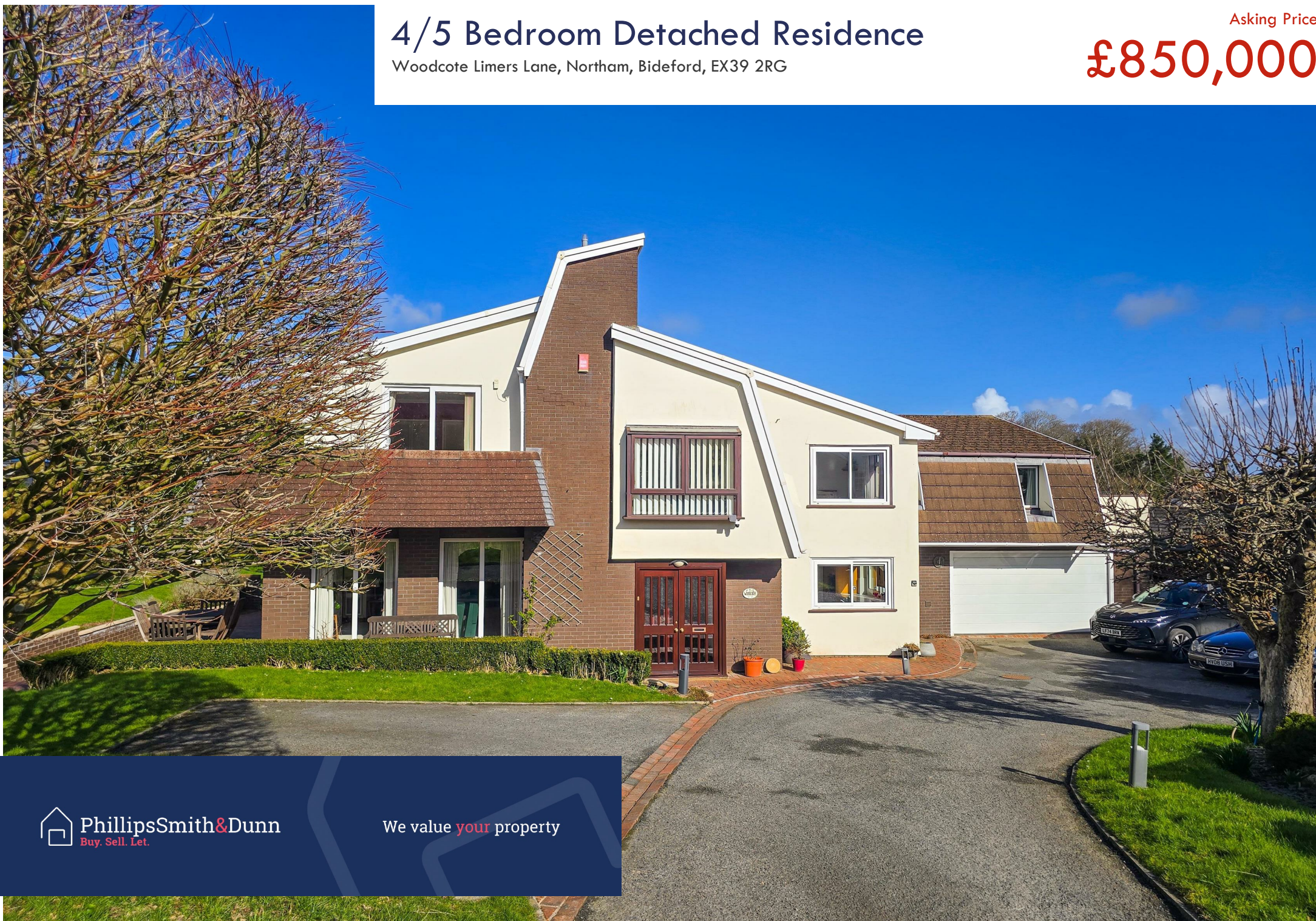


# 4/5 Bedroom Detached Residence

Woodcote Limers Lane, Northam, Bideford, EX39 2RG

Asking Price

£850,000



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

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# A Superb Home, Situated In A Coveted Location

Woodcote Limers Lane, Northam, Bideford, EX39 2RG



Situated on this most sought after lane, Woodcote will be found to be a most remarkable 4/5-bedroom detached house, nestled on an expansive plot stretching over half an acre. Thoughtfully and bespoke-built in the 1980s, this property harmoniously blends classic craftsmanship with spacious interiors ensuring a unique and enduring appeal.

Appearing on the open market for the first time in its existence the property boasts so many points of interest that a viewing is truly needed to fully appreciate all that is on offer. Stepping inside you have a generous hall leading to all the rooms on the ground floor. The triple aspect runs from the front to the back of the house, with natural light flooding in from the exterior and a feature central fireplace. The heart of the home is the spacious and well-appointed kitchen/dining room, designed to cater to culinary enthusiasts and family gatherings alike. The adjoining utility area offers space and plumbing for the necessary appliances. Moving through this delightful home you will find a lovely conservatory coming off the dining hall and a very useful snug/study.

On the first floor the residence boasts 4/5 generously sized bedrooms, three attractively appointed bathrooms, and ample space for family and guests. The master suite is a particular feature having a wrap around balcony offering views of the lush surroundings and discreet en-suite facilities. The additional bedrooms and bathrooms are equally inviting, offering flexibility to suit your individual needs. There is a large games room on the first floor that is a superb space to be used as it is or as another bedroom if needed and has a door leading out to a balcony that has superb views across rooftops to the river.

There are too many wonderful features to Woodcote to mention them all, but due to its size, potential and location we are expecting interest to be high so please do call us now to register your interest.

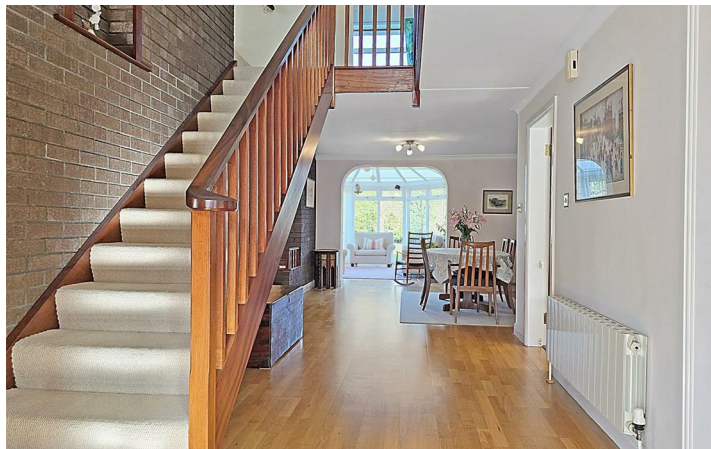
# DETAILS

Situated on the highly sought-after Limers Lane, this property is conveniently located within close proximity to numerous amenities. Just a stone's throw away, you will find the water's edge and the renowned coastal path, which provides scenic routes to Appledore and Bideford. Northam is a desirable village offering a range of facilities and is well-positioned for easy access to Bideford and several coastal resorts, including Appledore, Westward Ho!, and Instow. Each of these coastal destinations has its own unique charm. Appledore is known for its rich maritime history, with narrow streets lined with charming fishermen's cottages. Westward Ho! boasts a beautiful sandy, blue-flag beach, perfect for relaxation and recreation. Across the River Torridge, Instow offers award-winning restaurants and a sandy estuary beach, popular with families and dog walkers alike.

The port town of Bideford provides a wider array of amenities, including independent shops, popular art galleries, cafes, bistros, and a traditional pannier market. Bideford also offers quick access to the Tarka Trail, a favourite among runners and cyclists. Additionally, the town has excellent transport links to Barnstaple, the regional centre, which features High Street shopping, a rail link to Exeter, and a convenient route to Tiverton and the M5 motorway via the North Devon Link Road.

## VIEWING

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



**Entrance Porch**

**Dining Hall**

**Lounge**

**Kitchen**

**Utility**

**Conservatory**

**Snug**

**FF Landing**

**Master Bedroom with En-suite**

**Bedroom 2 with En-Suite**

**Bedroom 3**

**Bedroom 4**

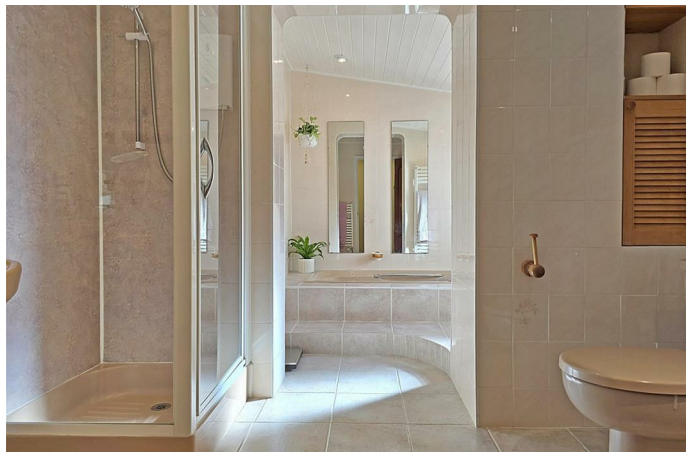
**Games Room**

**Study**

**Bathroom**

**Double Garage**





One of the standout features of this property is its impressive outside space that has been well cultivated and maintained. Approaching through electric gates, the winding approach driveway adds a touch of grandeur, leading to the double garage and ensures privacy and exclusivity to the home.

Set on over 0.5 of an acre, the meticulously maintained gardens offer a serene escape from the hustle and bustle of everyday life and ensures privacy and peace for a discerning family. The expansive outdoor space provides endless possibilities, with its lush, green lawns and mature trees and plants all in place to design further upon if needed.

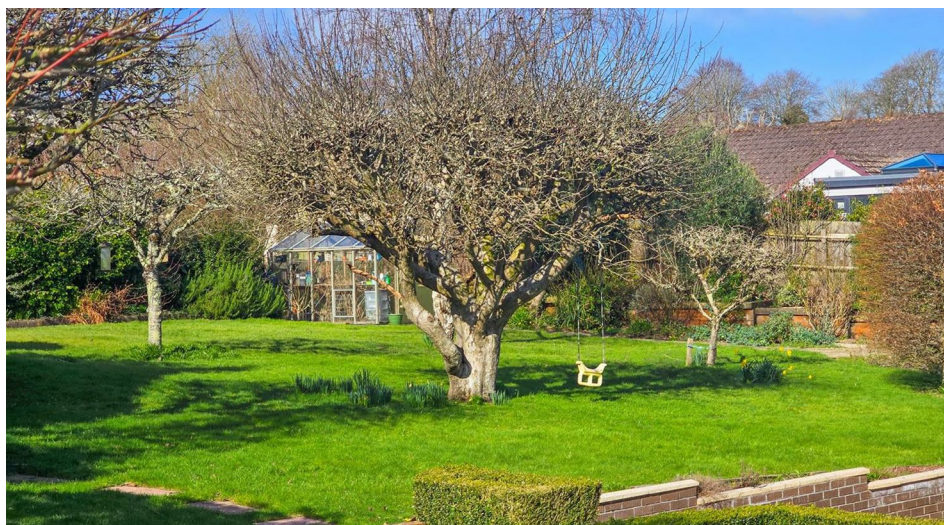
Services - Mains electric, water and drainage. Gas fired central heating.

Council Tax - G

EPC rating - D

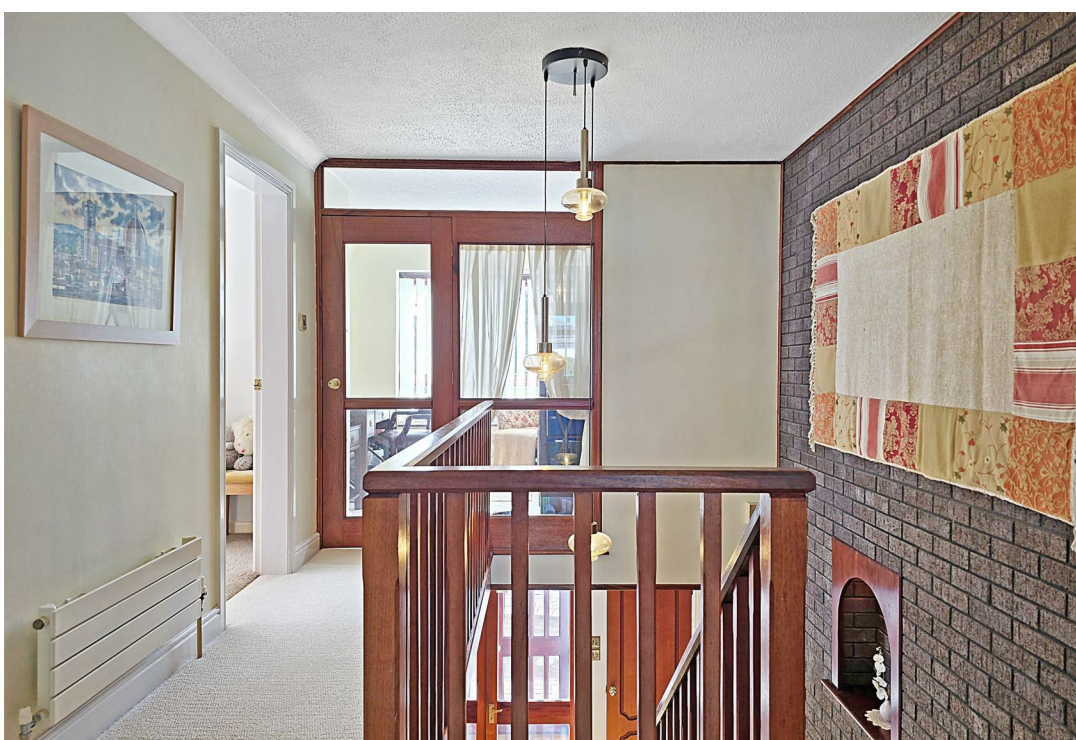
## DIRECTIONS

Off Heywood roundabout turn towards Northam, take the first right turning clearly signposted Limers Lane. Proceed down the lane and about half way down property's entrance driveway is clearly signposted on the left and 'Woodcote' clearly displayed.



## VIEWING

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



GROUND FLOOR  
1870 sq.ft. (173.7 sq.m.) approx.



1ST FLOOR  
1626 sq.ft. (151.1 sq.m.) approx.



TOTAL FLOOR AREA : 3496 sq.ft. (324.8 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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