

A Spectacular Family Home

Millstone Limers Lane, Northam, Bideford, EX39 2RG

Offers In Excess Of

£975,000



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An Individual House + Annex Down A Private Drive With Tremendous Views!

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Positioned down a private driveway off the highly sought-after Limers Lane in Northam, this beautifully presented four-bedroom detached residence enjoys a separate self-catering annexe, a double garage, and mature gardens and grounds extending to approximately 0.37 acres, with stunning views.

Occupying a unique elevated position, the property offers arguably some of the finest estuary views available along Limers Lane. The light-filled and airy accommodation is complemented by picture windows that frame far-reaching views. The home has been tastefully refurbished, thoughtfully extended, and significantly enhanced by the current owners, resulting in an elegant and contemporary home that is ready for its fortunate new owners.

The annexe is completely self-contained and currently generates a healthy monthly income of £705. It also benefits from approved planning permission for a first-floor extension, offering the potential to convert it into a two-bedroom property if desired.

Upon entering, you are welcomed into a generous entrance hall, providing access to the ground-floor bedrooms. This level includes a bedroom with an octagonal en-suite, a shower room with WC and washbasin, with two further bedrooms. Towards the rear of the property, there is a utility room, a family bathroom, a study, and internal access to the integral garage.

Upstairs, the home truly comes into its own. The modern open-plan living space takes full advantage of the exceptional estuary views, with each room benefiting from natural light and scenic outlooks. The lounge flows seamlessly into the dining area, with large picture windows capturing the stunning surroundings. French doors lead out from the lounge onto a private balcony — the perfect, secluded spot to sit and enjoy the magnificent vistas.

DETAILS

The kitchen is fitted with a range of built-in storage cupboards, generous preparation surfaces, and stylish granite worktops. It also offers casual dining space and connects smoothly with both the dining area and the orangery, making it an ideal hub for entertaining.

The orangery is a standout feature — ideal for hosting friends, family gatherings, or relaxing in style. With floor-to-ceiling glass bifold doors, it can be enclosed during inclement weather or opened up during the warmer months to create a wonderful indoor-outdoor flow. This space opens onto an additional decked balcony, perfect for alfresco dining while enjoying the serene setting.

Last but by no means least is the principal suite — the crowning feature of the home, occupying the entire second floor and offering the best 'seat' in the house. From here, breathtaking panoramic views of the estuary and beyond can be enjoyed, with a true 180-degree vista visible from the private balcony.

The master bedroom features a range of built-in storage cupboards and a fully equipped, beautifully appointed en-suite bathroom, completing this luxurious and tranquil retreat.

Limers Lane, Northam – A Peaceful Coastal Setting with Everything Close By

Near Bideford, is a lovely place to live, offering a great mix of coast, countryside, and convenience. It's perfect for those who enjoy a relaxed lifestyle, with plenty of beautiful places to explore nearby and easy access to essential services.

One of the main highlights is how close it is to the South West Coast Path, which offers stunning sea views and scenic walks along the coastline. Just a short stroll away is Northam Burrows Country Park, a large open space with grassy areas, dunes, and salt marshes. It also leads to Westward Ho! beach, a wide stretch of sand that's ideal for walking, surfing, or simply enjoying the sea air.

Getting around is easy too - The A39 North Devon Link Road is nearby, making it simple to reach Barnstaple, Exeter, and other larger towns. The nearby town of Bideford offers more shops, cafes, and transport options, all within a short drive.

Agent Note : The Annex is currently tenanted on a AST contract and creates an income of £705 per calendar month



VIEWING

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



There are also some great nearby villages. Appledore is a charming fishing village full of character, with narrow streets and lovely views. Across the river, Instow is known for its beach and restaurants – perfect for a day out.

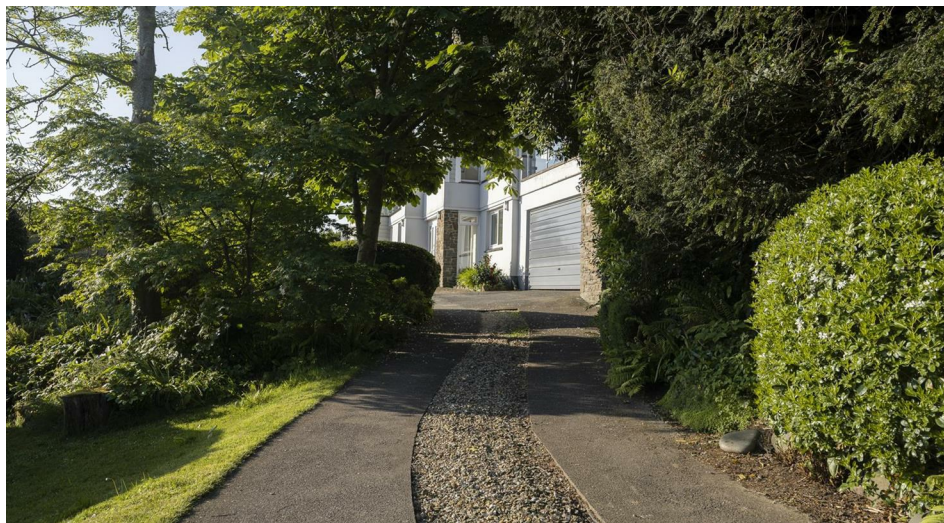
If you enjoy walking or cycling, there are plenty of options. The Tarka Trail is a well-known local route through beautiful countryside, and the Northam and River Torridge Circular Walk is a great nearby path offering lovely river and village views.

In short, Limers Lane offers peaceful living near the coast, with everything you need close by. With lovely walks, friendly villages, and easy links to larger towns, it's a fantastic place to call home



DIRECTIONS

Heading out of Bideford proceed towards the Heywood roundabout and A39. Proceed straight across the roundabout heading towards Appledore, Northam and Westward Ho! Take the first right turning signposted Limers Lane, follow the lane nearly to the bottom. Passing the old Riversford hotel on the left keep on the road for another 70 yards, take a right turning signposted Millstone. Follow the private drive to the property.

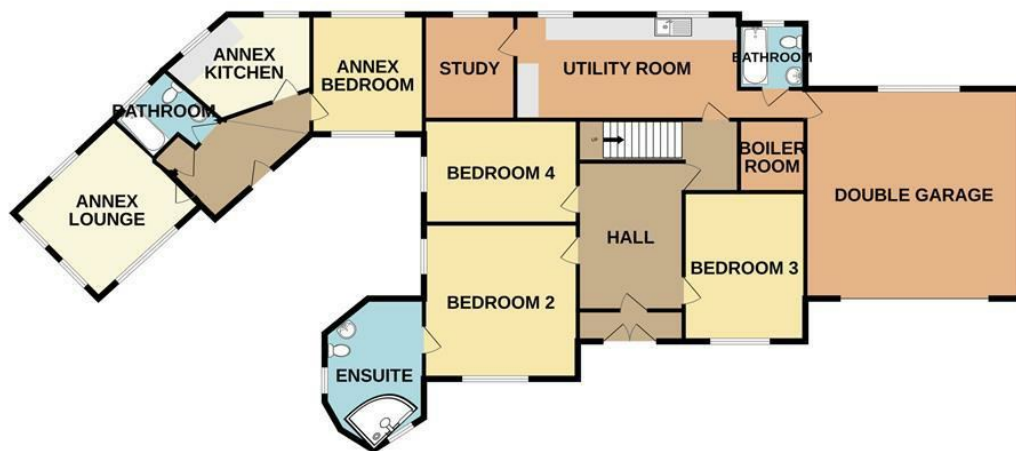


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contact Edward on
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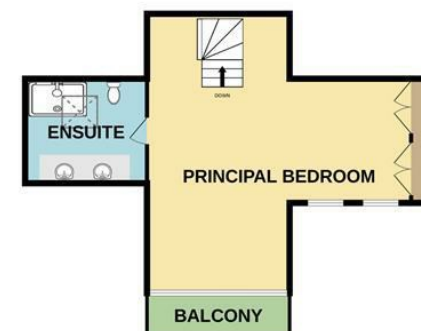
GROUND FLOOR
2131 sq.ft. (198.0 sq.m.) approx.



1ST FLOOR
1177 sq.ft. (109.4 sq.m.) approx.



2ND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 3927 sq.ft. (364.8 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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