



6 Bed House - Detached

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

Guide Price

£625,000

- 6 Bedroom Period House
- Gardens & Grounds
- No Onward Chain
- 2 Bedroom Detached Bungalow
- Excellent Location
- 3 Bedroom Detached Cottage
- Close To Waters Edge

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.

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Room list:

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")
First Floor
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")

Overview

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.

Services

Type your text here

Council Tax band

EPC Rating

D

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797



Outside

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 Hol 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 Hol 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 bistros 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.

