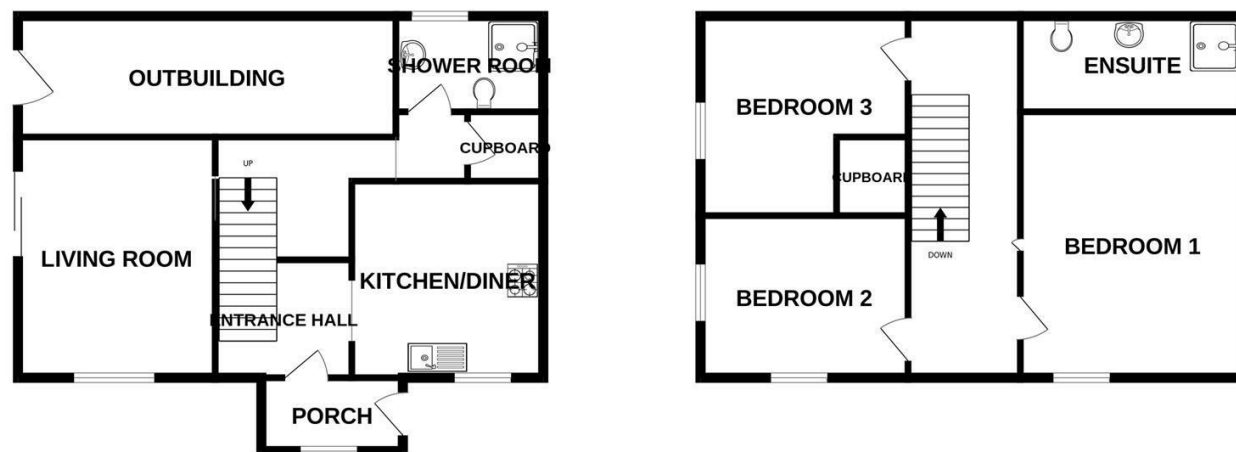


## GROUND FLOOR



TANGLEWOOD COACH HOUSE

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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## 3 Bed House - Detached

The Coach House, Tanglewood Limers Lane, Northam, Bideford, EX39 2DC

Guide Price

**£199,500**

- 3 Bedroom Detached Cottage
- In Need Of Renovation
- Courtyard Garden
- Close To Waters Edge
- One Allocated Parking Space
- No Onward Chain

## 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.

Looking to sell? Request  
a free sales valuation  
for your property.

Call 01237 879797

or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
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# Overview

This spacious three-bedroom cottage offers a private position close to the coast situated just off LIMERS LANE. The location is perfect for those of you that enjoy close by walks to the South West Coastal Path.

The property comprises of 3 bedrooms (master en-suite), kitchen, bathroom, lounge and a courtyard garden - perfect for a spot of alfresco dining. In need of renovation, this offers a purchaser the opportunity to put their own stamp on a property.

The property is currently let out and the ideal purchaser would be a buyer in a position to rent the property out. For more information contact the Bideford office.

## Services

Mains electric, water and drainage. Biomass central heating (we understand that mains gas could be reconnected)

## Council Tax band

B

## EPC Rating

D

## Tenure

Freehold

## Viewings

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



# Situation

Accessed via a shared driveway off Limers Lane, the property enjoys a prime position within easy reach of the village centre. Northam offers a wide range of amenities for its size, including a doctor's surgery, gym and swimming pool, library, shops, Post Office, primary school, places of worship, a pub, and a restaurant.

Nearby, there are some great coastal villages. Appledore is a charming fishing village which is renowned for its historic quay and cobbled streets offering an excellent range of local amenities. The nearby port and market town of Bideford is just 1.5 miles away and offers a wider range of amenities including five supermarkets and schooling for all ages (public and private). The regional centre of Barnstaple is approximately 9.5 miles away and offers the areas main business, shopping and commercial venues. Barnstaple benefits from a train station and good road access via the link road to the M5 motorway network (Junction 27).

If you enjoy walking or cycling, the property is closely situated to South West Coast Path which offers scenic walks along the river and 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.



## Room list:

### Entrance Hall

### Kitchen/Diner

3.4 x 3.5 (11'1" x 11'5")

### Living Room

4.3 x 3.5 (14'1" x 11'5")

### Shower room

2.6 x 1.7 (8'6" x 5'6")

### Bedroom 1

2.6 x 2.7 (8'6" x 8'10")

### En-suite

1.5 x 2.6 (4'11" x 8'6")

### Bedroom 2

3.5 x 2.06 (11'5" x 6'9")

### Bedroom 3

2.17 x 3.67 (7'1" x 12'0")

### Outbuilding

5.48 x 1.7 (17'11" x 5'6")