



The Old Courtyard
Limers Lane, Northam, Bideford, Devon EX39 2RG

Price Guide: £725,000

A fine period house with beautiful individual features exclusively located with its own sweeping driveway just off the sought-after Limers Lane and set in a private walled garden with a separate one-bedroom cottage/annexe.

The accommodation is extremely spacious and offers four generous bedrooms, separate shower and bathrooms, an impressive 32' drawing room, dining room, fully equipped kitchen plus utility, a 24' snooker/games room, indoor spa plus external storage/workshop. Over 3,500 sq ft of usable accommodation.

The property is situated within the highly sought after residential area of Limers Lane which leads down to the River Torridge and the South West Coastal Footpath. A superb location for scenic walking and connecting to Appledore or Bideford. This character residence is also situated within easy reach of Northam village – less than a mile away. There is an excellent range of facilities including shops, cafes, post office, doctors' and dentists' surgeries, public house, primary school and public swimming pool.

- Highly sought after and tucked away location
- Easy access to coast, local amenities and River Torridge
- Charming 4-bedroom period residence
- Separate 1-bedroom self-contained annexe
- Beautiful walled gardens
- Indoor spa with hot tub and sauna
- Full sized snooker room
- Income potential
- Car port and plenty of parking
- No chain

Briefly... The property comprises part of a substantial period building that offers spacious and versatile accommodation that is full of character with two very fine reception rooms, both with attractive fireplaces and one with wood burning stove. There are three large bedrooms and a master bedroom with spacious dressing room or fourth bedroom and two further bathroom facilities.

The property further benefits from a detached (former stable) one bedroom annexe/cottage that would suit a variety of uses including a dependant relative, a holiday cottage or home office/business.

Services: All Mains services are connected, including Gas Central Heating

Energy Performance Certificate: E

Council Tax Banding: D

Directions: From Bideford, proceed out of the town towards The Heywood Roundabout and then follow signs for Northam, Westward Ho! & Appledore. Proceed along this road then take the first

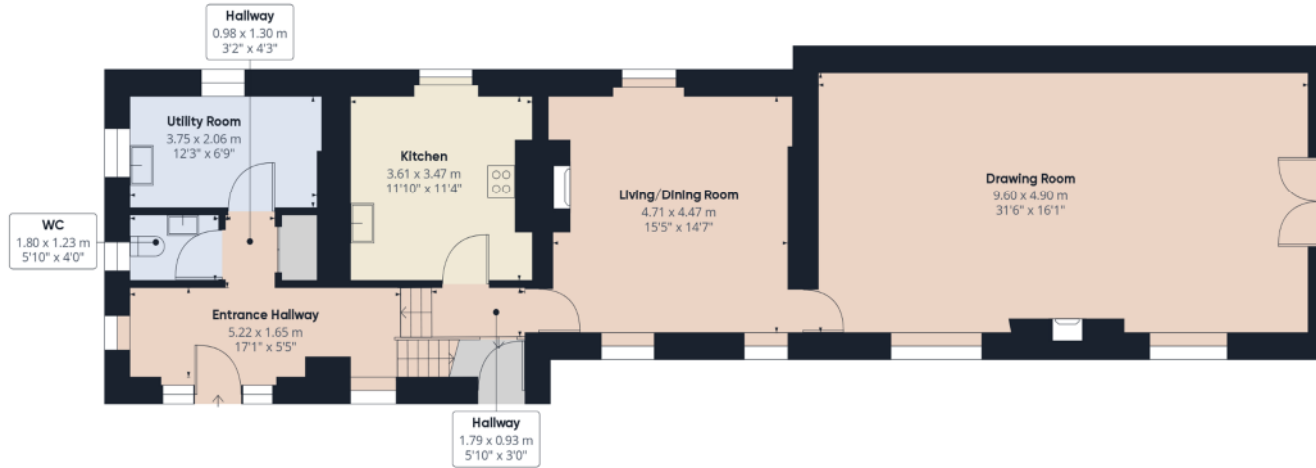
right hand turning into Limers Lane. Proceed for a short distance taking a right signposted Chevrells Care Home (The Old Courtyard is signposted here too), where the entrance the property will be found shortly afterwards on the right-hand side.



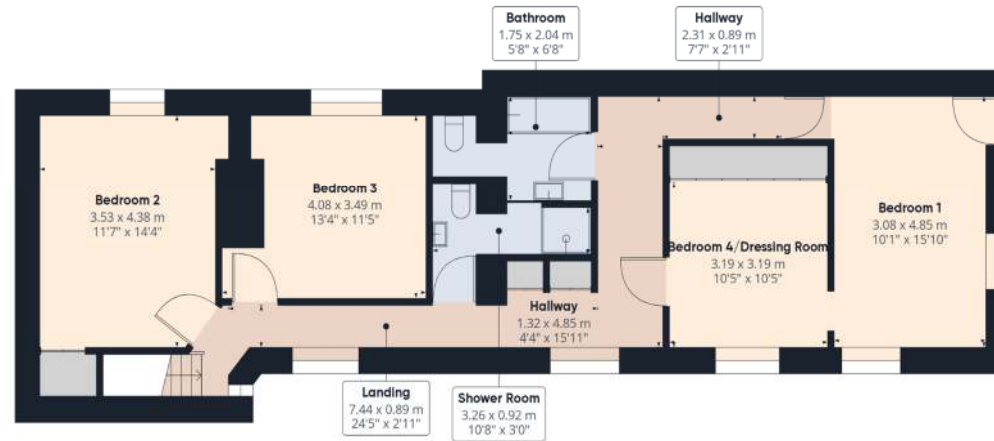








Floor 0 Building 1



Approximate total area⁽¹⁾

287.53 m²
3094.99 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Of Particular Note... The gardens and grounds to The Old Courtyard are beautiful. The property is accessed via its own gravelled driveway which provides plenty of off-road parking and a double car port. The front garden wraps around the front and east end of the house with luscious lawned areas and mature trees and plants including a monkey puzzle tree.

The rear garden is a delight. You pass under a vine on your way to the walled lawn and sunny patio areas where there is a high degree of privacy. Throughout the garden are various flowerbeds and pretty borders and a feature pond.

There is a large **outbuilding** at the end of the garden divided for a variety of uses including a workshop, indoor spa with hot tub, sauna & shower room plus a games room currently housing a full-sized snooker table.

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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

