



Little Knowle



# Little Knowle

Limers Lane, Northam, Devon, EX39 2RG

Bideford 1.5 miles Westward Ho! 2 miles Barnstaple 10 miles

**A detached house, offering scope for improvement, with stunning estuary views in a coastal location.**

- Unobstructed Estuary Views
- 3 Bedrooms
- 3 Reception Rooms
- Kitchen & Utility Room
- Large Garage & Parking
- Potential to Improve & Extend
- Potential Building Plot (stp)
- Large Gardens
- Freehold
- Council Tax Band 'F'

**Guide Price £599,950**

## Situation

Little Knowle is situated in a sought after area, at the edge of Northam village, with enviable views across the river Torridge. The name derives from the old English meaning 'north village'. Nestled between Appledore and Westward Ho! has a bustling community and offer a fantastic range of daily amenities, including; pubs, restaurants, hotel, medical centre, dentist, vet, convenience store, coffee shop, church and leisure centre. The Northam Burrows Country Park (Site of Special Scientific Interest) and Royal North Devon Golf Club (the oldest golf course in England) are only a short distance away, as is the Tarka Trail, offering scenic walks along the North Devon coastline and forming parts of the famous South West Coast path.

The port town of Bideford (1.5 miles) extends a wider range of facilities; including; a large assortment of shops, banks, pubs/restaurants/cafes and schooling for all ages (public and private), several supermarkets and a retail complex. The coastal resort of Instow and Westward Ho! are close by and offer a mixture of sandy beaches, fine pubs/restaurants amongst other amenities and attractions. The A39/North Devon Link Road (1 mile) provides brisk passage in/out of the area, to the regional centre of Barnstaple (10 miles) and M5 motorway Tiverton Parkway train station (London Paddington 1h 57m).

## Description

Set within a large plot and stunning views over the Torridge Estuary, Little Knowle offers a large footprint and potential for improvement and modernisation throughout. The oldest part of the property is a former coach house believed to be dating back to the 19th century. Situated in a well established residential location, the house is complemented by generous gardens, garage, carport and parking for multiple vehicles. There is the potential of a building plot (stp) in the gardens, an option considered but not explored by the current owners. This is the first time Little Knowle has been made available for sale in over 40 years and is advertised with no onward chain.



### Accommodation

The front door opens into the ENTRANCE HALL with doors to all principle, downstairs accommodation, staircase leading up, CLOAKROOM with basin and WC. The double aspect KITCHEN with tiled floor is fitted with a comprehensive range appliances and light, wooden base units with contrasting worktop over, tiled splashbacks, matching wall mounted units and peninsula island. The UTILITY ROOM is fitted with a range of base units with worktop over, space/plumbing for white goods, door to terrace and back garden. The spacious SITTING ROOM has an open fire as its focal point with double doors opening to the sun/garden room and further double doors to the DINING ROOM with double aspect, at the front of the house. The SUN/GARDEN ROOM, has a double aspect, door to the dining terrace and enjoys fine, open views across the garden and estuary. This room also leads to the OFFICE/HOBBY ROOM with a further door to the large GARAGE.

The staircase opens to the central, spacious, galleried landing, leading to 3 double bedrooms and family bathroom. The MASTER BEDROOM has fitted wardrobes and basin and BEDROOM 2 is a double room with fitted furniture, both enjoying fine views across the estuary. BEDROOM 3 is a double room. The FAMILY BATHROOM is fitted with a white suite, comprising: corner bath, shower cubicle, basin and WC.

### Outside

At the front of the property the large driveway provides parking for multiple vehicles, bordered by deep, mature, planted beds. There is a large, carport attached to the front of the garage, situated at the side of the house. The back garden enjoys breath-taking views across the estuary, the garden currently divided into the two main areas, by a large wooden garden shed, low fence and raised bed. The upper part of the garden is predominantly laid to lawn, with established beds and borders and a large dining terrace directly behind the house. At the foot of the garden, there is a former, very productive, kitchen garden, that could easily be re-established if desired. The option of building a residential property (stp) on this part of the garden, with independent access was also considered and could prove a lucrative proposition for a future owner.

### Services & Additional Information

All mains services are currently connected. Gas central heating via radiators.

It is believed the property is of brick construction with rendered elevations, beneath a slate roof. Broadband: 'Standard' 'Superfast' 'Ultrafast' is available (Ofcom) Please check with chosen provider

Mobile phone coverage from the major providers: EE - Good / o2 - Good / Three - Good / Vodaphone - Good (Ofcom). Please check with chosen provider.

### Viewings

Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01237 425 030.

### Directions

What3words:///dolly.venturing.smudges

Postcode: EX39 2RG (Not to be relied upon).

If approaching from The A39 (North Devon Link Rd), at Heyward Rd roundabout, turn towards Northam/Appledore/Westward Ho! onto Hayward Rd / B3236, follow this road for approx. 0.1 miles, then turn right signed 'Limers Lane', follow this road for approx. 0.3 of a mile and the entrance to Little Knowle will be found on the right with Stags 'For Sale' board clearly displayed.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1564 sq ft / 145.3 sq m  
 Garage = 267 sq ft / 24.8 sq m  
 Total = 1831 sq ft / 170.1 sq m  
 For identification only - Not to scale

**First Floor**

- Bedroom 2: 4.00 x 3.10m / 13'1" x 10'2"
- Bedroom 3: 4.43 x 2.30m / 14'6" x 7'7"
- Bedroom 1: 4.93 x 3.94m / 16'2" x 12'11"

**Ground Floor**

- Sun Room: 4.45 x 3.39m / 14'7" x 11'1"
- Office / Hobby Room: 2.93 x 2.07m / 9'7" x 6'9"
- Garage: 5.26 x 4.72m / 17'3" x 15'6"
- Sitting Room: 5.37 x 4.24m / 17'7" x 13'11"
- Utility: 3.07 x 1.85m / 10'1" x 6'1"
- Kitchen: 4.89 x 3.21m / 16'1" x 10'6"
- Dining Room: 3.51 x 2.97m / 11'6" x 9'9"

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhocom 2025. Produced for Stags. REF: 1374960



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	79
England & Wales		EU Directive 2002/91/EC	

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