

2 Limers

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Lower Cleave, Bideford, Devon, EX39 2RH

Bideford 1.5 miles Westward Ho! 2 miles Barnstaple 10 miles

A lifestyle property at the waters edge, with its own mooring and private jetty.

- Waterside Position
- 2 Moorings & Private Jetty
- 2 Reception Rooms
- Gardens
- Council Tax Band 'D'
- Stunning Views
- 3 Double Bedrooms
- Detached Studio
- Parking
- Freehold

Guide Price £675,000

Situation

Located at the waters edge, in one the most sought after areas in North Devon, 2 Limers is situated on the outskirts of Northam village, enjoying 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

Occupying a commanding position at the edge of the Torridge Estuary, 2 Limers offers a magnificent opportunity to purchase this exclusive, lifestyle property with moorings for 2 boats and a private jetty. The house has been extended and remodelled throughout, in partnership with a highly-regarded architectural practice and now offers enviable and spacious, family accommodation. Uninterrupted views across the estuary can be enjoyed from the gorgeous roof terrace. The property is complemented pretty gardens, parking and a detached studio, offering scope for a variety of uses.







Accommodation

The front door is set within a covered porch, opening into the ENTRANCE HALL with space for seating, door to kitchen and doorway to the HALLWAY with staircase leading up/storage cupboard beneath and doorway to the BOOT ROOM, with slate floor, Velux window, inset double cupboard and glazed double doors opening to the back garden. The spacious LIVING ROOM makes the most of the estuary views with a floor/ceiling, deep, bay window and a modern, inset, wood burning fire as its focal point. The KITCHEN & BREAKFAST ROOM is fitted with a comprehensive range of contemporary grey units, contrasting worktop over with tiled splashback, space for tall fridge/freezer, large composite sink/drainer, dishwasher and pantry cupboard. The UTILITY / CLOAK ROOM comprises fitted units, space/plumbing for white goods, basin and WC. The triple aspect DINING ROOM with slate floor, comfortably hosts a large table with bi-fold doors opening to the dining terrace, effortlessly extending the accommodation, when the weather allows.

Upstairs, the spacious GALLERIED LANDING leads to the MASTER BEROOM with impressive bay window and seating area, allowing for views across the estuary and door opening to the roof terrace with space for seating/table and open, estuary views. There is a separate dressing area with modern, inset wardrobes, ensuite shower room with white suite, comprising; shower, basin/vanity unit beneath, WC & heated towel rail. BEDROOM 2 is a large room, with vaulted ceiling and the benefit of a double aspect. BEDROOM 3 is a comfortable, double room. The FAMILY BATHROOM is fitted with a contemporary white suite, comprising; oversize oval bath/shower over, vanity unit with inset basin and WC

Outside

Accessed via a private road, the house is set back from the estuary behind a small paved courtyard, paved driveway with a further parking area at the waters edge and your private jetty, perfect to wet-berth a small launch. The back gardens are level and predominantly laid to lawn, with deep, mature, planted beds and pond and a large, paved dining terrace. At the foot of the garden, steps lead up to a further, elevated deck/terrace, with views over the garden towards the estuary. There is a large, detached studio, with shower room and small kitchen, that would be perfect for a variety of uses (stp).

Services & Additional Information

Services: All mains services are currently connected. Gas central heating via radiators.
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 / Vodafone - Good (Ofcom). Please check with chosen provider.

Viewings

Strictly by confirmed prior appointment please, through the Sole Selling Agents, 'Stags' on 01237 425 030 or bideford@stags.co.uk

Directions

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 to the end, and turn right and you will find the property on the right.
What3words: ///stags.mining.contemplate
Postcode: EX39 2RH (Not to be relied upon)

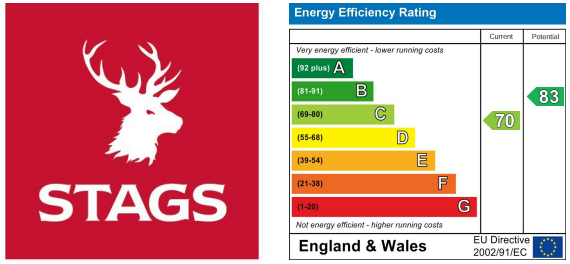






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