



## Bespoke 5 Bed Detached House

Woodcote Limers Lane, Northam, Bideford, EX39 2RG

Guide Price

**£780,000**

- NO CHAIN!
- Sought-after Limers Lane position; first time ever on the market
- 0.5-acre private plot with electric gated entrance & sweeping drive
- Bespoke-built 4/5 bed home with spacious, light-filled interiors
- Master suite with wrap-around balcony overlooking gardens
- Large kitchen/dining room, conservatory, snug/study & games room
- Double garage & extensive parking
- Moments from stunning coastal paths; Appledore & Westward Ho!
- Versatile layout offering multiple reception spaces ideal for modern family living or home working

## Directions

Off Heywood roundabout turn towards Northam, take the first right turning clearly signposted Limers Lane. Proceed down the lane and about half way down property's entrance driveway is clearly signposted on the left and 'Woodcote' clearly displayed.

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for free!

Call 01271 327878  
or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

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## Room list:

**Entrance Porch**

**Dining Hall**

**Lounge**

8.68m x 4.88m (28'5" x 16'0")

**Kitchen**

4.40m x 3.51m (14'5" x 11'6")

**Utility**

3.38m x 2.65m (11'1" x 8'8")

**Conservatory**

4.44m x 3.23m (14'6" x 10'7")

**Snug**

4.98m x 3.23m (16'4" x 10'7")

**FF Landing**

**Master Bedroom with En-suite**

4.87m x 4.66m (15'11" x 15'3")

**Bedroom 2 with En-Suite**

4.73m x 3.15m (15'6" x 10'4")

**Bedroom 3**

4.24m x 3.33m (13'10" x 10'11")

**Bedroom 4**

3.90m x 2.99m (12'9" x 9'9")

**Games Room**

9.05m x 5.65m (29'8" x 18'6")

**Study**

2.82m x 2.55m (9'3" x 8'4")

**Bathroom**

4.84m x 2.83m (15'10" x 9'3")

**Double Garage**

6.12m x 5.72m (20'0" x 18'9")

## Overview

Situated on the highly sought-after Limers Lane, this property is conveniently located within close proximity to numerous amenities. Just a stone's throw away, you will find the water's edge and the renowned coastal path, which provides scenic routes to Appledore and Bideford. Northam is a desirable village offering a range of facilities and is well-positioned for easy access to Bideford and several coastal resorts, including Appledore, Westward Ho!, and Instow. Each of these coastal destinations has its own unique charm. Appledore is known for its rich maritime history, with narrow streets lined with charming fishermen's cottages. Westward Ho! boasts a beautiful sandy, blue-flag beach, perfect for relaxation and recreation. Across the River Torridge, Instow offers award-winning restaurants and a sandy estuary beach, popular with families and dog walkers alike.

The port town of Bideford provides a wider array of amenities, including independent shops, popular art galleries, cafes, bistros, and a traditional pannier market. Bideford also offers quick access to the Tarka Trail, a favourite among runners and cyclists. Additionally, the town has excellent transport links to Barnstaple, the regional centre, which features High Street shopping, a rail link to Exeter, and a convenient route to Tiverton and the M5 motorway via the North Devon Link Road.

## Outside

One of the standout features of this property is its impressive outside space that has been well cultivated and maintained. Approaching through electric gates, the winding approach driveway adds a touch of grandeur, leading to the double garage and ensures privacy and exclusivity to the home.

Set on over 0.5 of an acre, the meticulously maintained gardens offer a serene escape from the hustle and bustle of everyday life and ensures privacy and peace for a discerning family. The expansive outdoor space provides endless possibilities, with its lush, green lawns and mature trees and plants all in place to design further upon if needed.

Services - Mains electric, water and drainage. Gas fired central heating.

Council Tax - G

EPC rating - D

## Services

All Mains Services Connected

## Council Tax band

G

## EPC Rating

D

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878

