

# A Spectacular Family Home

Millstone Limers Lane, Northam, Bideford, EX39 2RG

Offers In Excess Of

£975,000



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# An Individual House + Annexe Down A Private Drive With Tremendous Views!

Millstone, Limers lane, Northam, Bideford EX39 2RG



Positioned down a private driveway off the highly sought-after Limers Lane in Northam, this beautifully presented four-bedroom detached residence enjoys a separate one-bedroom annexe, a double garage, and mature gardens and grounds extending to approximately 0.37 acres, with stunning estuary views.

Occupying a unique elevated position, the property offers arguably some of the finest estuary views available along Limers Lane. The light-filled and airy accommodation is complemented by picture windows that frame far-reaching views. The home has been tastefully refurbished, thoughtfully extended, and significantly enhanced by the current owners, resulting in an elegant and contemporary home that is ready for its fortunate new owners.

Upon entering, you are welcomed into a generous entrance hall, providing access to the ground-floor bedrooms. This level includes a bedroom with an octagonal en-suite with shower, WC and washbasin, with two further bedrooms. Towards the rear of the property, there is a utility room, a family bathroom, a study, and internal access to the integral garage.

Upstairs, the home truly comes into its own. The modern open-plan living space takes full advantage of the exceptional estuary views, with each room benefiting from natural light and scenic outlooks. The lounge flows seamlessly into the dining area, with large picture windows capturing the stunning surroundings. French doors lead out from the lounge onto a private balcony - the perfect, secluded spot to sit and enjoy the magnificent vistas.

The kitchen is fitted with a range of built-in storage cupboards, generous preparation surfaces, and stylish granite worktops. It also offers casual dining space and connects smoothly with both the dining area and the orangery, making it an ideal hub for entertaining.



The orangery is a standout feature - ideal for hosting friends, family gatherings, or relaxing in style. With floor-to-ceiling glass bifold doors, it can be enclosed during inclement weather or opened up during the warmer months to create a wonderful indoor-outdoor flow. This space opens onto an additional decked balcony, perfect for alfresco dining while enjoying the serene setting.

Last but by no means least is the principal suite - the crowning feature of the home, occupying the entire second floor and offering the best 'seat' in the house. From here, breathtaking panoramic views of the estuary and beyond can be enjoyed, with a true 180-degree vista visible from the private balcony. The master bedroom features a range of built-in storage cupboards and a fully equipped, beautifully appointed en-suite shower room, completing this luxurious and tranquil retreat.

The Annexe -

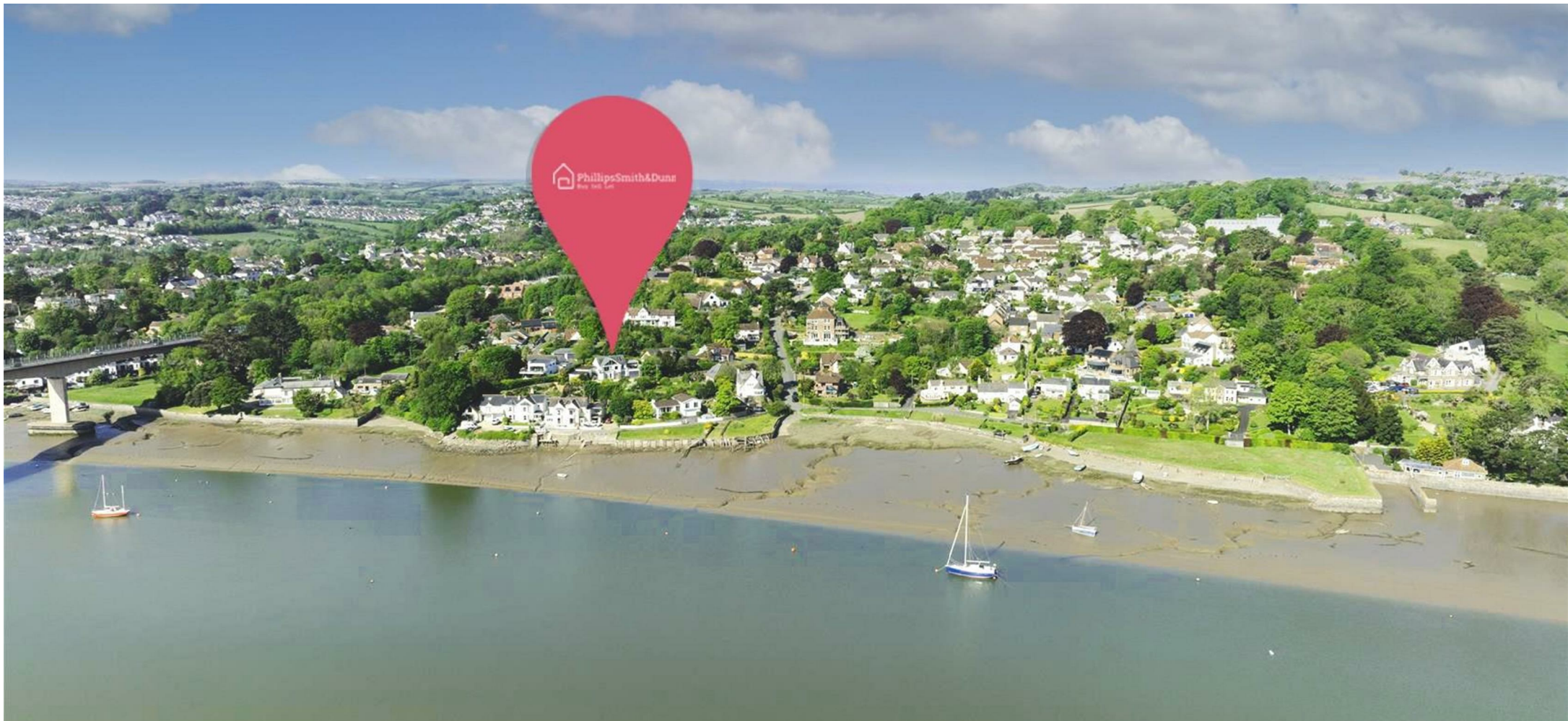
Accessed through it's own front door, the annexe offers well-presented accommodation comprising of a kitchen, living room, double bedroom and a bathroom. The annexe is currently tenanted on an AST contract and creates an income of £725 per calendar month. It also benefits from approved planning permission for a first-floor extension, offering the potential to convert it into a two-bedroom property if desired.

VIEWING

By appointment through our  
**Phillips, Smith & Dunn Bideford**  
**office- 01237 879797**  
Or, outside of usual office hours contact  
Edward on 07772363674









Millstone is located in one of Northam's most desirable areas, boasting stunning views over the River Torridge. Accessed via a private 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. Across the river, Instow is known for its family and dog-friendly beach and range of restaurants – perfect for a day out. 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).

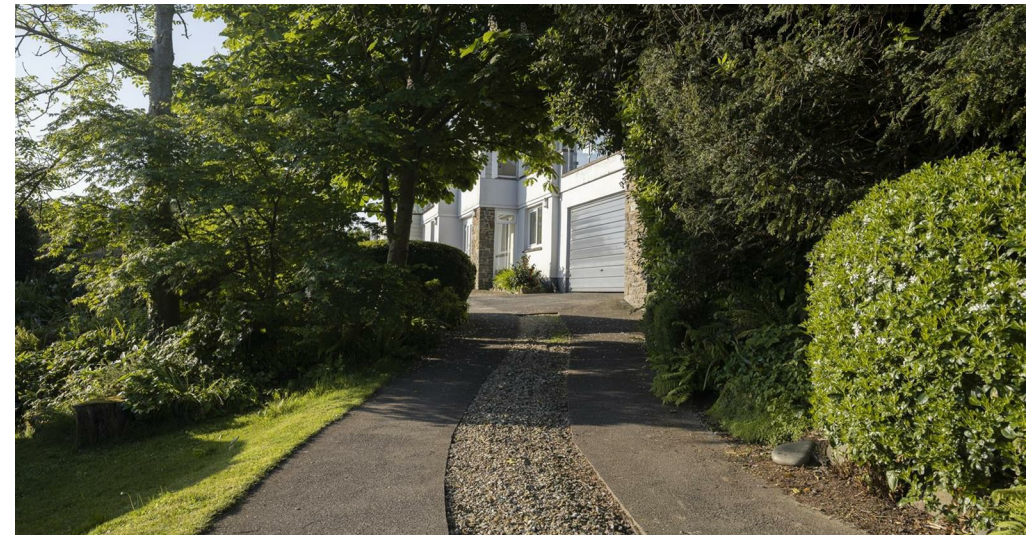
If you enjoy walking or cycling, there are plenty of options. Millstone is closely situated to South West Coast Path which offers scenic walks along the river and just a short stroll away is Northam Burrows Country Park, a large open space with grassy areas, dunes, and salt marshes. It also leads to Westward Ho! beach, a wide stretch of sand that's ideal for walking, surfing, or simply enjoying the sea air.

In short, Limers Lane offers peaceful living near the coast, with everything you need close by. With lovely walks, friendly villages, and easy links to larger towns, it's a fantastic place to call home.



## DIRECTIONS

Heading out of Bideford, proceed towards the Heywood Roundabout and the A39. Continue straight across the roundabout, following signs for Appledore, Northam, and Westward Ho!. Take the first right, signposted Limers Lane, and follow the lane nearly to the bottom. After passing the old Riversford Hotel on the left, continue for approximately 70 yards, then take the right turn signposted Millstone. Follow the private driveway to reach the property.

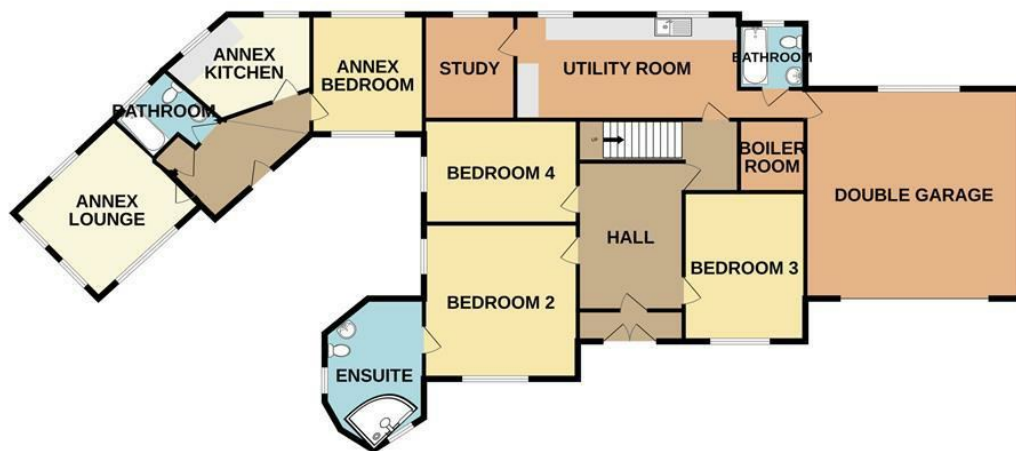








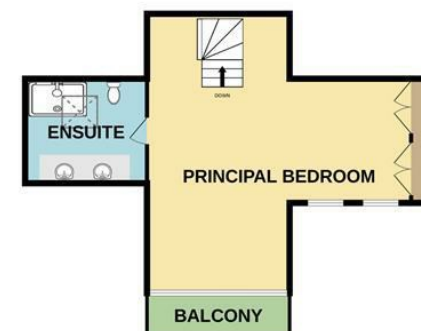
GROUND FLOOR  
2131 sq.ft. (198.0 sq.m.) approx.



1ST FLOOR  
1177 sq.ft. (109.4 sq.m.) approx.



2ND FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 3927 sq.ft. (364.8 sq.m.) approx.

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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