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Changing Lifestyles

The Old Courtyard
Limers Lane
Northam
Bideford
Devon
EX39 2RG

Guide Price: £650,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

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

A SEMI-DETACHED PERIOD RESIDENCE WITH SELF-CONTAINED 1 BEDROOM DETACHED ANNEXE



- 4 Bedrooms
- Fully equipped Kitchen & Utility Room
- 24' Snooker / Games Room
- 2 elegant Reception Rooms with period features
- Indoor jacuzzi & sauna
- Occupying a prime location with easy access to the River Torridge & South West Coast Path
- Beautifully maintained walled gardens offering privacy & a picturesque outdoor space
- Sweeping driveway parking & Carport
- Income potential from the Annexe
- No onward chain



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Overview

Situated in the desirable and tranquil setting of Limers Lane, this distinguished semi-detached period residence offers a harmonious blend of classic charm and modern amenities. Set within beautifully maintained walled gardens, the property features a sweeping private driveway leading to ample parking and a convenient carport.

The main house boasts 4 generously sized Bedrooms, including a Master Suite with an adjoining Dressing Room or potential fourth bedroom, complemented by 2 well-appointed Bathrooms. The living spaces are rich in character, highlighted by 2 grand Reception Rooms adorned with attractive fireplaces, one of which houses a cosy wood burning stove. The fully equipped Kitchen, Utility Room and a remarkable 24' Snooker / Games Room cater to both daily living and entertaining needs. An indoor spa area, complete with a hot tub and sauna, adds a touch of luxury to this exceptional home.

Enhancing the property's versatility is a detached, self-contained 1 Bedroom Annexe, formerly a stable - ideal for accommodating guests, extended family or for generating rental income.

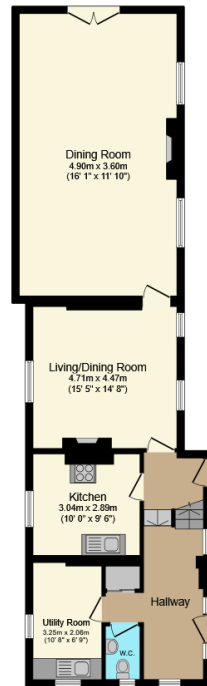
Located just a short stroll from the River Torridge and the scenic South West Coast Path, the residence offers easy access to the charming village of Appledore and the town of Bideford. The nearby village of Northam provides a range of amenities including shops, cafés, a post office, medical facilities, a primary school and a public swimming pool.

With no onward chain, this exceptional property presents a unique opportunity to acquire a spacious and versatile home in one of North Devon's most desirable locations.

Council Tax Band

F with Improvement Indicator - Torridge District Council

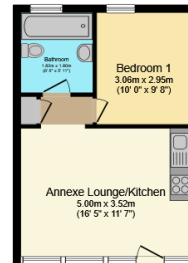
If the property has been improved or extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.



Ground Floor
Floor area 85.2 sq.m.
(917 sq.ft.)



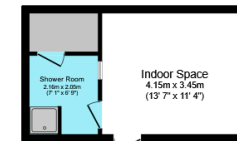
First Floor
Floor area 68.4 sq.m.
(736 sq.ft.)



Annexe Floor
Floor area 33.6 sq.m.
(362 sq.ft.)



Outbuilding
Floor area 28.3 sq.m. (305 sq.ft.)



Total floor area: 215.6 sq.m. (2,320 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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Area Information

Northam is a small village, lying north of Bideford and south of Westward Ho! There are many country walks around the village and the outlying areas, including the popular Northam Burrows, Appledore Quay and the nearby Westward Ho! Beach.

Local amenities include a supermarket with post office, newsagents and take-aways. There's also a primary school, a health & dental centre and a number of churches in the area. Northam also has an excellent public swimming pool and gym too. You'll never be short of places to eat and drink with Appledore, Westward Ho! and Abbotsham on your doorstep with their cornucopia of restaurants and pubs. Being a coastal village, seafood is high on the menu, fresh from the morning's catch, so be sure to patronise your local fishmonger, if that's your thing. Golf enthusiasts will also have cause to celebrate because there's a great championship course on the outskirts of Westward Ho! Westward Ho! is also very popular with surfers and body boarders, with many places to get lessons and hire kit for the beginner.

It's within short driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde and Ilfracombe.

Northam's local area is teeming with activity whether community groups are your thing or you prefer the outdoor life, there's something to occupy just about everybody all year around.

Directions

From Bideford, proceed out of the town towards Northam proceeding straight across at the Heywood Road roundabout. Take the first right hand turning onto Limers Lane. Proceed for a short distance taking the right hand turning signposted Chevrells Care Home (The Old Courtyard is signposted here too) to where the entrance to the property will be found shortly afterwards on your right hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 