



Little Knowle

Limers Lane, Northam, Bideford, Devon EX39 2RG

Price Guide: £575,000

Little Knowle is situated in the sought after area of Limers Lane on the edge of Northam village. This 3 bedroom property is set within a large plot with what could be considered to be one of the best views of the River Torridge from Limers Lane. 3 Reception Rooms, Kitchen and Utility Room, Large Garage and parking for multiple vehicles, large Garden. 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 date back to the 19th century. There is the potential of a building plot, subject to planning permission. No chain.

The property is situated within the highly sought after residential area of Limers Lane which leads down to the River Torridge and the South West Coastal Footpath. A superb location for scenic walking and connecting to Appledore or Bideford. This character residence is also situated within easy reach of Northam village – less than a mile away. There is an excellent range of facilities including shops, cafes, post office, doctors' and dentists' surgeries, public house, primary school and public swimming pool.



Accommodation Comprises:

Living Room
17'0 x 13'10 (5.20m x 4.24m)

Dining Room
11'5 x 9'9 (3.50m x 2.97m)

Conservatory
14'6 x 10'11 (4.43m x 3.35m)

Kitchen
16'0 x 10'2 (4.89m x 3.12m)

Utility Room
8'11 x 6'2 (2.73m x 1.88m)

Office
9'6 x 6'9 (2.91m x 2.07m)

Garage
17'0 x 15'6 (5.20m x 4.73m)

Carport

Store
6'10 x 5'7 (2.10m x 1.72m)

First Floor

Bedroom 1
16'10 x 10'9 (4.89m x 3.30m)

Bedroom 2
13'0 x 10'0 (3.98m x 3.05m)

Bedroom 3
12'9 x 7'7 (3.90m x 2.32m)

Bathroom
8'4 x 6'6 (2.55m x 1.99m)

Outside

The gardens are a particular feature of the property with spectacular views of the Torridge Estuary and beyond. The front garden is given over to mainly parking with a raised flower bed.

Services: All main services connected. Gas fired central heating.

Energy Performance Certificate: D
Council Tax Banding: F

Directions

From Bideford Quay proceed along Kingsley Road to the Heywood roundabout. Take the second exit straight across signed to Northam and Appledore. Take the first right into Limers Lane and follow the road down the hill. Before you reach the bottom of the hill, the property can be found on the right hand side clearly marked by a Harding & Co for sale board.





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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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