



41 Hillpark

Buckland Brewer | Nr Bideford | EX39 5HY

JAMES FLETCHER

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Enjoying far-reaching views over the rolling North Devon countryside, this attractive double-fronted detached family home boasts generous accommodation and an impressive rear garden, on the edge of the charming village of Buckland Brewer. Offering tremendous space and flexibility, the property also boasts extensive off-road parking and a double garage, set within a quiet cul-de-sac position. Thoughtfully-constructed c.2015 by highly regarded local developers, Pearce Construction, this easy to run home is perfect for families, or couples looking for a home to entertain, seeking space, comfort and style within a tranquil village position.

The property is well-located within a quiet cul-de-sac on the edge of the village, and takes full advantage of the rolling countryside vista.

Buckland Brewer is a quintessential North Devon village with a strong community, catering well for its residents with a community shop, primary school, village hall, recreational ground and the Coach & Horses Public House. Enjoying the best of country living, but just 20 mins from the beach, the village is well-located equidistant from both Torrington & Bideford. Torrington is a small market town offering a range of local shops and stores, primary and secondary schooling, public houses and restaurants and The Plough Arts Centre, whilst just to the edge of the town is RHS Rosemoor. In addition, Bideford provides a traditional pannier market and an array of pubs, shops, banks, a post office, restaurants and a regular farmers market. The picturesque quayside is still a busy working port with ships regularly seen sailing in and out of the estuary, and nearby coastal hot spots of Appledore, Westward Ho! and Instow are all close to hand too.

From Bideford, the A39 links to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South whilst, from Barnstaple, the A361 provides a convenient route to Tiverton, where there is a direct rail connection to London Paddington, and the M5 motorway.

To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919



STEP INSIDE

Beyond the attractive façade, the property opens to a spacious entrance hall, setting the tone for this impressive family home and providing stairs to the first floor and a useful understairs cupboard. On one side, the main lounge is a showstopper: a generous family room with a large bay window, perfect for relaxing or entertaining. Across the hall, a versatile sitting room makes for a peaceful snug, playroom, or media room, with an attractive fireplace housing a woodburning stove with display shelving and storage cupboards either side.

At the rear, the heart of the home is the expansive kitchen/diner, stretching almost the full width of the property. This superb space is tailored for modern family life, offering ample room for dining, casual seating with a breakfast bar and French doors opening directly onto the patio, seamlessly connecting the indoors to the breath-taking garden and countryside beyond. The kitchen itself is fitted with a range of work-surfaces comprising a 1 & 1/2 bowl sink and drainer unit with drawers and cupboards below and matching wall-units over, a built-in oven and hob with extractor over, a built-in dishwasher and space for a large fridge/freezer. Off the kitchen, there is a practical utility room fitted with work surfaces comprising a stainless steel sink & drainer unit, cupboards below and wall-units over, space and plumbing for a washing machine and tumble dryer and door to outside. In addition, a ground floor cloakroom adds further convenience, fitted with a low-level W.C and wash basin.

Upstairs, the generous landing opens to five well-proportioned double bedrooms, the family bathroom and a useful linen cupboard. The main bedroom is found at the front of the home, featuring fitted wardrobes and a stylish ensuite shower room, fitted with a shower, low-level W.C, wash basin and a radiator towel rail. The four further double bedrooms offer flexibility for family, guests, or home working - with the rear facing rooms enjoying far-reaching countryside views.

The modern family bathroom is well-fitted with a four-piece suite comprising a bath with shower attachment over, a large separate shower, low-level W.C, a wash basin and radiator towel rail.

In all, this substantial home offers easy to run accommodation with space, style and comfort within a peaceful village position.

OUTSIDE & PARKING

The property is approached at the front via an attractive brick-paved driveway, shared with the neighbours, and leading to the extensive driveway and large double garage with up and over doors, light and power connected. There is side access to the rear garden, which is a standout feature - beautifully landscaped and designed for both entertaining or simply relaxing and escaping the hustle & bustle. A large patio area is perfect for al fresco dining or summer gatherings, while the expansive lawn offers space for adventurous little ones to explore and play, or for keen gardeners to create their own haven. The garden is fully enclosed, making it both private and secure, and the open aspect delivers truly spectacular, far-reaching views across fields and the rolling North Devon countryside - providing an ever-changing backdrop in every season.



VIEWINGS

By appointment only with the sole selling agent, James Fletcher - a local estate agent based in Bideford. At least 24hrs notice will be required, please confirm before travelling.

NORTH DEVON

Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.





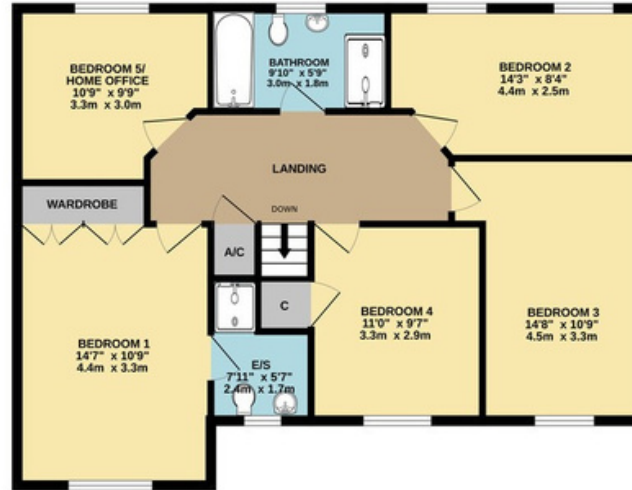
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GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR
842 sq.ft. (78.2 sq.m.) approx.



HILLPARK, BUCKLAND BREWER

TOTAL FLOOR AREA : 1719 sq.ft. (159.7 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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- **Services:** Mains Electricity, Water & Drainage. Air-source radiator central heating
- **Tenure:** Freehold
- **EPC:** C
- **Council Tax:** E
- **Local Authority:** Torridge District Council
- **Sellers Position:** Seeking their next home

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

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07540 256 245

james.fletcher@exp.uk.com

