



6 Orleigh Court, Buckland Brewer, Bideford, EX39 5EH

Price Guide £500,000

- VIDEO TOUR ONLINE
- Well Presented Throughout
- Countryside Residence
- Private Allotment
- Grade I Listed
- Stunning Character Property
- Garage & Off-Road Parking
- Large Garden with Private Woodland & Orchard
- Spacious Accommodation
- NO CHAIN!

6 Orleigh Court, Bideford EX39 5EH

Tucked away in the picturesque village of Buckland Brewer, this exceptional period home at Orleigh Court seamlessly blends timeless character with the ease of modern living. Offering five generously sized bedrooms, it's the perfect retreat for growing families or anyone seeking both space and serenity in the countryside. Step inside to discover a beautifully presented interior, where original features—such as exposed beams and traditional detailing—complement elegant, contemporary finishes. Each room has been thoughtfully designed to create a warm and inviting atmosphere, filled with natural light and charm. Outside, the property truly comes to life. Expansive, well-tended gardens surround the home, flowing naturally into a flourishing orchard and a peaceful woodland—a private haven alive with birdsong and dappled sunlight. Whether you're enjoying a quiet morning stroll beneath the trees, gathering with loved ones for picnics, or simply taking in the tranquil beauty of the setting, the woodland offers a rare connection with nature right on your doorstep. Completing this remarkable property is ample parking and a garage on block, providing both convenience and additional storage or secure parking.



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2



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Council Tax Band: D



Ground Floor

Entrance Hallway

Welcomes you into the home, offering ample space for coats and shoes.

WC

8'2" x 2'10"

Fitted with a low-level WC and a wash hand basin, with heated towel rail.

Dining Area

12'2" x 8'2"

A bright and airy space, with a large window allowing natural light to flood in. There's ample room for a generous dining table and chairs, the room also offers open access to both the lounge and kitchen, creating a natural flow through the home.

Kitchen

11'6" x 9'9"

The kitchen is well-appointed with a range of matching wall and base units, offering generous storage and worktop space. It boasts a selection of integrated appliances, including a dishwasher, fridge freezer, microwave, and a large five-ring gas hob with oven below and extractor above. The kitchen also benefits from convenient access to the adjoining utility room.

Utility

8'4" x 6'3"

A practical and well-designed space offering additional worktop area and room for white goods, including a washing machine, tumble dryer and fridge/freezer. The utility also features an extra sink and a convenient door leading out to the courtyard.

Lounge

17'10" x 11'10"

A beautifully light and spacious dual-aspect room, featuring a cosy log burner, ample space for a range of furniture and direct access to the rear garden.

First Floor

Landing

The landing provides a versatile space and is currently utilised as an additional office area.

Bedroom Two

11'10" x 8'3"

A generously sized double bedroom located at the front of the home, enjoying lovely views over the side garden and out towards Alwington.

Bedroom Three

12'2" x 8'3"

A comfortable double bedroom overlooking the side garden, complete with built-in wardrobes offering plenty of storage space.

Bedroom Four

12'2" x 9'4"

A further double bedroom with a pleasant outlook over the characterful rear courtyard.

Bedroom Five

9'4" x 8'10"

A small double bedroom, ideal as a home office or hobbies room, enjoying a beautiful outlook over the rear garden and surrounding woodland.

Bathroom

8'2" x 8'0"

A modern three-piece suite featuring a bath with shower over, a low-level WC, bidet, and a wash hand basin.

Second Floor

Bedroom One

14'9" x 12'10"

Located on the second floor, this is a generous master suite. It features a spacious walk-through wardrobe/dressing area and its own private ensuite bathroom.

Ensuite

12'2" x 6'0"

A contemporary suite featuring a modern walk-in shower cubicle, a separate bath, low-level WC, wash hand basin and heated towel rail.

Outside

Approaching the property, you'll find a gated driveway laid with chippings, providing ample parking space. The large rear garden is predominantly laid to lawn and beautifully planted with a variety of mature shrubs and plants. The garden is thoughtfully divided into distinct areas, including a small orchard and extensive woodland. Additionally, the property benefits from exclusive use of a sizeable allotment with lovely views towards Alwington. The charming, characterful courtyard is communal but offers a delightful spot to relax, soak up the sun, and enjoy the tranquil surroundings.

Garage

A secure garage equipped with electricity and lighting, accessed via an up-and-over door.

Services

Mains water & electricity, private drainage. LPG gas fired heating.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 7 Mbps.

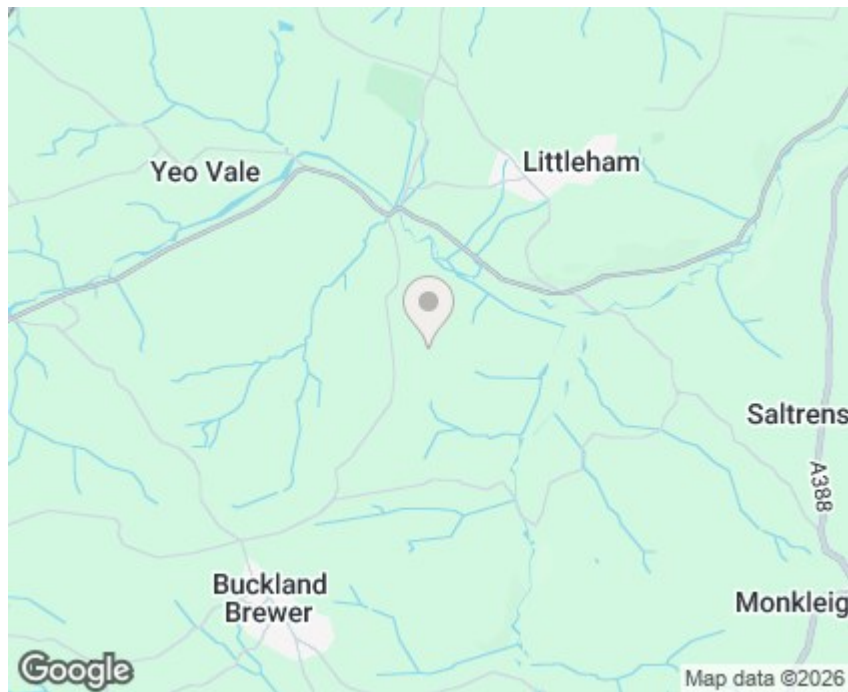
Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Location

This property enjoys a prime location close to the heart of Buckland Brewer village, offering convenient access to local amenities. The village itself boasts a welcoming traditional pub, a well-regarded primary school, and a handy village shop, making it an ideal setting for those seeking a strong sense of community alongside everyday convenience.

Directions

From Bideford Quay proceed on the A386 on the Torrington road and at reaching Landcross turn right signposted to Buckland Brewer. Continue along this road until going over a bridge and then take the next left hand turning signposted Buckland Brewer. Continue on this road following the signposts to Buckland Brewer, until reaching the left hand turn signposted Orleigh Court. Proceed along the driveway, to the end of this road, reaching the fork in the road and proceed straight on, after taking the left-hand fork for the car park.



Viewings

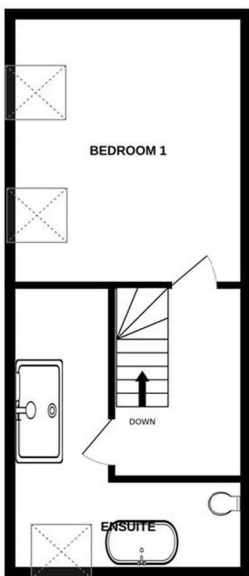
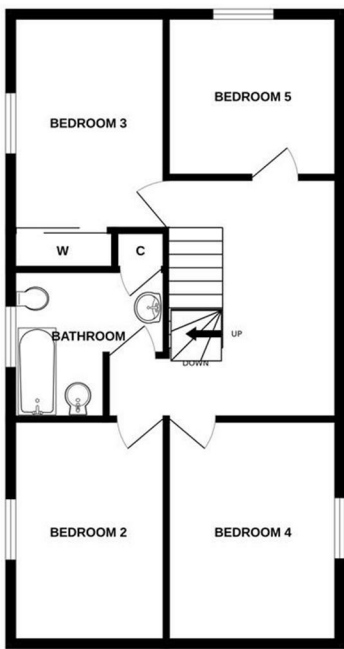
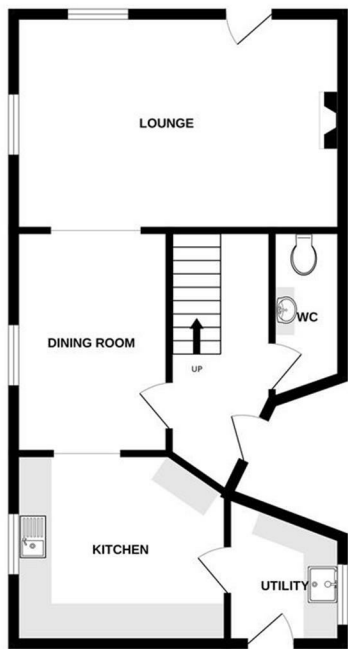
Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating:

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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.