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Directions

From Bideford Quay, proceed out of the town in a southerly direction on the A386 towards Torrington. After approximately 2 miles, turn right, adjacent to a former Methodist chapel, signposted to Buckland Brewer. Continue along this road for about 2 miles (do not turn off) until you cross a bridge. Immediately after, turn left, again signposted to Buckland Brewer. Proceed up the hill, past Lower Orleigh Lodge on the left until you reach a signposted turning for Orleigh Court on your left. Continue along the tree lined driveway, through the stone gate posts, and bear left at the fork, which is signposted to the parking

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or email bideford@phillipsland.com

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Our company registration number is 04753854 and we are registered in England and Wales.

5 Orleigh Court

Buckland Brewer, Bideford, Devon EX39 5EH

- Immaculately Presented Period Residence
- 3 Double Bedrooms
- Grade I Listed
- LPG Fired Central Heating
- Garage and Parking
- 5 Acres of Communal Grounds
- Wealth of Charm and Character
- Additional Allotment Garden
- Must Be Viewed!

Offers In Excess Of

£340,000



Room list:

Entrance Porch and Hall

Ground Floor WC

Sitting Room
5.44m x 3.66m
(17'10" x 12')

Kitchen
5.31m x 2.49m (17'5" x 8'2")

Bedroom 1
5.41m x 3.38m (17'9" x 11'1")

Bedroom 2
5.38m x 2.44m (17'8" x 8")

Bedroom 3
3.66m max x 2.82m max
(12' max x 9'3" max)

Shower Room

5 Orleigh Court forms part of the conversion of the former Orleigh Court Estate, and is approached via a magnificent tree-lined driveway. The historic, late medieval Manor House, was originally constructed for the Denys family in the 14th century. It was converted in the early 1980s into a number of individual dwellings, all set within approximately 5 acres of jointly owned grass and woodlands..

Orleigh Court Estate is Grade I listed reflecting its immense architectural and historical significance. Number 5 was converted from part of the original stabling, with the main bedroom formerly serving as the estate bell tower. early inspection is highly recommended to avoid disappointment.

The accommodation is arranged over three storeys and benefits from LPG-fired radiator central heating, secondary glazing to most windows. There are open rural views from the front elevation of the house across local farm land.

In brief, the accommodation comprises an entrance porch with a cobbled stone floor. This leads into a warm and welcoming entrance hall with a ground floor WC. There is a large southerly facing sitting room with a feature fireplace. The well-appointed kitchen offering ample storage, a range of integrated appliances, additional appliance space if required, and a door to the garden. To the first floor is a spacious landing area with an exposed stone wall, with the landing housing a useful airing cupboard. On this floor are two double bedrooms and a shower room fitted with a large walk in shower, WC, and wash basin. On the second floor main bedroom is of a generous size with dual aspect views. If required the loft area offers potential for conversion into additional accommodation, subject to the necessary planning consents.

The village of Buckland Brewer, with its rich agricultural heritage, is just a short drive from the property. The village offers a community run shop, a modern village hall, a primary school, a choice of church and chapel, and the highly regarded Coach and Horses inn. The market town and working port of Bideford, located on the banks of the River Torridge, is approximately 10–15 minutes' drive away, where there are a wide range of facilities, including schooling for all ages. North Devon's regional centre, Barnstaple, lies approximately 30 minutes away and supports an extensive range of shopping, business, and commercial amenities. The North Devon coastline and its sandy beaches are within easy reach of the property.

Outside

On the southern side of the property is a delightful cottage-style garden, featuring flower and shrub borders and a decking area. There is also an electric vehicle charging point (available by separate negotiation). The rear of the property overlooks a traditional cobbled courtyard constructed at the turn of the 19th century..

Residents enjoy use of the mature jointly owned grounds of Orleigh Court, which extend to approximately 5 acres in total. Number 5 also benefits from ownership of a single garage with power and lighting, as well as an allotment garden, including a summerhouse, situated just a few steps away. The car park provides adequate parking for both residents and visitors alike.

Agents Note – We are advised that there is an active Residents' Association, to which each property contributes approximately £95 per month. This covers the maintenance of the jointly owned areas, public liability insurance, upkeep of the private drainage system including the septic tank, and garage area.

We are also advised that the Residents' Association discourages the use of individual properties for commercial purposes.



Services

Mains Water and Electricity.
Private Drainage. LP Gas.

Council Tax band

D

EPC Rating

TBA

Tenure

Freehold

Viewings

Strictly by appointment with the
Phillips, Smith & Dunn Bideford
branch on
01237 879797

