



**1 Rectory Close**

Buckland Brewer I EX39 5LW

**JAMES FLETCHER**

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**exp** UK



## 1 Rectory Close

Perfectly-placed, enjoying a tucked away position within the heart of this quintessential North Devon village, this exquisite detached family home perfectly balances stylish modern living with a quiet countryside lifestyle. Designed with style and practicality in mind, this wonderful residence is elegantly presented throughout, and enjoys well-planned accommodation with impressive open-plan living. The property also offers a generous driveway, a large garage and a glorious wraparound garden that is bathed in sunshine throughout the day. Thoughtfully constructed c.2017 to a high-specification, the property has been well-maintained and upgraded by the current owners, and offers low maintenance and high-efficiency with air source, underfloor heating, plus Contura log burner for those cosy winter nights. Perfect for professional couples, families, or those hoping to relocate for a quieter pace of life in the North Devon countryside, and within easy reach of the coast, this impeccable home is not to be missed.

The property is well-located within a quiet position, close to the heart 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, dog walking field and the popular Coach & Horses Public House. Buckland Brewer has seasonal village social events, including its own Bonfire Night. School buses operate from the village to Great Torrington, Bideford and Atlantic Academy. Enjoying the best of country living, but just 15 minutes from the beach, the village is well-located equidistant from both Bideford & Torrington. 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. In addition, 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.

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**



## THE FIRST IMPRESSION

With clean lines and a sleek finish, this unassuming yet stylish property sits proudly within this private village setting, and has been thoughtfully crafted to balance modern living in the tranquil countryside.

## STEP INSIDE

Stepping inside, this modern home opens to an inviting entrance hall, providing stairs to the first floor, useful understairs storage and a convenient cloakroom - fitted with a low-level W.C and wash basin. The hallway then flows seamlessly into the living space, which enjoys a wonderful open-plan arrangement - perfect for families or those looking for space to entertain. The kitchen/diner is fitted with a range of solid work surfaces comprising a 1 & 1/2 bowl sink and drainer unit with drawers and cupboards below and matching wall-units over, built-in appliances include an oven and electric hob with extractor over, a fridge/freezer and a dishwasher, a breakfast bar with additional storage below, ample dining space and double doors opening to the garden - creating the perfect transition from inside to outside in the summer months. The lounge is found at the rear of the home, a quiet reception room enjoying a wood-burning stove and sliding doors to the garden - this room offers the perfect space to unwind or to enjoy family movie nights.

Stairs to the first floor rise to a spacious landing, connecting 4 double bedrooms and the family bathroom, also providing a useful linen cupboard. The main bedroom is a generous double room, enjoying a dual aspect with far-reaching countryside views and ample space for furniture, along with an ensuite - fitted with a large walk-in shower, low-level W.C, wash basin with vanity unit below and a heated towel rail. The second bedroom, found at the front of the home, makes for a great guest bedroom and also enjoys an ensuite - fitted with a corner shower, level-level W.C, wash basin and a heated towel rail. The two further bedrooms are found at the rear of the home, one enjoys far-reaching views, and both make for excellent children's/grandchildren's bedrooms, whilst the smallest could also be utilised as a home office or dressing room.

With air-source, underfloor heating throughout, this impressive home is perfect for those seeking high-efficiency along with a peaceful setting in the quiet North Devon countryside.

## OUTSIDE & PARKING

The property is the end one of just three exclusive homes tucked away off a private driveway, lined with ornamental trees that creates a sense of seclusion, close to the heart of the village. The attractive brick-paved driveway provides ample off-road parking for a number of vehicles and leads to the garage, with an electric up and over door, also providing pedestrian access to the rear garden. The glorious wraparound lawned garden is one of the standout features of the home. A generous size and well-landscaped, the rear garden is a real escape - enjoying a large patio, an attractive stone wall feature, flower beds stocked with a variety of plants and shrubs that provide a pop of colour throughout the year, decorative trees and a sunken seating area. Also offering useful storage, a wood store and rear access into the garage, the garden offers convenience a practicality. In addition, the garage offers useful storage, light and power and useful utility space - fitted with a range of work surfaces comprising a sink and drainer with space and plumbing for a washing machine and tumble dryer below.



**VIEWINGS**

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment 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.





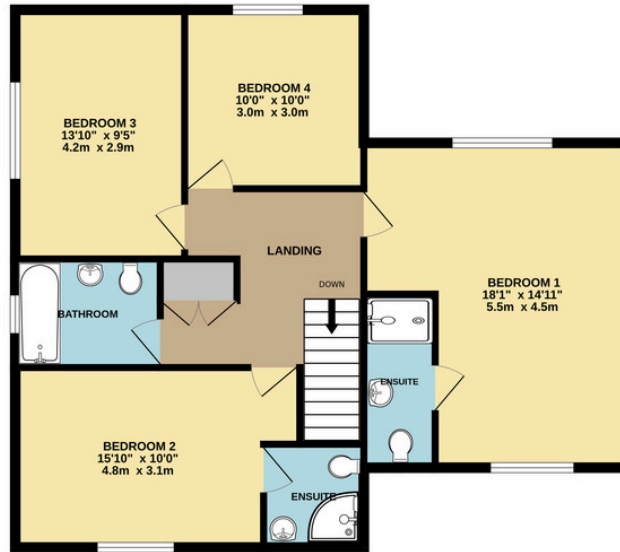
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GROUND FLOOR  
845 sq.ft. (78.5 sq.m.) approx.



1ST FLOOR  
850 sq.ft. (78.9 sq.m.) approx.



1 RECTORY CLOSE, BUCKLAND BREWER

TOTAL FLOOR AREA : 1695 sq.ft. (157.4 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, Underfloor Heating.
- **Tenure:** Freehold
- **Broadband:** Fibre Optic Superfast broadband is available (Ofcom)
- **EPC:** B
- **Council Tax:** E
- **Local Authority:** Torridge District Council
- **Sellers Position:** No Chain!

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	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, including colourised images to show the plot, are 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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