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Changing Lifestyles

Pear Tree House
Orleigh Close
Buckland Brewer
Bideford
Devon
EX39 5NY

Asking Price: £575,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

Pear Tree House, Orleigh Close, Buckland Brewer, Bideford, Devon, EX39 5NY

Beautiful Modern Home in Heart of Village



- A TRULY OUTSTANDING DETACHED HOUSE
 - 3 Bedrooms
- Superb Kitchen/Dining Room – a wonderfully social space with dual aspect windows
- Sitting Room with feature fireplace & patio doors opening to the garden
- Separate Ground Floor Reception Room, Bedroom & Bathroom – ideal for annexe use, home office or Airbnb-style accommodation
 - Extensive parking
- Neatly landscaped gardens backing onto village playing fields with rolling countryside views beyond
- A premium home offering both style & substance in a superbly private yet central setting



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Overview

Tucked away in the very heart of Buckland Brewer, Pear Tree House is a truly outstanding detached home that blends space, privacy and beautiful presentation in equal measure. Positioned along a long, gated driveway, the property sits well back from the road, enjoying both peace and seclusion while remaining within easy reach of the village shop, pub and school.

The interior has been thoughtfully decorated throughout, offering a bright and welcoming atmosphere. At the centre of the home lies the superb Kitchen/Dining Room – a wonderfully social space fitted with a comprehensive range of units, integrated appliances and stylish worktops. There is plenty of room for a family sized dining table, with dual aspect windows that fill the space with natural light.

Across the Hallway, the main Sitting Room provides a more formal reception space. Generous in scale and beautifully finished, it centres around a feature fireplace, with wood burner, and enjoys direct access to the garden through patio doors, making it a perfect year-round room for both relaxation and entertaining.

Adding to the versatility of the layout, a separate wing of the ground floor houses a second Reception Room, a Bedroom and a Bathroom. While fully integrated into the main house, this area could serve as a private annexe for a relative, a dedicated home office, or even an Airbnb-style suite for those seeking additional income potential.

Upstairs, 3 further Bedrooms are arranged around a light Landing. The principal bedroom is particularly impressive, with an en-suite shower room, while the remaining double bedrooms are well proportioned and served by a modern Family Bathroom.

The exterior of Pear Tree House is equally appealing. The driveway provides extensive parking, and the former timber garage has been cleverly converted into a welcoming garden room or bar space. The gardens themselves are neatly landscaped, with patio seating areas and lawns that back directly onto the village playing fields. Beyond lie uninterrupted views of the rolling Devon hills – a backdrop that helps this property stand out as something very special.

Although the building fits beautifully with the aesthetic of village life in Buckland Brewer, it's a surprisingly modern construction. Solar panels on the South-facing roof cut costs by heating water, whilst dry-lined walls help to keep the property efficient and comfortable regardless of season.

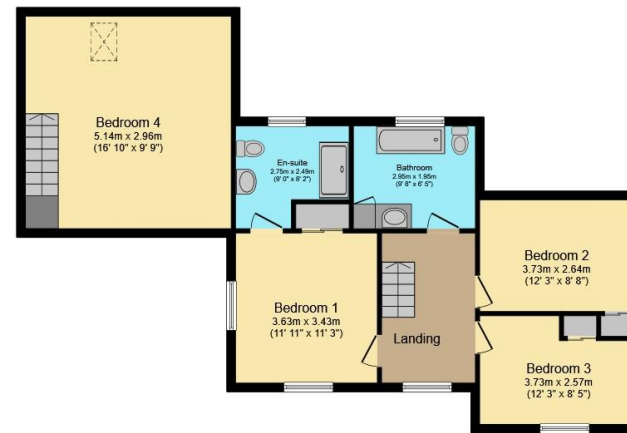
This is a rare opportunity to secure a premium home in a highly sought after North Devon village, offering both style and substance in a superbly private yet central setting.

Council Tax Band

D - Torridge District Council



Ground Floor
Floor area 88.1 sq.m. (948 sq.ft.)



First Floor
Floor area 82.7 sq.m. (890 sq.ft.)

Total floor area: 170.8 sq.m. (1,838 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Area Information

Famous for being the hometown of Edward Capern, the poet postman, Buckland Brewer is one of North Devon's most beautiful villages. The village is surrounded by a diverse landscape of meadows, woodlands, moors and forestry plantations. The impressive tower of the Church of St. Mary (St. Benedict) is 75 ft. high and can be seen for miles around. It has a pub and village hall and it shares schools with Great Torrington and Bideford.

Close by, Great Torrington has RHS Rosemoor, Dartington Crystal and the brilliant Plough Arts Centre with its diverse programme of movies, craft classes, live bands and stand-up comedy.

Reasonable driving from the Atlantic Highway (A39), Buckland Brewer is well-served by the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde, Okehampton, Holsworthy, Great Torrington, Hartland and Ilfracombe.

Directions

From Bideford Quay proceed towards Torrington and upon reaching Landcross, turn right signposted Buckland Brewer. Follow this road and take the left hand turning signposted Buckland Brewer. Upon entering the village, follow the main road through until you reach the Coach and Horses Pub. Take the left hand turning immediately before reaching the pub to where the driveway to Pear Tree House will be found immediately on your right hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

