



# Orleigh Court

Buckland Brewer Bideford North Devon EX39 5EH



BY DESIGN



# Key Features

- Grade 1 Listed Wing
- 15<sup>th</sup> Century Hall
- 5,200 sq. ft.
- Five Bedrooms
- Own 3 Acre Gardens
- 5 Acres Communal Gardens
- Retained Features
- Lovingly Restored
- Double Garage & Parking
- Productive Kitchen Garden
- Well Proportioned Rooms
- Peaceful Village Location

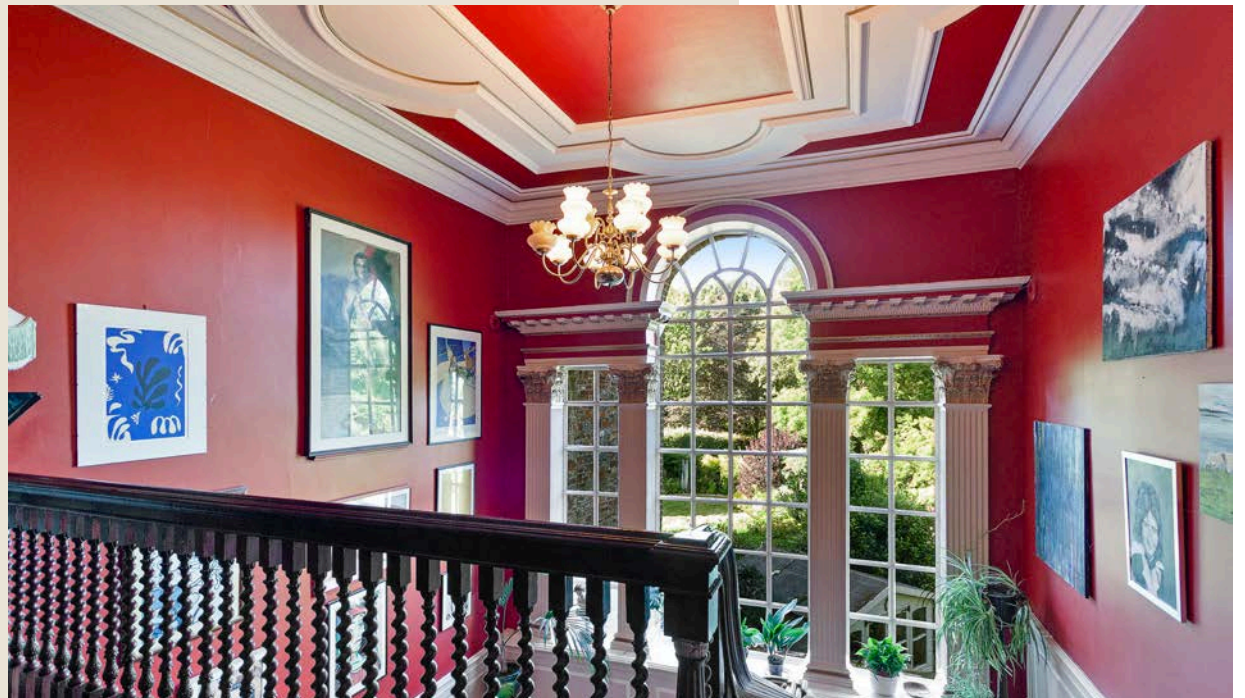




# About

## A Timeless Sanctuary Rooted in History and Nature

Orleigh Court is a house with a heartbeat, a rare Grade I-listed manor, rooted deep in Devon's storied past. Set amidst the rolling countryside of Buckland Brewer, No 1 forms the substantial East wing of this 14th-century medieval hall, once the seat of the Denys family. Here, time slows. Five acres of shared parkland wrap around the estate like a green embrace, while you have your own private three acres of private gardens with sweeping lawns, ancient trees, and bursts of seasonal colour. All offer peace, privacy and a sense of permanence. A small stretch of your own woodland completes the scene, a place for children to explore, for wildflowers to bloom, and for memories to take root. This is more than a home; it is a legacy, a place of quiet grandeur, where history lingers in the stone and nature sings all around.









# Property Description

No 1, Orleigh Court is a remarkable fusion of medieval grandeur and refined modern living, offering nearly 5,200 sq. ft. of beautifully balanced accommodation. At its heart lies the breath-taking Great Hall, crowned by a rare 15th-century hammerbeam roof and softened by warm stone floors and Elizabethan panelling. Reception rooms are filled with light, framed by stone mullioned windows and historic fireplaces. The ambience throughout is one of quiet elegance, a home designed to soothe and inspire. The kitchen has been thoughtfully re-imagined by the current owners with bespoke cabinetry, a Total Control Electric Aga, and a large central island, all crafted to honour the building's heritage while delivering contemporary comfort. Décor is harmonious, each space curated with period-appropriate tones and textures, complemented by high-specification fittings and exquisite detailing. Every element reflects meticulous care and a deep respect for the property's historic soul, resulting in a truly timeless home.





# Outside

The private gardens at Orleigh Court are a hidden haven — beautifully tended, wonderfully private, and rich in charm. Three acres of grounds unfold around the home itself, offering lawns for games and gatherings, quiet corners for al fresco dining, and a productive kitchen garden complete with raised beds, fruit cages, and seasonal produce. Children are free to roam safely, building dens in the adjoining private woodland, which has been purposefully left wild to encourage native flora and visiting wildlife. It's a space where nature and imagination thrive side by side. A side driveway leads discreetly to a double garage, while beyond the immediate garden, shared communal grounds stretch across five additional acres — spaces for neighbours to meet, mingle, and share in the joy of the land. Whether it's quiet reflection, children's laughter, or evening drinks by the veg beds, these gardens offer something for every season, every mood, and every generation.







## Location

Orleigh Court enjoys a wonderfully secluded setting just outside the pretty village of Buckland Brewer, with its welcoming community, local pub, and primary school. A short drive leads to the rugged beauty of the North Devon coast, from the dramatic cliffs of Hartland to the sandy beaches at Westward Ho! and Instow — perfect for coastal walks, wild swims, or family days out. Nearby Bideford and Barnstaple offer bustling markets, excellent schooling, and national transport links. Despite its peaceful rural charm, Orleigh Court is well connected: Exeter and its international airport lie around 75 minutes away, with Bristol reachable in under two hours. The A39 and M5 provide easy access for weekend escapes or commuting. This is a place where you can truly switch off without ever feeling cut off. A rare balance of beauty, tranquillity, and accessibility.

### NOTES & SERVICES

- EPC Rating: Exempt
- Tenure: Freehold
- Council Tax Band: F
- Local Authority: Torridge
- Services: Mains electricity & water, private drainage
- Broadband: Ask Agent
- Viewing strictly by appointment
- The Orleigh Court Residents' Association co-ordinates shared maintenance tasks - Details upon Request. A small section of the private gardens of No 1 has recently been added to the general communal gardens title, to site the new communal sewage treatment plant. This not yet yet showing on the title plan.

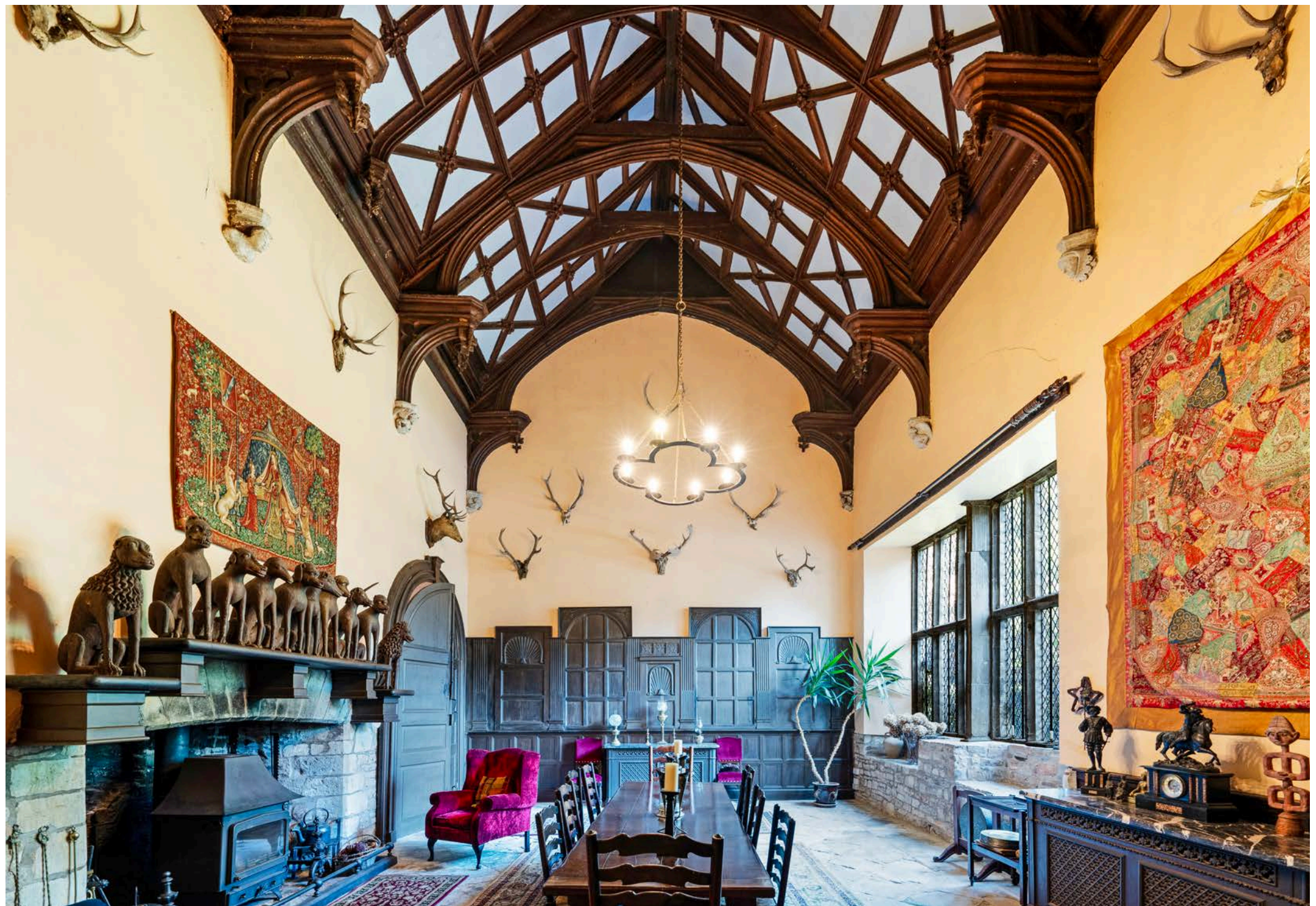
### DISCLAIMERS

1. All fixtures and fittings mentioned in these particulars are included. All others are specifically excluded but may be available for purchase. It must not be inferred that any items shown in photographs are included with the property.
2. These particulars have been prepared in good faith as a general guide.
3. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied upon.
4. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.













0m 20m 40m 60m

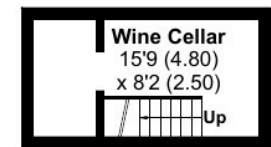
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# Floorplan

Approximate Area = 5040 sq ft / 468.2 sq m (excludes void)

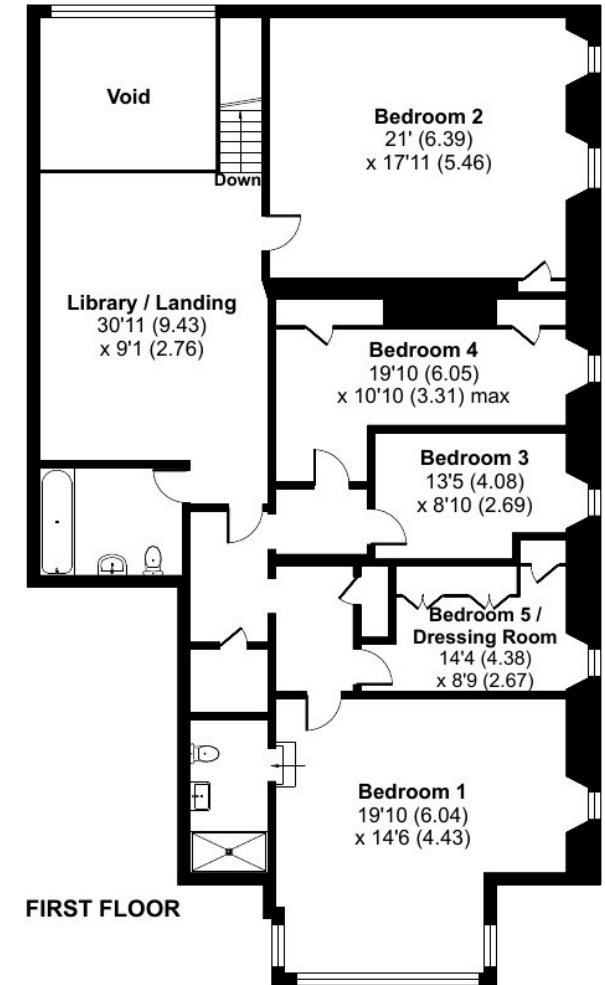
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