



Directions

Grid Ref: SS 591/229. From Barnstaple take the A377 road south towards Exeter. Follow the road up the Taw Valley for just over 5 miles where you will pass by a filling station/convenience store to the right hand side and a further half a mile beyond turn right onto the B3227 road as though towards Torrington. Follow this road for about a mile to Atherington village where to its centre and opposite the Church turn left to High Bickington. Follow this road for a 100 yards or so and the Church will be found to the right hand side. On first viewing it is simpler to park in the Square and walk to the property

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Former Baptist Church and Old School Room to convert

Offers In The Region Of

£140,000

Atherington Baptist Church and Old School Room Atherington, Barnstaple, North

- Grade II Baptist Church -
- Grade II Old School Room -
- both with consent to convert
- As whole or in 2 lots
- Modest garden areas
- Guide price of £140,000 for the 2 dwellings.



Overview

The properties are 2 detached Grade II Listed buildings primarily in stone under slated roofs both having the benefit of planning consent for their conversion into residential use. The Baptist Church, is about 29' x 20' internally and offers potential for a Mezzanine floor to be included, there being a 16' height from floor to ceiling. There is a shared path leading past the Church up to the Old School Room which has an internal ground floor area of about 50' x 17', and again offers potential for a Mezzanine floor to be incorporated having a ceiling height of about 14'. There is a level grassed area, the former graveyard, in the 'L' shape formed by the two buildings to be divided between the two units. Planning consents and Listed Building consents have been approved by North Devon Council under application Numbers 60960/1/2/3 on the 28th July 2016.

The guide price of £140,000 is for both buildings.

Services

Mains electricity, water and drainage

Council Tax band

tbc

EPC Rating

tbc

Tenure

Freehold

Viewings

Strictly by appointment with the Barnstaple branch on 01271 327 878 or alternatively Mr Michael Challacombe on 07970 445204



Outside

Set in the heart of this popular village. Detached former Grade II listed Baptist Church and separate detached Grade II Old School Room both with residential conversion are set in the heart of the picturesque village of Atherington, on the edge of the river Taw valley and just over a mile from the A377 Barnstaple to Exeter Road which affords the area convenient access. Atherington itself is centered around its ancient Parish Church and modest village square off which is the local post office and store and hairdresser. About a mile to the south is the village of High Bickington where there is a village school, village inns and just south of the village an 18 hole golf course. At Umberleigh, about a mile and a half to the east is a further village school, noted village inn and train station on the Barnstaple to Exeter Sprinter rail service. Some 8 miles to the east is South Molton, a market town having direct access on to the A361/North Devon Link road. About 8 miles to the north is Barnstaple, the ancient borough and administrative centre for North Devon providing comprehensive business and leisure facilities, including the Green Lane shopping centre, out of town superstores, live theatre, leisure centre and also access on to the A361/North Devon Link Road. Some 5-8 miles to the west of Barnstaple is the dramatic North Devon coastline with cliffs, sandy beaches, golf courses and the like at Saunton, Croyde, Putsborough and Instow.



Room list:

Baptist Church

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Old School House