

Redundant Methodist Church

Challacombe Methodist Church, Challacombe, Barnstaple, EX31 4TT

Offers In The Region Of

£120,000



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Redundant Methodist Church

Challacombe Methodist Church, Challacombe, Barnstaple, EX31 4TT



This former, now redundant Methodist Church is set in the heart of the pretty village, itself on the western slopes of the Exmoor National Park and having a popular village inn, The Black Venus, and a village post office store, together with an ancient parish church. The village, maybe no more than 18 to 20 properties runs along the B3358 as it goes west to east across Exmoor with the Church set in the quiet valley running south from the main road. The River Bray with its ford and pretty stone bridge are a part of the attraction of the area.

Conveniently located, Challacombe is approximate 12 miles from Barnstaple, the ancient borough and administrative centre for North Devon, a similar distance from the twin coastal resort towns of Lynton and Lynmouth, to the north on the dramatic Exmoor coastline, and 12 miles north of South Molton, itself just of the A361 /North Devon Link Road. To the west, about 5 miles is the Exmoor village of Simonsbath set on the River Barle.

For those that enjoy walking, the property is within a few hundred yards of a footpath that allows access across farmland and tracks up to the heather clad slopes of Exmoor with little or no road work required and a chance of seeing the native red deer.

Some 18 to 20 miles to the west is the North Devon coastline at Putsborough, Croyde and Saunton with their sandy beaches, surfing and swimming, together with golf courses and other associated facilities.

DETAILS

We are instructed to offer this, sadly now redundant, Church for sale by Tender.

Substantially built in stone, part exposed but mostly rendered the property is under a slate roof and has an abundance of windows making it very light inside. Date stone on gable end says 1868.

An unusual feature are the 3 drop down doors that partially divide the 2 main rooms and these are operated by ropes and pulleys to open the 2 rooms up presumably for a bigger congregation.

Council Tax - not liable at present

EPC - not liable at present.

Services - Mains electric. No water or foul drainage other than a chemical toilet

VIEWING

By appointment through our
Phillips, Smith & Dunn Barnstaple office-
01271 327878



The Main Hall 7.55 x 5.38 (24'9" x 17'7")

A double height, partially vaulted room with door from the outside and 5 arched windows on 2 elevations, half panelled walls. There are 14 original pews in place and a raised dias to one end, also giving access to the room adjoining. An unusual feature are the 3 drop down doors that can be opened by rope and pulleys to open the 2 rooms almost as one.

Second Hall 5.11 x 4.25 (16'9" x 13'11")

Modern tiled grate hearth and mantel. Half panelled walls. Slightly vaulted ceiling with exposed timbers. 2 windows to opposite elevations and door to outside.

Kitchen 2.94 x 2.72 (9'7" x 8'11")

Deep sink and draining board, Victorian corner fireplace

Scullery 1.52 x 1.2 (4'11" x 3'11")

Deep sink

The Grounds

The Church is set in the corner of a large grassed area enclosed by mature hedges and often historically used for car parking

Toilet 1.4 x 1.25 (4'7" x 4'1")

With original Eltex chemical toilet



Store Room 2.59 x 1.67 (8'5" x 5'5")

Accessed from the rear of the Church and also with the old rain water storage tank

Tenders

Tenders (informal) close at noon on Friday 14th November 2025

The highest, or any tender, not necessarily accepted.

Tenders to be in writing only and in a sealed envelope clearly marked Challacombe Methodist Church please.

Tenders to be received by Phillips Smith and Dunn, Barnstaple office by no later than 12 noon on the closing date, any late submissions will not be considered.

The offer letter to please contain the following information to enable the seller to make an informed decision on sale with the best possible and fullest information available.

1/ Name, address, and contact details of the proposed buyer.

2/ Is the bid cash or subject to borrowing or a sale and survey.

3/ The amount of the bid. This is not to be ambiguous or related to any other bid and of a non-variable nature. Any bids that are not clear will not be considered.

4/ The intended use of the premises.

5/ Any other information that you would like to bring to the seller's attention that may assist your bid.

6/ Confirmation that you can sign and exchange an unconditional contract within 4 weeks of it being received by you/your Solicitor.

Bidders will be advised of the outcome by the middle of the following week



DIRECTIONS

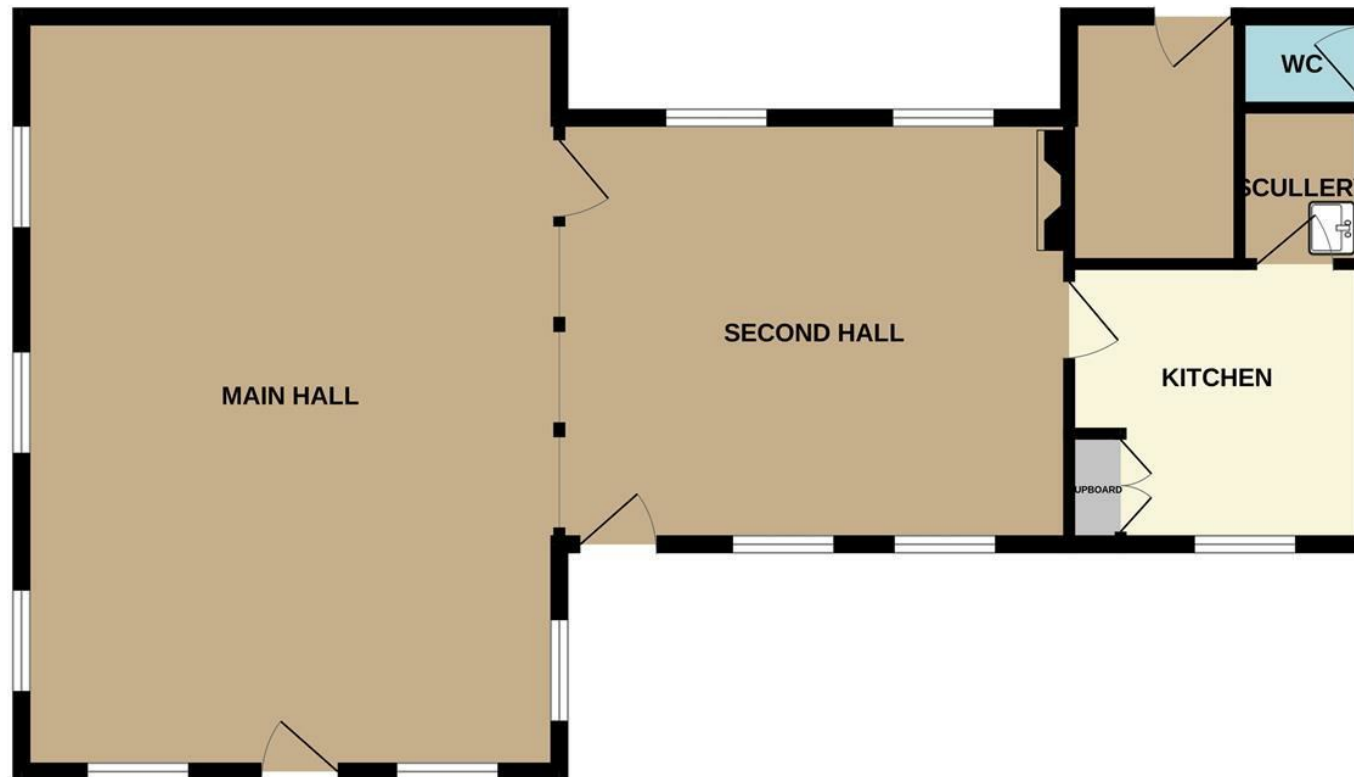
From Barnstaple proceeding on the A39 road anticlockwise around the town as though from the A361/North Devon Link Road from South Molton and Tiverton, you pass a series of roundabouts and at the first traffic controlled four cross way turn right into Bear Street signposted Goodleigh and Bratton Fleming. From this point follow the road for approximately 7 miles until you arrive at Bratton Fleming with its popular sports club facilities. Proceed through the village and on for a further mile until you arrive at Four Cross Way, there turn left on the A399 as though towards Blackmoor Gate and Lynton. Follow the road for just over 2 miles and at Friendship Cross turn right onto the B3358 road leading to Challacombe and Simonsbath. Follow this road for just over 2 miles until you enter the village of Challacombe and as you drop down the hill turn right at the first road junction. From this point follow the road for a couple of hundred yards until you see a Ford to the left with New House Farm beyond. Using what3words free app for mobile phones enter the 3 words [///recall.cyclones.troubled](https://www.what3words.com/recall.cyclones.troubled)



VIEWING

**By appointment through
Phillips, Smith & Dunn
Barnstaple Office
01271 327878 Out of hours
Michael Challacombe 07970
445204**

GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.



CHALLACOMBE METHODIST CHURCH, CHALLACOMBE, BARNSTAPLE, EX31 4TT

TOTAL FLOOR AREA : 834 sq.ft. (77.5 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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