



## Directions

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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## Conversion Project

Atherington Baptist Church and Old School Rooms Atherington,  
Barnstaple, North Devon, EX37 9HY

- Grade II Baptist Church -
- Grade II Old School Room -
- both with consent to convert
- As whole
- Modest garden areas
- No Onward Chain

Offers In Excess Of

**£144,000**





## Overview

Set in the heart of the picturesque village of Atherington, on the edge of the Taw Valley, these two detached Grade II Listed stone buildings offer a rare opportunity for residential conversion, both benefiting from approved planning consent. The properties can be purchased together or individually.

The former Baptist Church measures approximately 29' x 20' internally, with an impressive 16' ceiling height, providing scope for a mezzanine floor if desired. A shared path leads past the Church to the Old School Room, which has an internal ground floor area of around 50' x 17' and a ceiling height of 14', again offering potential for a mezzanine. Between the two buildings lies a level, grassed former graveyard area, shaped in an 'L', which will be apportioned between the two units.

Both buildings have planning and Listed Building consent for residential use, granted by North Devon Council under application numbers 60960/1/2/3

## Services

Mains electric and water to site

## Council Tax band

TBA once converted

## EPC Rating

TBA once converted

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878



## Location

Atherington is a charming, historic village centered around its ancient parish church and a small village square, home to a post office, local store, and hairdresser. Just over a mile south is High Bickington, offering a village school, local inns, and an 18-hole golf course. To the east, Umberleigh (approx. 1.5 miles) has another village school, a noted inn, and a train station on the Barnstaple—Exeter Sprinter line.

For wider access, South Molton is about 8 miles east with direct access to the A361 /North Devon Link Road, while Barnstaple, around 8 miles north, serves as North Devon's administrative and commercial hub, offering shopping, leisure facilities, and excellent road links. The dramatic North Devon coastline, with its sandy beaches, cliffs, and renowned golf courses at Saunton, Croyde, Putsborough, and Instow, lies just 5–8 miles to the west. This is a unique chance to transform two historic buildings in a highly sought-after location, combining character, scale, and development potential in one of North Devon's most charming villages.

