



**St Marys Church Hall Atherington, UMBERLEIGH, EX37 9HY**  
**Offers Over £125,000**

A most attractive FORMER VICTORIAN CHURCH HALL which offers potential for a variety of uses including conversion to a residential dwelling subject to obtaining necessary planning permissions and building regulations. Internally the accommodation is arranged over one floor and briefly comprises a large open-plan Hall, a store room, a galley style kitchen, separate ladies, gents and disabled cloakrooms each with W.C.

## SITUATION

Atherington is a thriving rural village situated approximately two miles from the A377 Exeter/Barnstaple main road offering good local facilities including a hair dressers, a Church and a community Recreational Area. The larger village of High Bickington lies approximately two miles to the south offering a more extensive range of facilities including a primary school, a community shop, a doctors surgery, an alternative therapies clinic, two public houses, a community hall offering a number of sports clubs and societies and an 18 hole golf course at Libbaton with a club house. The market town of South Molton to the east and Torrington to the west both offer a more comprehensive range of facilities and the local railway station at Umberleigh, 3 miles, provides a rail link between Exeter and Barnstaple. Road link is via the A377 or the North Devon Link Road, which can easily be accessed at South Molton. Barnstaple, North Devon's regional centre, and the Cathedral and University City of Exeter both offer the wide range of shopping, amenities and facilities one would expect from the county's principal town and city. Tiverton, the M5 motorway at Junction 27 and Tiverton Parkway station, which provides a fast Intercity rail link to London Paddington, are both approximately forty-five minute's drive. There is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with a Community Sports Centre in Chulmleigh offering a well equipped fitness suite, football clubs, badminton, netball, tennis and judo. There are further Leisure Centres in Torrington, South Molton, and Barnstaple, fishing in the rivers Taw and Torridge, further near-by golf courses at High Bullen and Barnstaple, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and water sports on North Devon's scenic and rugged coastline, being approximately three-quarters of an hour's drive.

## DESCRIPTION

St Marys Church Hall, Atherington is a most attractive former Victorian Church Hall which offers potential for a variety of uses including conversion to a residential dwelling subject to obtaining necessary planning permissions and building regulations. Internally the accommodation is arranged over one floor and briefly comprises a large open-plan Hall, a store room, a galley style kitchen ((AGENTS NOTE: the corrugated sheet roof over the kitchen area may potentially be asbestos or fibre cement, survey required to be sure) , separate ladies, gents and disabled cloakrooms each with W.C. It is understood that St Marys' Church Hall is not Listed, but the adjacent telephone Kiosk is Listed so cannot be removed.

## SERVICES

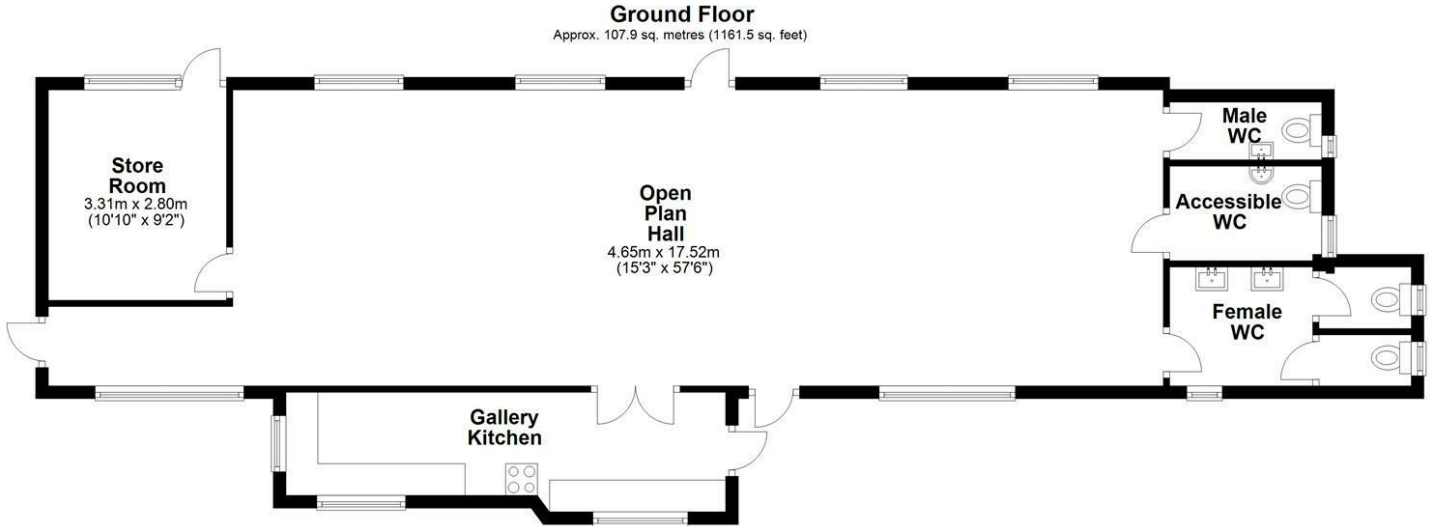
Mains electricity, mains water and mains drainage. Currently no telephone connection at the property, but basic broadband speed is 7 Mbps Superfast Broadband (provided by BT) is 80 Mbps. Mobile Phone coverage by Vodaphone, 02 and EE. The Hall does not have any dedicated parking. On street parking close by and a village car park approx 200m away.

## VIEWING

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail [enquiries@keenors.co.uk](mailto:enquiries@keenors.co.uk)



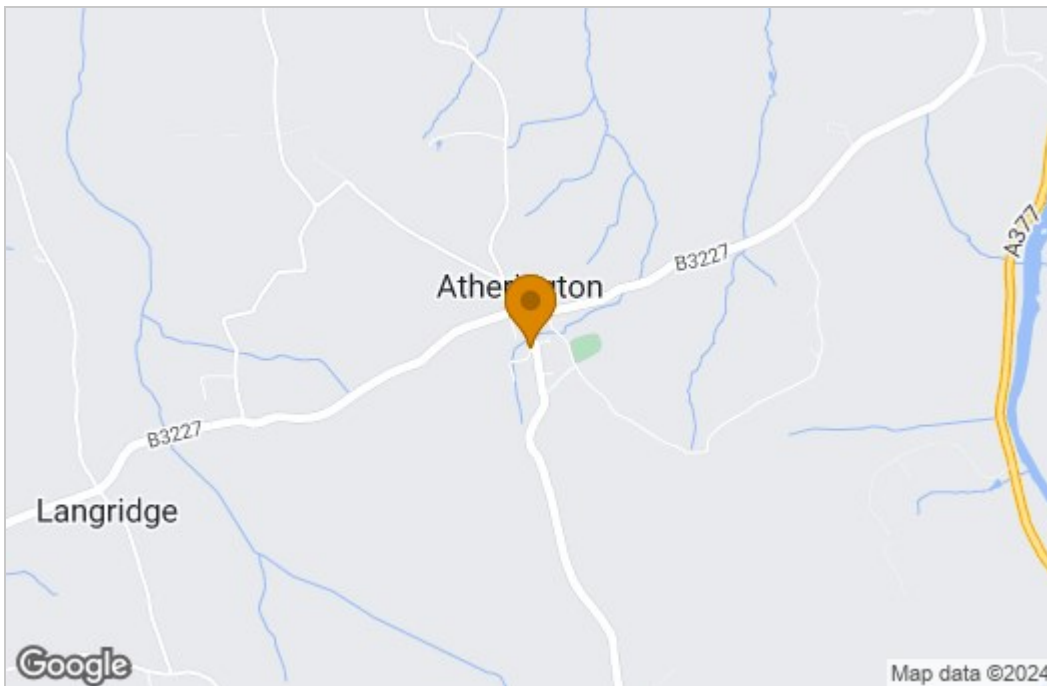
# Floor Plan



Total area: approx. 107.9 sq. metres (1161.5 sq. feet)

Produced by Energy Performance Services for Identification purposes only.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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