STAGS



St Mary's Church Hall

St Mary's Church Hall, Road Past Riverlake Cottage, Atherington, Umberleigh, Devon, EX37 9HY







Village amenities close by. High Bickington village & golf course - 10 minutes. Petrol station/small supermarket - 10 minutes

A charming detached former church hall of Victorian origin, with consent to convert to a highly individual single storey dwelling & create a small garden, in a timeless village setting

- Unusual development opportunity
- Consent to convert to private dwelling
- Suit main/2nd home, UK base, Holiday let
- PP allows for; Hall, Living Room/Kitchen, Utility
- Bedroom, Bathroom, Studio/Occ. Bed 2
- Also to provide a garden & unloading bay
- Scope to improve upon existing consent
- Tender date 25/9/26
- Council Tax Band TBC
- Freehold

Guide Price £165,000

SITUATION & AMENITIES

The property is situated at the centre of this timeless village, within 5-10 minutes' drive of the A377 and Umberleigh Station (which has a regular train service between Barnstaple and Exeter) and ideal for those looking for a country lifestyle without being too rural or isolated. Atherington is a perfect choice, being only 15 minutes from neighbouring towns. This semi-rural village is an easy commute for those still needing access to schooling and places of work. Set within the attractive Taw Valley area, Atherington offers amenities including community hall (used for groups of all ages), playing field, tennis court, children's park, church and hairdressers. Further local amenities can be found just over a mile away on the A377 and include a convenience store/service station and the neighbouring village of High Bickington, which offers village shop, primary school, pub, church, community hall, Post Office, bus service, playing fields, football, cricket and badminton clubs, etc. There is also a golf club at Libbaton and the nearby High Bullen Hotel & Golf Club – within 15 minutes' drive – which has facilities including swimming pools, gym, spa, etc. The regional centre of Barnstaple is about 20 minutes' drive and offers the area's main business, commercial, leisure and shopping venues, as well as North Devon District Hospital. At Barnstaple there is access to the A361 North Devon Link Road, which leads on in a further 45 minutes or so to Jct. 27 of the M5 Motorway and where Tiverton Parkway Station offers a fast service of trains to London Paddington (just over 2 hours). The market towns of Bideford, South Molton and Torrington are all easily accessible. The North Devon coast with its excellent sandy beaches at Saunton (also with Championship Golf Course), Croyde, Putsborough and Woolacombe, together with delightful cliff walks and Exmoor National Park are all within about 40 minutes by car. The area is well served by excellent state and private schools. The nearest international airports are at Bristol and Exeter.

DESCRIPTION

This charming building presents elevations of stone beneath a slate roof. It is perhaps remarkable that the property is unlisted, although it is within a Conservation Area, with constraints influenced by surrounding properties which are listed – including St Mary's Church itself (which the property backs onto). Planning Permission was granted by North Devon Council on the 9th July 2025 under Planning Reference 81633 for conversion into a single dwelling. The proposed accommodation is over one floor and incorporates: HALL, open plan LIVING ROOM/KITCHEN, UTILITY ROOM, BEDROOM, BATHROOM, STUDIO/WORKSHOP/OCCASIONAL BEDROOM 2.

The plans allow for demolition of later extensions, which will provide a GARDEN and potential parking/unloading bay. We understand that it is also in the pipeline to move the Listed traditional phone box (immediately outside the property) onto the village green across the road. Bearing in mind that the consent is for single storey conversion at present, there appears to be scope to create accommodation in the roof space or create a mezzanine – subject to planning permission being obtained.

SERVICES

Main drainage, electricity and water are connected.

SPECIAL NOTES

The floorplan provided on these particulars for the proposed conversion indicates that the existing area accommodating former WCs is to be demolished, which will allow space for a private garden which connects with the front garden. The latter is partially wall enclosed. The second proposed demolition is between the proposed Entrance Hall and the phone box. There is a strip of privately owned ground to the rear of the property, with a wall topped by railings – which then backs on to the graveyard. The elevation drawing provided with these particulars has been taken from the Planning Portal, where all associated documents can be viewed, under North Devon Council Planning section quoting the Planning Reference, for access to this prospect.

The sale includes a mullion window - ready to install when the conversion is undertaken.

METHOD OF SALE

The property is offered For Sale by Informal Tender on 25th September 2025. Tender forms are available upon request.

DIRECTIONS

W3W///fencing.emeralds.highlight


EXIT




GIVE



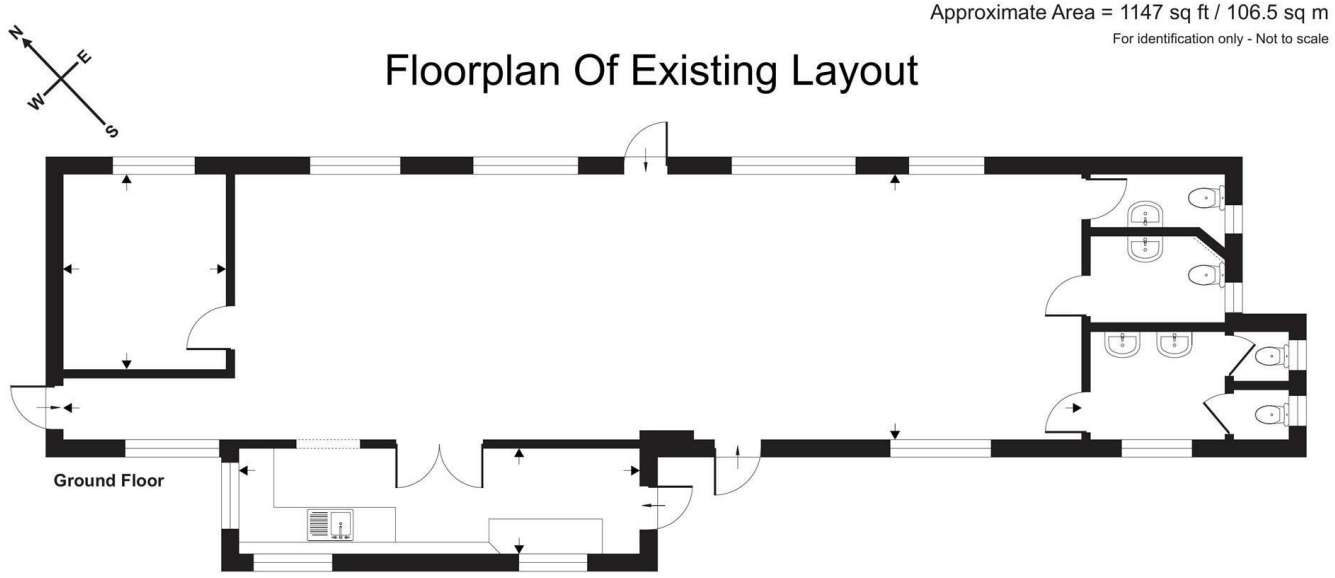


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Approximate Area = 1147 sq ft / 106.5 sq m

For identification only - Not to scale

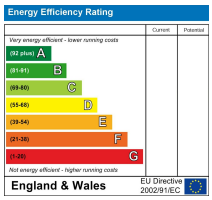
Floorplan Of Existing Layout



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1510565

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS



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