

# Redundant Church and Separate Bungalow, available in 2 Lots

Ebberley Lodge Church, Ebberley, Torrington, EX38 7JT

LOT 2 GUIDE PRICE

£130,000





# Redundant Church and Separate Bungalow, available in 2 Lots

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The former, now redundant, Methodist Church and the detached bungalow are to be offered as 2 separate Lots. They are set in unspoilt rural surroundings at Ebberley.

Ebberley is a timeless and tranquil, scattered rural hamlet on the outskirts of Great Torrington, with neighbouring Roborough (1.5 miles), Dolton (5 miles) and High Bickington (3 miles) which are small busy rural villages offering popular local inns, village halls, places of worship, a variety of shops, post offices and schools. The community centre at High Bickington has a large sports hall and holds regular events. There is a well-known golf course at Libbaton, and fishing at Stafford Moor.

Great Torrington, approximately 5 miles, offers a more extensive range of local amenities which include the highly regarded Plough Arts Centre, supermarkets, butchers, post office, banks and schooling for all ages. Leisure facilities in the town include a theatre/cinema, swimming pool, sports hall, golf course and parks. On the outskirts of Torrington is RHS Rosemoor.

Barnstaple, the regional centre is about 12 miles and offers the areas main business, commercial, leisure and shopping venues, as well as North Devon District Hospital and a new leisure centre

The market towns of Bideford and South Molton are about 10 and 14 miles distant respectively.

The nearest coastal resort is Instow (12 miles) with its famous beach, cricket club, sand dunes and yacht club. Just over 18 miles away is the renowned surfing beach of Saunton, also with championship golf course, and a little further beyond, the equally renowned surfing beaches at Croyde, Putsborough and Woolacombe.

The North Devon Link Road is easily accessible from South Molton and provides access to the M5 at junction 27 to the east side of Tiverton where the Parkway rail station offers a service of trains to London Paddington in about 2 hours. The County and Cathedral City of Exeter is about 32 miles away, and the nearest International airport, Exeter.

# DETAILS

We are instructed to market these two properties, as separate lots now that the Church has sadly become redundant.

THE GRAVEYARD WILL NOT BE INCLUDED IN THE SALE AND ITS USE WILL CONTINUE WITH ITS OWN INDEPENDENT ACCESS.

LOT 1 - Is the detached two-bedroom bungalow, Ebberley Lodge, that has for a number of years been let on a shorthold tenancy but is now vacant. It will be sold together with its garden, garage and stone-out houses, together with a paddock to its rear, with a greenhouse and part of the adjoining field over the post and rail fence, offering someone the opportunity to potentially keep some livestock on site.

LOT 2 - Is the Ebberley Lodge Church, essentially a two-room building, about 92 sq metres, substantially constructed in stone together with a grassed area to its west side and also the level grass paddock and in all about an acre.

NOTE - Within the details there is information about buyers' ownership of land and some responsibilities for buyers to erect new fences and boundaries, which will be more detailed in the final sale contract.

Council tax – Band C

EPC – Band E

Services - Mains water and electric are connected to both, existing septic tank only to the bungalow, Lot 2, will be required to construct its own system in their own field.

## VIEWING

By appointment through our

Phillips, Smith & Dunn Barnstaple office-

01271 327878



### LOT 1 - EBBERLEY LODGE BUNGALOW - Guide £240,000

Bungalow, garden and paddocks of just over a half acre in all. The Bungalow is about 60 sq metres internally.

#### Entrance Lobby 1.86 x 1.18 (6'1" x 3'10")

Opening into the

#### Sitting Room 3.61 x 3.58 (11'10" x 11'8")

Haverland electric wall radiator

#### Bedroom 1 3.59 x 2.51 (11'9" x 8'2")

Haverland electric wall radiator

#### Kitchen/Dining Room 3.74 x 2.76 (12'3" x 9'0")

Modern fitted base units with worktops, drawers and cupboards beneath. Inset sink unit with mixer tap. Space for fridge, washing machine. Electric cooker point. Extractor hood over. Wall mounted fold down dining table

#### Entrance Hall 5.27 x 1.25 (17'3" x 4'1")

Glazed door and side lights to front garden. Coat hooks. Door to AIRING CUPBOARD part shelved and with Gledhill hot water tank.

#### Bedroom 2 2.94 x 2.81 (9'7" x 9'2")

Window to hall

#### Bathroom

Shaped bath, shower screen and Mira sport shower, low level wc, heated towel rail/radiator, vented, hand basin with splashback

#### Outside w/c

Attached to the Bungalow historically used by the Church but this use will cease on sale.

#### Garage 4.76 x 2.56 (15'7" x 8'4")

Double doors to front.



### Range of 3 Stone Outhouses

Built in stone and originally believed to have been pig sties.

### The Land

Behind the sheds is a small paddock with a number of trees and shrubs and a greenhouse, about 3m x 2m. Over the post and rail fence to the south a further section of the adjacent field will be included to the boundary with the Graveyard as indicated by the posts in the ground on site.

### NOTE

A NEW SUBSTANTIAL POST AND WIRE FENCE TO BE ERECTED BY THE PURCHASER OF LOT 1 WITHIN 3 MONTHS OF EXCHANGE OF SALE CONTRACTS.

### NOTE

BETWEEN THE CHURCH AND THE BUNGALOW IS AN AREA OF YARD. THE GATE INTO THE GRAVEYARD TO THE REAR HAS BEEN TEMPORARILY BLOCKED BUT CAN BE REPLACED BY LOT 2 WITH RENDERED CONCRETE BLOCKS SHOULD A BUYER SO WISH. THE CONCRETED AREA TO THE ROADSIDE WILL BE SOLD WITH LOT 2 FOR CAR PARKING AS WILL 4 METRES FROM THE WALL OF THE CHURCH TOWARDS THE BUNGALOW. LOT 2 TO ERECT AND RENDER A NEW BLOCK WALL 1.5 METRES HIGH WITH FOUNDATIONS, ON THE NEW BOUNDARY. LOT 2 TO HAVE ACCESS TO THE GRAVEYARD FOR REPAIR AND MAINTENANCE.

### LOT 2 - EBBERLEY LODGE CHURCH - Guide £130,000

The Church, the grassed area adjoining and a paddock about an acre. The Church is about 92 sq metres internally.

### Main Hall 7.32 x 6.53 (24'0" x 21'5")

A triple aspect room, and open to secondary hall on the fourth side. Parquet tiled floor. Partially vaulted ceiling. Concertina doors to

### Secondary Hall 6.72 mx 3.66 (22'0" mx 12'0")

Double doors to outside and also a single door. Wood block floor. Door to

### Kitchen 4.67 x 4.27 (15'3" x 14'0")

Double aspect, range of fitted workstops to 2 walls with sink unit. Internal store room 2.25m x 1.22m

### Ground

Immediately to the side of the Church is an area of level grass with a new access track to be formed by the sellers, and being retained along inside the stone wall to get to the existing Graveyard gates from the road.

### NOTE

A NEW FENCE TO BE ERECTED, CLOSE BOARD ON TIMBER RAILS BY THE BUYER OF LOT 2 ON THE NEW BOUNDARY AS INDICATED ON SITE THIS TO BE DONE WITHIN 3 MONTHS OF EXCHANGE. THE METHODIST CIRCUIT TO RETAIN OWNERSHIP OF THIS ACCESS STRIP FOR ACCESS TO THE GRAVEYARD. THE BUYER OF LOT 2 TO BE ALLOWED TO INSTALL A NEW FOUL DRAIN UNDER THIS STRIP AND MAINTAIN THE PIPE IN THE FUTURE.

### The Land

A level pasture paddock set inside a mainly Devon hedge bank with single gate access.

### TENDERS

Tenders (informal) close at noon on Friday 17th October 2025

The highest, or any tender, not necessarily accepted.

Tenders to be in writing only and in a sealed envelope clearly marked Ebberley Lot 1 or Lot 2 or Lots 1 and 2 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 sellers 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 the roundabout at Roundswell on the A39 just south of Barnstaple take the road south onto the B3232 towards Torrington. Follow this road passing through Newton Tracey and on to Alverdiscott. From here take the road for a further 2 miles and at Huntshaw Cross take the left turn at the crossroads and immediately pass by Belle Vue Farm to the right. Continue on this country lane for about a mile and a half until you come to the junction with the B3227 Torrington to Atherington Road. Carefully cross over and take the country lane towards Roborough. You will shortly pass through Sherwood Green and continue on the same country lane for about 2 miles where, as you approach Ebberley you will clearly see the old Church and the Bungalow to the right hand side of the road. Using what3words free app for mobiles use the words [///fund.flotation.tagging](https://www.what3words.com/)

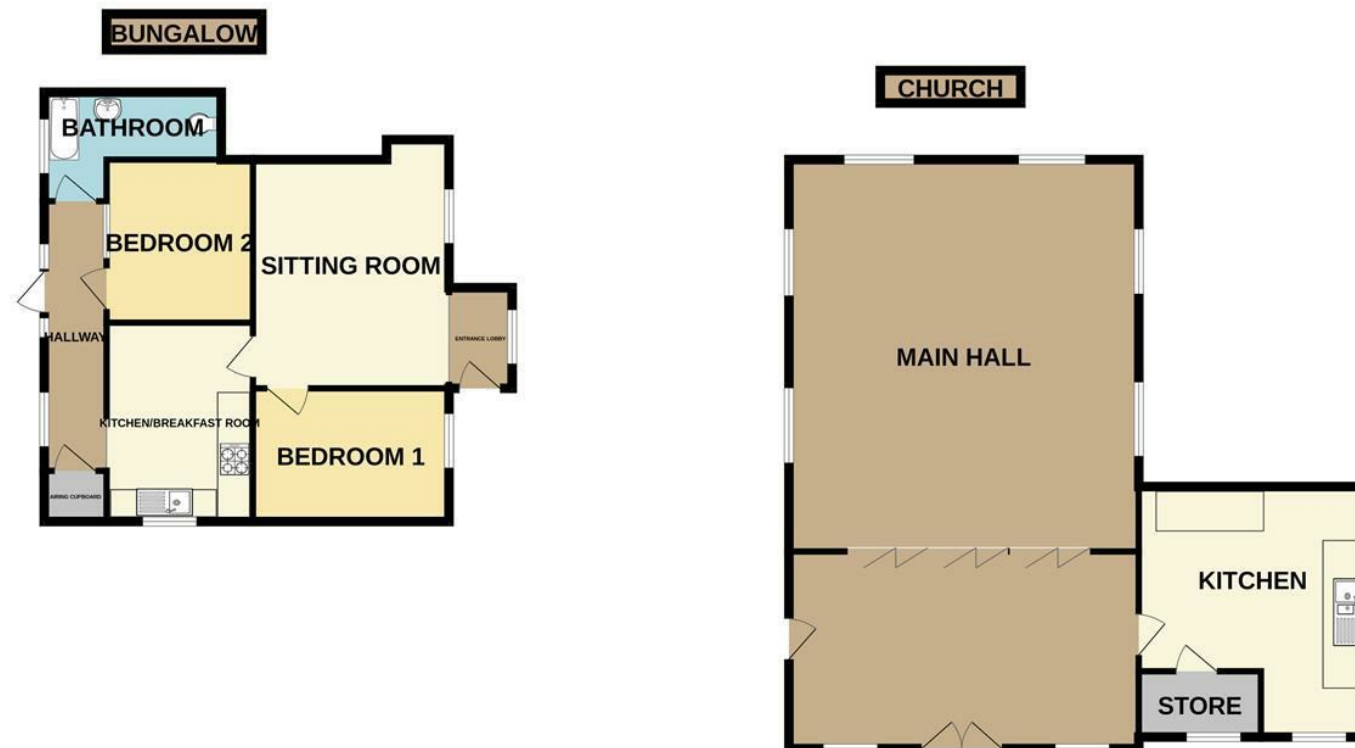


## VIEWING

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



# GROUND FLOOR



EBBERLEY LODGE AND CHURCH, EBBERLEY, EX38 7JT

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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