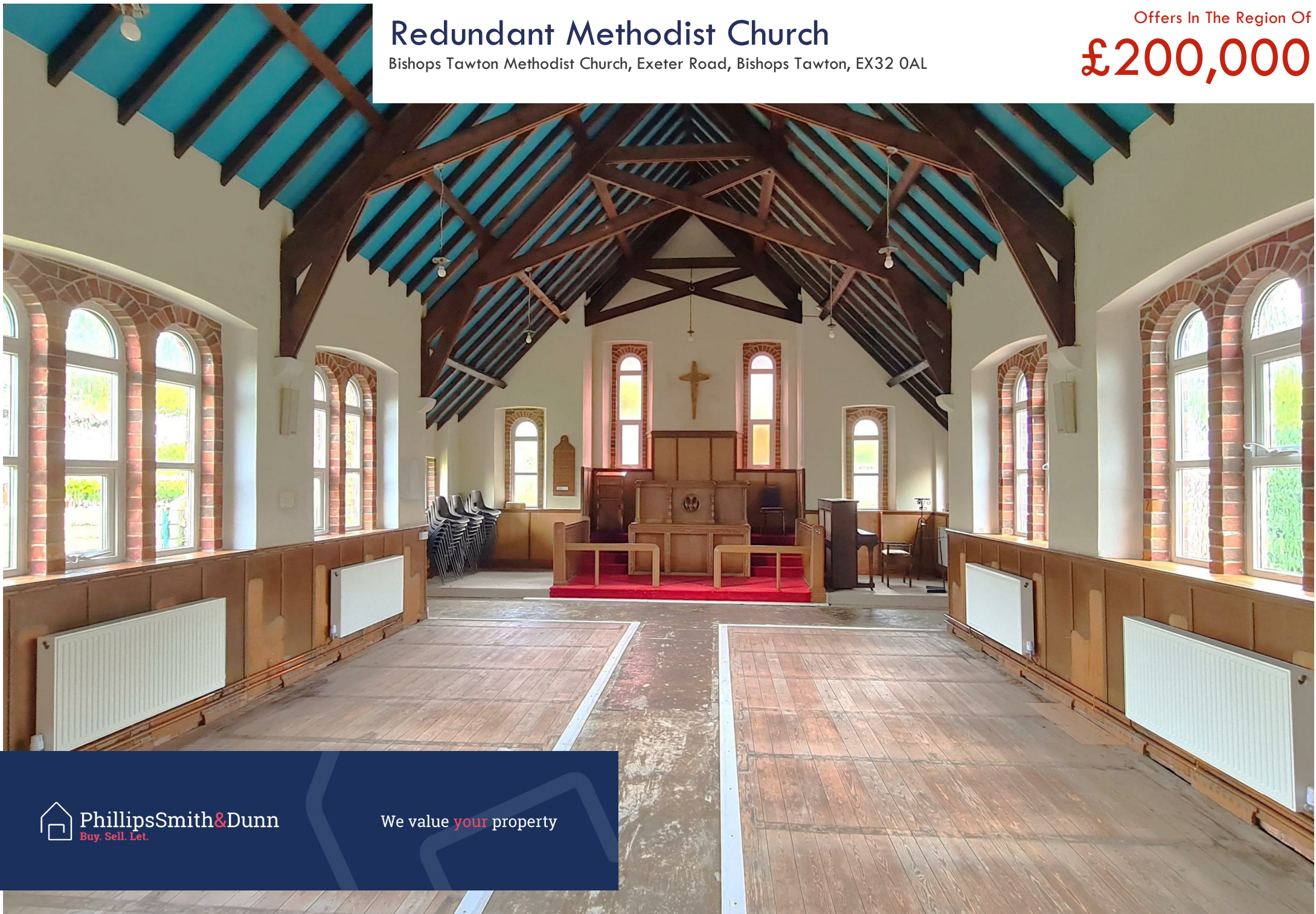


Redundant Methodist Church

Bishops Tawton Methodist Church, Exeter Road, Bishops Tawton, EX32 0AL

Offers In The Region Of

£200,000



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Redundant Methodist Church, Conversion Potential, off road parking, garden

Bishops Tawton Methodist Church, Exeter Road, Bishops Tawton, EX32 0AL



This most substantial, brick-built, redundant Methodist Church is set to the heart of the village of Bishops Tawton, itself in the River Taw valley, and just under 2 miles south of Barnstaple, the administrative centre for North Devon.

The Church, some 250 sq. m. in total, on two floors, has a most impressive main vaulted hall, some 75 sq. m. with an adjoining raised stage area of a further 54 sq. m, with additional rooms, and a further 80 sq. m of accommodation in rooms on the lower ground floor to the rear.

Please note, the building does not have planning for conversion nor has this been tested.

The village of Bishops Tawton is centered around its ancient Parish Church and has a popular village inn with access for walkers and cyclists to an extension of the Tarka Trail that runs around the River Taw and Torridge estuaries.

The village is just under 2 miles two from Barnstaple, which offers extensive shopping, leisure and commercial facilities. The village is also under a half mile from the A361 North Devon Link Road, which connects directly through to junction 27 on the M5 motorway to the east side of Tiverton, where there is also the Parkway railway station from where journey times to London/Paddington are about 2 hours.

The glorious North Devon countryside and adjoining dramatic coastline, which is acknowledged to be amongst the finest in the country, ranging from the high wild cliffs and plunging valleys of the Exmoor National Park, to the world-renowned surfing beaches of Croyde, Saunton and Woolacombe and sailing and boating at Instow and Appledore. Fishing can be enjoyed on the Rivers Taw and Torridge, or inland at Stafford Moor fishery and various reservoirs.

There are many golf courses in the area, notable Saunton and Westward Ho! and private schools including West Buckland, Blundell's at Tiverton and Shebbear.

DETAILS

This is a most substantial, former Methodist Church set to the heart of this popular village itself on the edge of the river Taw Valley, built with red brick facing under a slate roof.

As can be seen from the main photograph, the main hall is light and bright, with windows in all three elevations, and has a particularly high vaulted ceiling, exposing timber beams and joists.

Adjoining, but a metre higher, is a further hall, with a servery kitchen off.

Below, on the lower ground floor, are three rooms, two toilets, and a boiler room, with an external covered area leading into the garden to the rear.

To the front of the property, adjoining the road, is a large expanse of tarmac for car parking and turning, and there is easy access down either side from the car park to the rear garden area.

The property has, more recently, been used as a nursery, and also a preschool, for the village primary school.

It is in the intention to offer the property for sale by public auction on a date to be announced.

Services - all mains connected

EPC - not needed



On the main floor

Entrance Lobby

With door to main hall, steps up to raised hall and stairs down to lower ground floor

Main Vaulted Hall

Raised Hall

Cloakroom

Kitchen/Servery

Store

On the lower ground floor

Games Room

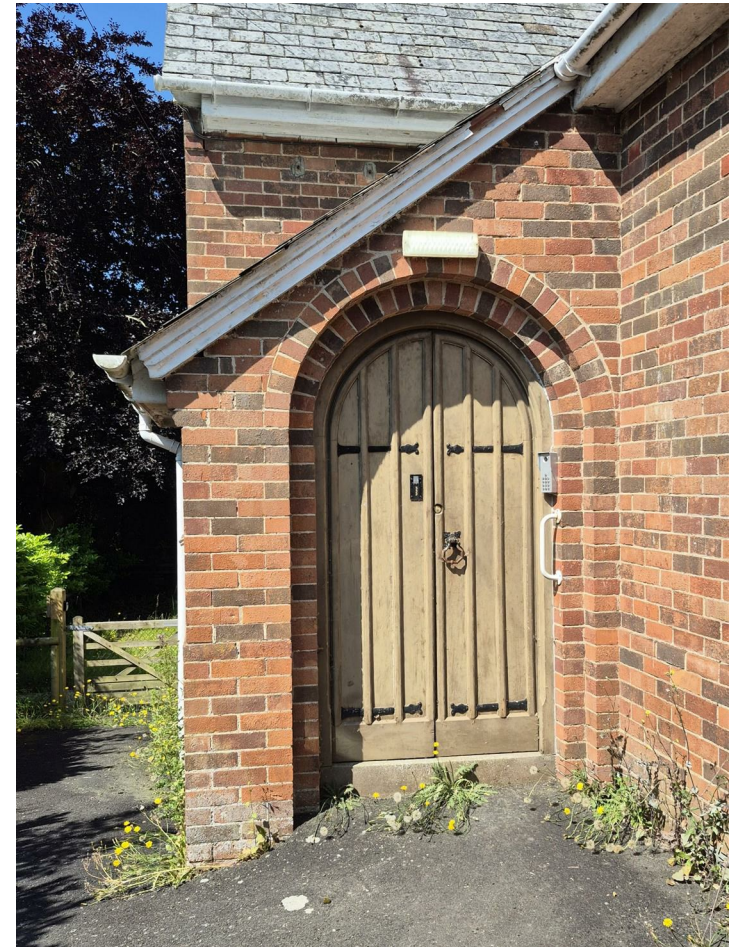
Main Room

Further Room

Wash Room

Rear Lobby

Toilet



VIEWING

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

Toilet

Boiler Room

Store

Rear Covered Area

METHOD OF OFFERING: The property is to be sold by Public Auction on Friday 26th September 2025 (unless previously sold) at 3.00 pm at The Portmore Golf Park, Landkey Road, Barnstaple EX32 9LB

MONEY LAUNDERING: Please note that any person buying or bidding at auction must produce documentation to confirm their name and residential address. These documents will be requested at the time of registration and, if you are successful, copies will be taken for our reference.

BUYERS ADMINISTRATION FEE: in addition to the 10% deposit payable upon exchange of contracts, purchasers will be required to pay a buyers administration fee of £750 (seven hundred and fifty pounds including VAT) which can be paid by separate cheque or added to the deposit.

GUIDE PRICE: Guide prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the property for during the auction) which we expect will be set within the guide range of no more than 10% above a single price figure.

SPECIAL CONDITIONS OF SALE: The particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale but in case of any inconsistencies the provisions of the latter shall prevail. If not attached to these sale particulars, copies of the special conditions of sale shall be obtained from the vendors solicitors. It is assumed that the purchaser has made all the necessary inquiries prior to the auction.

RESERVE: The property is offered subject to a reserve price. The Auctioneers reserve the right to bid on behalf of the vendors or to withdraw the property from the auction in the event of it not reaching its reserve.

LOCAL AUTHORITY: North Devon Council, Civic Centre, Barnstaple, Devon EX31 1DG Tel: 01271 388288

SOLICITORS: Anthony Collins, 134 Edmund Street, Birmingham - attn Laura Mynott, 0121 214 3687





DIRECTIONS

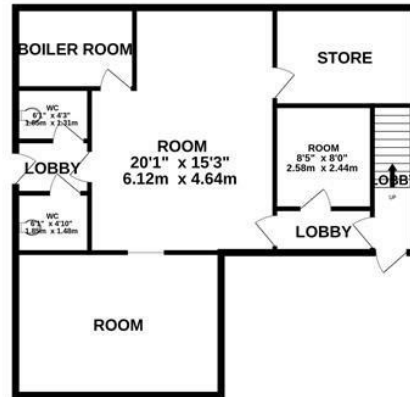
Grid Ref SS 566/307 From the North Devon link road, just south of Barnstaple, at the Bishops Tawton roundabout, take the south exit onto the A377 road as to Crediton. You will immediately enter Bishops Tawton. Drive into the village and after about a half mile, as you drop down the hill the Church is to the right behind a Laurel and Red brick wall. If using what3words free app for mobile phones enter the words [///chill.adults.hurls](https://www.what3words.com/#!/en/SS566307)



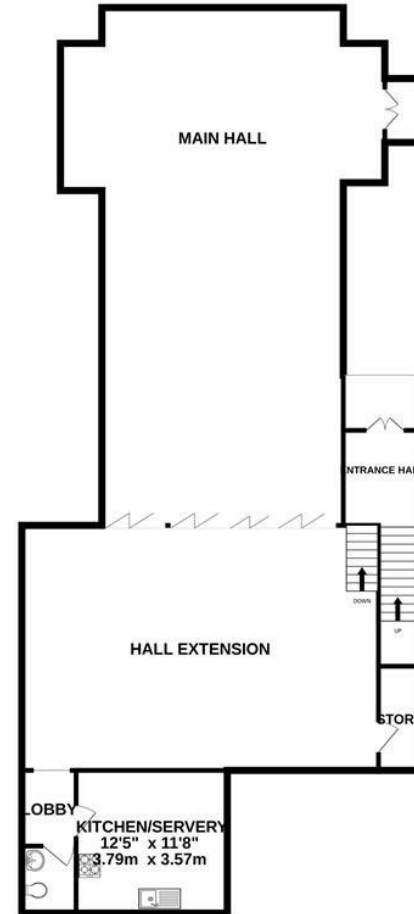
VIEWING

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

BASEMENT
856 sq.ft. (79.5 sq.m.) approx.



GROUND FLOOR
1877 sq.ft. (174.3 sq.m.) approx.



BISHOPS TAWTON METHODIST CHAPEL, EX32 0AL

TOTAL FLOOR AREA: 2733 sq.ft. (253.9 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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