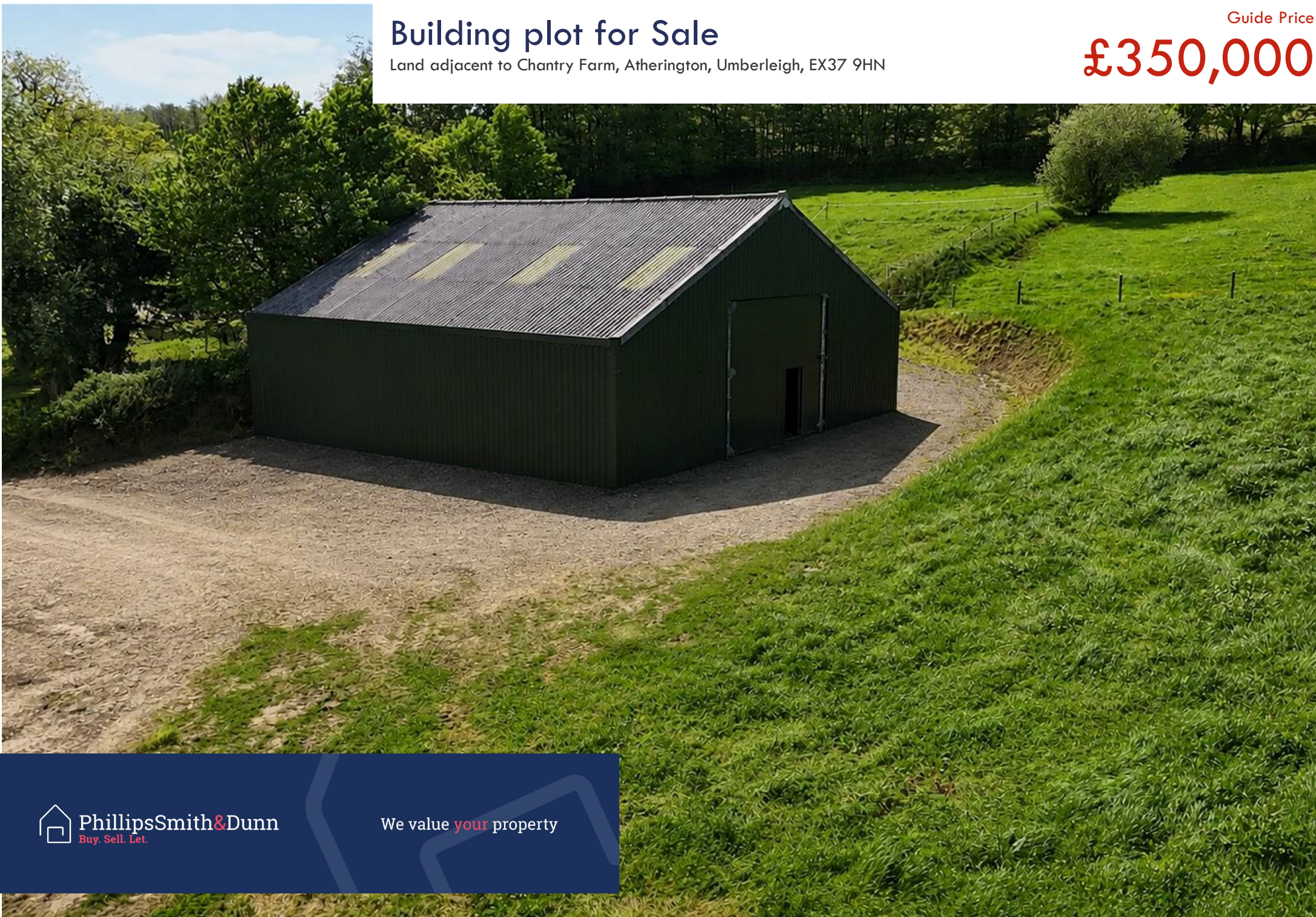


Building plot for Sale

Land adjacent to Chantry Farm, Atherington, Umberleigh, EX37 9HN

Guide Price

£350,000



 PhillipsSmith&Dunn
Buy. Sell. Let.

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A Tremendous 'Grand Designs' Style Building Plot In A Rural Yet Accessible Countryside

Land adjacent to Chantry Farm, Atherington, Umberleigh, EX37 9HN



A TREMENDOUS 'GRAND DESIGNS' STYLE building plot set in approximately 2.4 acres [including the drive] with full planning consent for the construction of a large five-bedroom detached dwelling with tremendous far reaching views.

Occupying the very best combination of being down a private driveway in a rural position yet only moments from pubs, restaurants and Barnstaple town centre.

The plot offers a unique opportunity for creating your very own 'Grand Designs' style forever home with fantastic modern open plan living accounted for. This property would make for an excellent social house in the pretty North Devon countryside.

The original planning consent to convert the barn has been altered and bettered, now the plot has moved off of the boundary allowing for plenty of space around the entirety of the property.

The Proposal: Demolition of redundant agricultural building and construction of a dwelling (fallback following approval of application 76254) Details of the full plans and drawings with scales can be found on the North Devon Council website with the new planning number 80770. If you have difficulty accessing the plans please contact an agent.

Services are all nearby with a opportunity to link into a klargester sewage treatment system [fit for modern regulations shared with nearby property]. Metal corrugated modern farm building to be included in the sale.

Atherington is surrounded by a number of attractive North Devon villages, including Umberleigh, High Bickington, Chittlehampton, and Bishops Tawton, all of which offer a range of local amenities, schools, and traditional pubs.

Umberleigh, just a couple of miles away, is particularly useful with its train station and riverside setting, while High Bickington is popular for families.

Chittlehampton adds character with its historic church and village pub, and Bishops Tawton and Landkey provide a strong community feel close to Barnstaple. Together, these nearby villages give residents easy access to everyday essentials while enjoying a peaceful rural setting.

Barnstaple, just a short drive away, is the main hub for North Devon and offers a wide range of amenities including supermarkets, shops, restaurants, cafés, and leisure facilities. It is also home to schools, a college, and North Devon District Hospital.

The town provides easy access to some of the region's most popular beaches such as Saunton, Croyde, and Woolacombe, as well as acting as the main transport centre for the area.

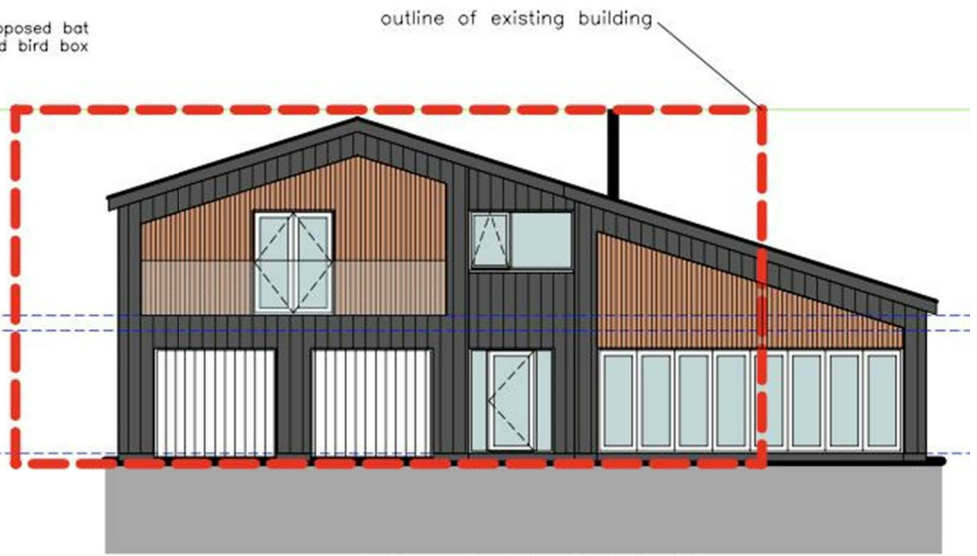
Despite its countryside location, Atherington is well connected. Umberleigh station links to Barnstaple and Exeter via the scenic Tarka Line, with onward connections to London. Regular bus services run locally, and the A361 North Devon Link Road provides access to the M5, making travel to Exeter, Bristol, and beyond straightforward.

Overall, Atherington offers the best of both worlds - peaceful countryside living with strong transport links, access to the coast, and close proximity to Barnstaple, making it an appealing choice for families, retirees, and those looking to relocate.

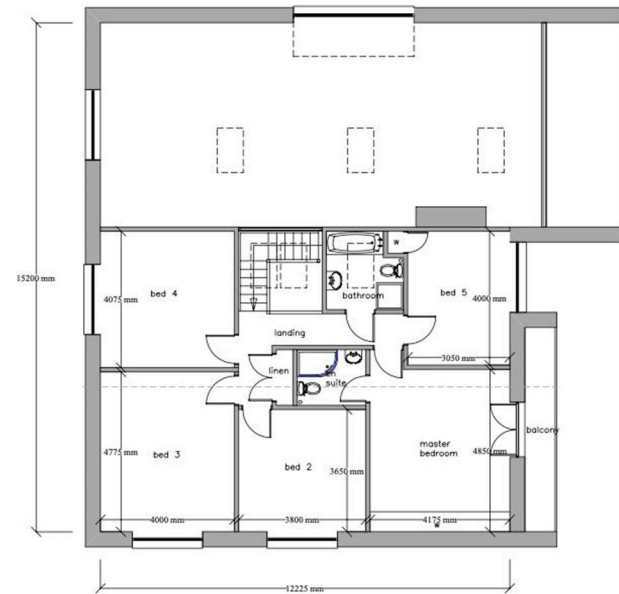
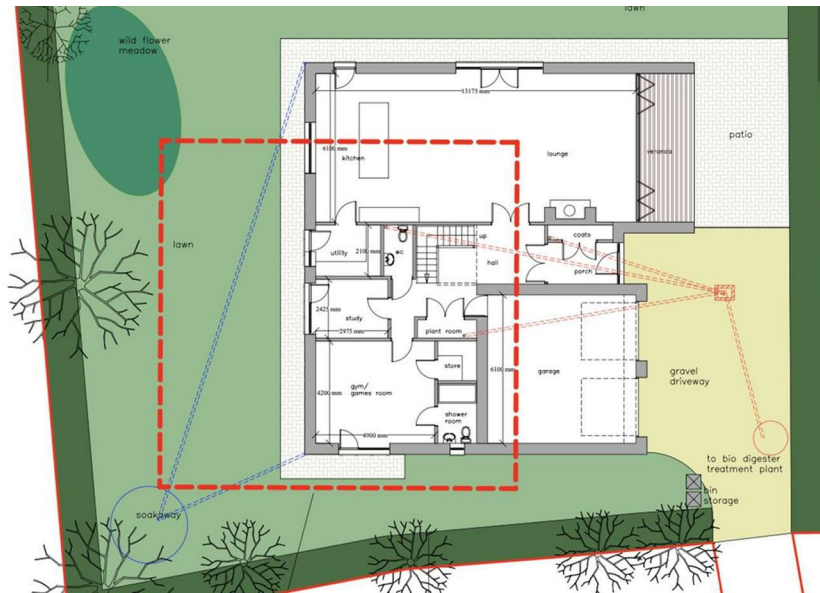




SOUTH ELEVATION



EAST ELEVATION

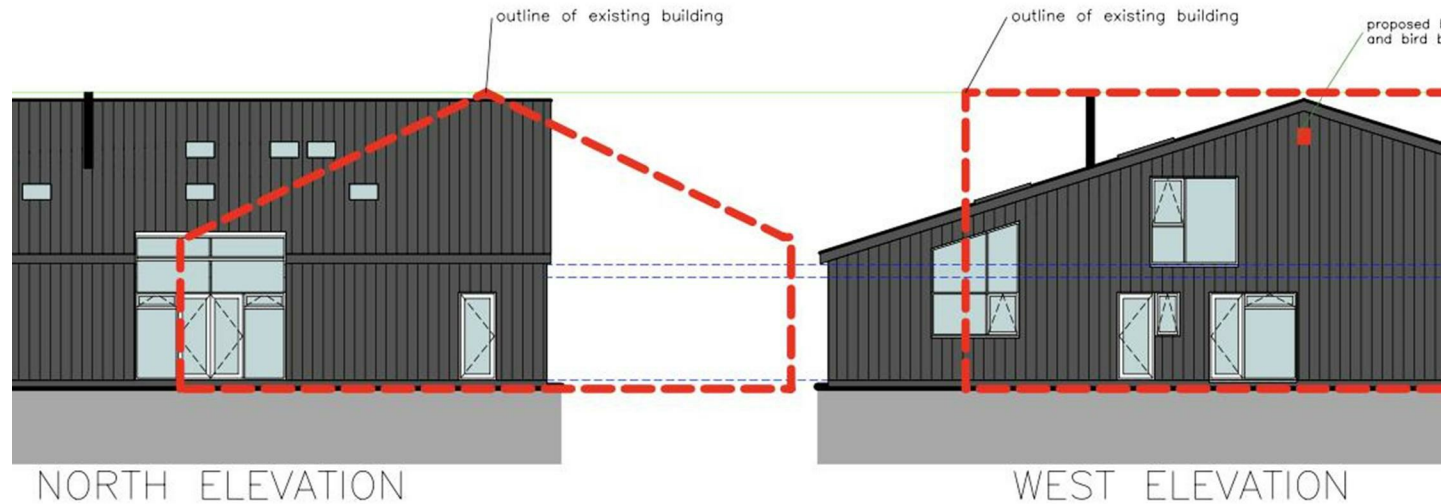


FIRST FLOOR PLAN

Agent Notes On Planning:

Planning permission has been granted by North Devon Council (Application No. 80770) for the demolition of a redundant agricultural building and the construction of a dwelling at Chantry Farm, Atherington.

The consent, dated 12 November 2025, allows for the development of a new residential property subject to standard conditions, including adherence to approved plans, use of specified materials, landscaping, and biodiversity enhancements. This represents a valuable opportunity to create a bespoke home in a sought-after rural location, with full planning approval already in place.



DIRECTIONS

Heading out of Barnstaple passing through the village of Bishops Tawton towards Umberleigh. Follow the road offering a scenic drive through rolling North Devon countryside for about 5 minutes take the leg turning at Chapelton signposted Atherington follow the road for about a mile you will drive past Chantry Farm on the left take the second entrance passing the cottages on the left and the land is straight in front. We highly recommend using the FREE mobile app what 3 words use [///mammoth.regularly.down](https://mammoth.regularly.down) will bring you to the entrance of the driveway. Furthermore [///stumble.passports.enclosing](https://stumble.passports.enclosing) brings you directly outside of the barn.



VIEWING

By appointment through
Phillips, Smith & Dunn
Barnstaple Office on 01271
327878

Or outside of usual office hours
contact Edward on
07772363674



