

The Church Petrockstowe EX20 3HH



Guide Price - £50,000

The Church, Petrockstowe, EX20 3HH.

A stunning former church with grand vaulted ceilings, stained-glass windows, and endless conversion potential, set within a peaceful Devon village...



- Striking Historic Architecture
- Grand Vaulted Ceilings
- Beautiful Stained-Glass Windows
- Spacious Open-Plan Interior
- Endless Conversion Potential
- Characterful Stone Archways
- Tranquil Village Setting
- Unique Renovation Opportunity
- Timber-Beamed Roof
- Heritage Features Throughout
- Rare Investment Opportunity



Nestled in the heart of the beautiful Devon countryside, this former church presents a rare and exciting opportunity. With its striking historic architecture, scenic surroundings, and potential for an extraordinary conversion (subject to planning permissions), this unique property offers endless possibilities.

Offering a generous footprint of approximately 2,265 sq. ft, the building boasts an impressive interior with soaring vaulted ceilings, striking stone archways, and intricate stained-glass windows that infuse the space with natural light. The main hall, with its grand proportions and stunning timber-beamed roof, provides incredible scope for reinvention, whether as a breathtaking residential home, an artistic retreat, or a distinctive commercial space.

To the side, additional rooms offer the flexibility to create private living areas, workspace, or ancillary accommodation, all while retaining the charm and history of the building. The sense of scale and openness makes this a dream project for those with an eye for design and a passion for heritage.



Located within the peaceful village of Petrockstowe, this unique property enjoys the tranquility of rural Devon while remaining well-connected to local amenities and nearby towns. Whether you are seeking an ambitious renovation, a standout business venture, or a truly one-of-a-kind residence, The Church offers boundless potential for its next chapter.

Viewings are highly recommended to appreciate the full scale, beauty, and opportunity this remarkable property presents.

Changing Lifestyles

Petrockstowe is a charming village nestled in the picturesque hills of North Devon. Known for its tranquil rural setting, it offers a peaceful environment for those looking to enjoy the Devon countryside. The village is home to a tight-knit community that actively participates in numerous social events throughout the year, making it an ideal spot for anyone seeking a friendly and welcoming atmosphere.

Key amenities include the a modern village hall, and the Baxter Hall, which hosts a variety of local events. Outdoor enthusiasts will enjoy the nearby Tarka Trail, which offers over 180 miles of walking and cycling paths, while the surrounding area boasts scenic views of the countryside. Petrockstowe also has an extensive recreation field and a cricket ground, providing ample space for outdoor activities. The village is well connected to the surrounding areas, offering a perfect blend of rural living with easy access to larger towns.



LEGAL AND GENERAL NOTE:

- (1) All offers received will be referred to the Diocesan Church Buildings Strategy Committee (CBSC). While the Diocese does not have a power of disposal, it will make a recommendation to the Church Commissioners who have power under the Mission and Pastoral Measure 2011 to prepare and issue a draft pastoral (church buildings disposal) scheme authorising the new use and disposal of the property.
- (2) In the event of that scheme becoming effective the Commissioners will be empowered to sell the property for the authorised use when the remaining statutory requirements are completed. The scheme will also free the property from the legal effects of consecration.
- (3) Until the scheme has been completed the Commissioners will not be in a position to proceed to contract.

CONDITIONS: Prospective purchasers are invited to submit offers, subject to the following rules and stipulations:-

- (1) Offers must be accompanied by sketch plans (which need not be detailed at this stage but which should outline the applicant's proposals) and written details of the proposed use of the property.
- (2) The Vendors do not bind themselves to accept the highest or any offer.
- (3) The offer must state clearly the price which the applicant is prepared to offer for the property, and must be unconditional save for the condition that planning permission and listed building consent be granted. Conditional acceptance of an offer will be subject to: (a) Completion by the Church Commissioners of a pastoral (church buildings disposal) scheme authorising the new use and disposal of the property. (b) Approval by the Church Commissioners of detailed plans and specifications of any proposed architectural or structural alterations following consultation with their expert advisers. (c) Compliance with the statutory requirements where human remains are present and the disposal of any tombstones, monument and memorials.

COVENANTS: Indicate that: Covenants will be included when disposing of the property. These are designed primarily to: ensure the property is used for authorised purposes only, prevent unauthorised alterations or demolition, protect against disturbance of any human remains, tombstones, monuments or memorials A set of standard covenants is enclosed/available from the Agent. These may in some cases be adapted to take into account particular circumstances.

Please note that the grounds have been and continue to be used as a graveyard. The extent of graveyard to be included in any disposal will be subject to agreement between the vendor and potential purchasers. Certain restrictions therefore apply, including not disturbing any human remains interred in the property

Enquirers should discuss their proposals for the building with the local planning authority

Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01837 500600
for more information or to
arrange an accompanied viewing
on this property.

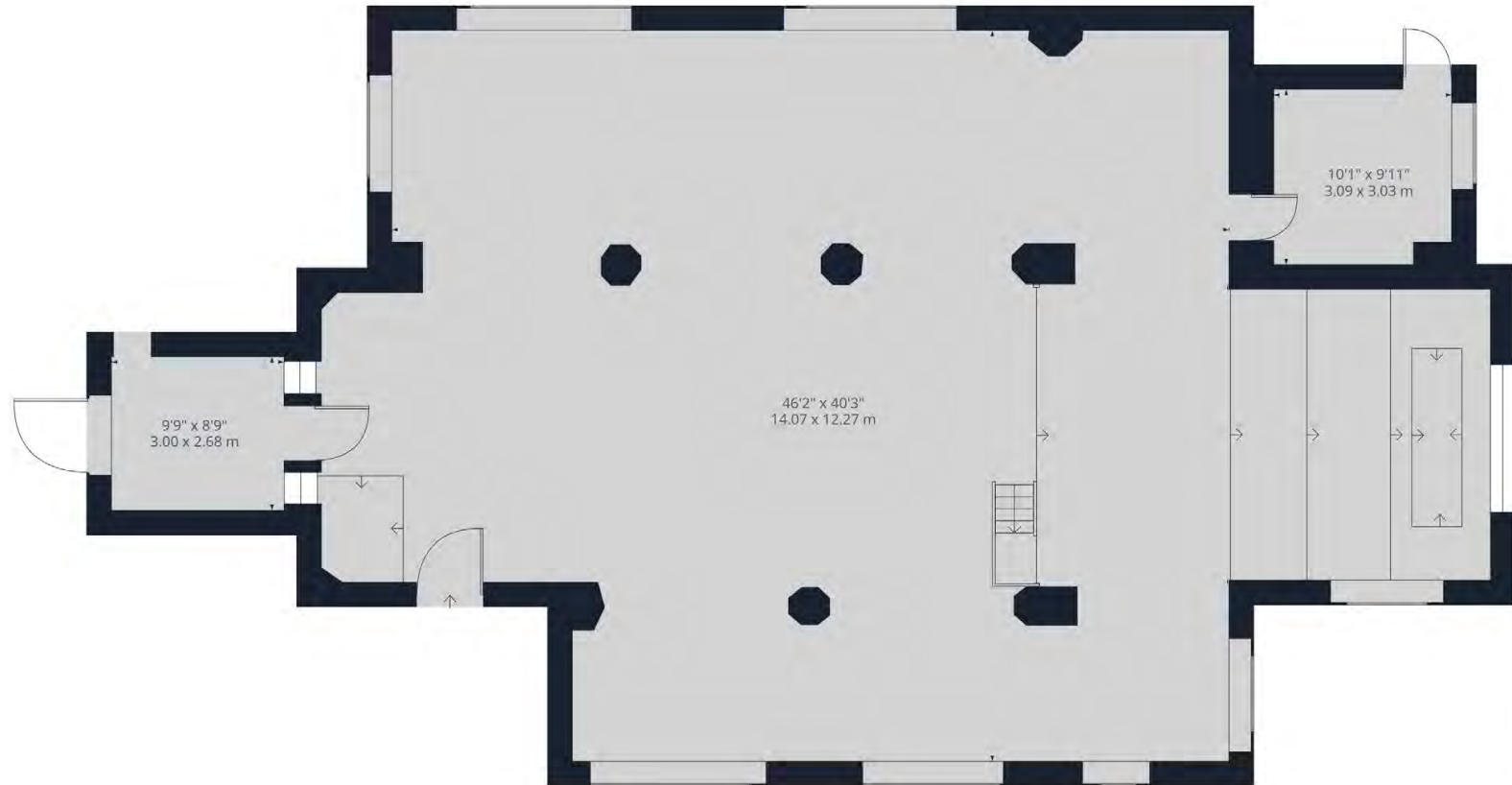
Scan here for
our Virtual Tour:



Approximate total area⁽¹⁾

2265.48 ft²

210.47 m²



Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.