



Guide Price £350,000

Withycombe Methodist Church, Withycombe Village Road, Exmouth, Devon, EX8 3AG





An impressive and spacious Methodist Church and adjoining Church Hall and gardens. Would suit a range of potential uses subject to the necessary consents being obtained.

- Former church and hall occupying a generous plot of approximately 1/3 acre
- Attractive early 20th-century building with stained glass windows and character features throughout
- Impressive main church space with exposed timber trusses, pulpit, and ceiling height of up to 6.7m
 - Spacious triple-aspect church hall with adjoining kitchen/servery and utility room
 - Ladies, gents and disabled WC facilities already in place
 - Large rear garden with lawned and wooded areas offering excellent outdoor space
 - Potential to create off-road parking, subject to any necessary consents
- Gas central heating system installed (boiler currently understood to be non-operational)
- Convenient location within walking distance of local amenities, schools and bus services

DESCRIPTION: The church itself dates from the early years of the 20th century and appears to be of solid brick elevations beneath a pitched slate roof, with stone windows inset with very attractive stained glass. The property is not understood to be listed, and has a gas central heating system, though we understand that the boiler no longer functions.

A pair of part-glazed doors access a porch with tiled flooring and windows with further glazed doors to the main Church. This is a wonderful space with natural light from stained glass windows on all four sides. A high ceiling (max 6.7m) with exposed timber trusses, wooden 'herringbone' flooring, pulpit. To the side is a vestry and then an inner hall which connects the Church to the Hall, and provides access to the Ladies, Gents, and disabled WC's.

The Church Hall is another lovely triple-aspect space with stained glass windows, wooden flooring, and doors to outside. To the side is a kitchen/servery with a range of fitted units including a sink, a fire door to the garden, and a door into the utility room with further fitted units, a sink, and storage cupboards.

There is a lawned front garden behind a low brick wall, and steps down to a cellar/boiler room. To the rear is a large area of partly lawned but mainly wooded garden. The lane beside the Church is adopted and there appears to be potential to create off road parking.

The whole site extends to approximately 1/3 acre.

SITUATION: The property is situated on Withycombe Village Road, just a few minutes' walk from the leafy Phear Park. Nearby amenities include a bakery, pharmacy, hairdresser, and takeaway, making this a highly convenient and desirable location.

It is also within a short, level walk of schools, public houses, and regular bus services. Exmouth town centre and the seafront are approximately 1.5 miles away. Exmouth town centre boasts a modern sports centre with an indoor swimming pool, an M&S Foodhall, and excellent transport links via both bus and rail, including direct connections to Exeter.

DIRECTIONS: Proceed along Withycombe Village Road with Phear Park on the right. Go straight across at the mini roundabout and the property will be found just after Corner House Vets on the right hand side.

WHAT3WORDS: ///unions.lately.winks.

TENURE: Freehold



3383 sq.ft. (314.3 sq.m.) approx.



TOTAL FLOOR AREA : 3383 sq.ft. (314.3 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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Please Note

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