



The Lodge & Workshop at Ashley Manor, Atherington, Umberleigh, Devon EX37 9HW

A unique development opportunity to construct two detached dwellings, set within a quiet semi-rural location

Barnstaple - 6 miles. Torrington - 6 miles. South Molton - 8 miles

- Development opportunity
- Detached lodge with residential consent & planning to extend
- Detached garage/workshop with planning consent to convert
- Private road access
- Paddock included
- Approximately 2.1 acres
- Freehold

Guide Price £475,000

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SITUATION & AMENITIES

Located on the outskirts of Atherington, a typical rural North Devon village with old Saxon Church and within 5 minutes drive of the A377 and Umberleigh station, which has a regular train service between Barnstaple and Exeter and ideal for those looking for a country lifestyle without being too rural or isolated. Atherington is an ideal choice, only 15 minutes from neighbouring towns, this semi rural village is an easy commute for those still needing access to schooling and work place. Set within the attractive Taw Valley area, Atherington offers local amenities including; community hall (used for groups of all ages), pop up post office/café/small shop, playing field, tennis courts, children's park, church and hairdressers. Further local amenities are just over a mile away on the A377, including a convenience store/service station and the neighbouring village of High Bickington which offers; village shop, primary school, pub, church, community hall, post office, doctors surgery, bus service, playing fields, football, cricket and badminton clubs etc and a golf club at Libbaton nearby. High Bullen Hotel & Golf Club is also within 15 minutes drive and has facilities including swimming pools, gym, spa, etc.

The Regional centre of Barnstaple is approximate 20 minutes drive and offers the area's main business, commercial, leisure and shopping venues, as well as North Devon District hospital. At Barnstaple there is access to the North Devon Link Road A361, which leads on in a further 45 minutes or so, to Junction 27 of the M5 Motorway and Tiverton Parkway station, offering a fast service

of trains to London Paddington in just over 2 hours. Exeter Airport is around a 1 hour drive. The market towns of Bideford, South Molton and Torrington are all easily accessible. The North Devon coast with its excellent sandy beaches at Saunton, Croyde, Putsborough and Woolacombe and delightful cliff walks as well as Exmoor National Park are all within about 40 minutes by car.

DESCRIPTION

A rare opportunity to acquire a completed one-bedroom residential lodge, together with a single-storey garage/workshop that benefits from full planning permission for conversion into a separate one-bedroom dwelling. The lodge, recently constructed and now holding full residential consent, also carries approved planning permission for a substantial extension, enabling the creation of a four-bedroom, three-bathroom home.

The sale further includes an adjacent paddock, bringing the total site area to approximately 2.1 acres.

Overall, the property offers purchasers the ability to secure an existing residential home with the added advantage of planning already in place to significantly enlarge it, while also delivering planning to create a second detached dwelling, each with generous gardens set within a wonderfully quiet and semi-rural position.

Planning References - 81569 & 81801.



THE LODGE

A recently constructed charming one bedroom lodge which offers thoughtfully designed accommodation, featuring hardwood flooring, a stylish open plan kitchen, dining and living space centred around a charming woodburner. The modern kitchen includes a central island, ample built in storage, integrated appliances and a contemporary finish throughout. A well appointed wet room provides a walk in shower, WC and basin. The double bedroom benefits from a built in wardrobe and enjoys a peaceful outlook. French doors to both the front and rear open onto the garden and adjacent paddock.

The Lodge comes with the added benefit of full residential planning permission, and the opportunity to extend into a larger 4 bedroom, 3 bathroom home if desired. Behind the lodge sit the existing stables, currently incorporated within the planning consent for conversion, offering an opportunity to expand the living accommodation further to create a stylish single story residential dwelling. Planning was granted on 10/06/2026, under Planning Reference 81801.

GARAGE/WORKSHOP

A single-story workshop/garaging which has full planning permission granted on 12/05/2026 - under Planning Reference 81569 - for the conversion of a redundant building into a single dwelling. The proposed property would be a one-bedroom, single story unit with ample parking and generous garden.

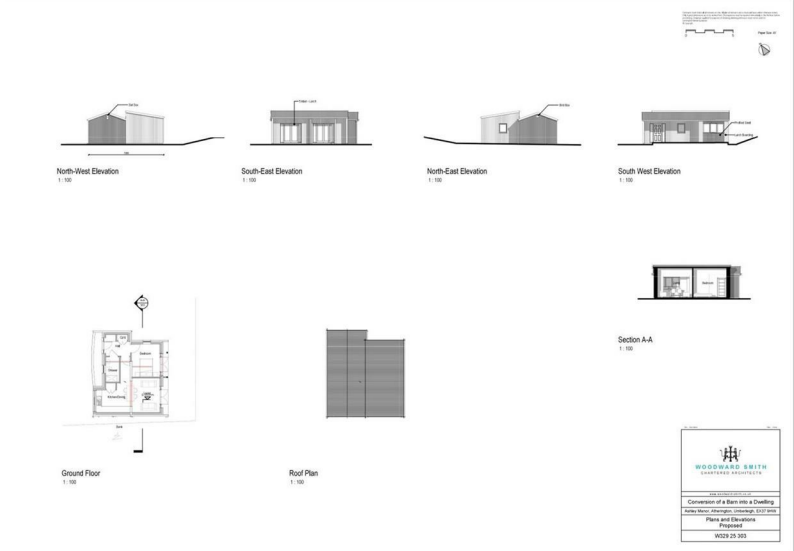
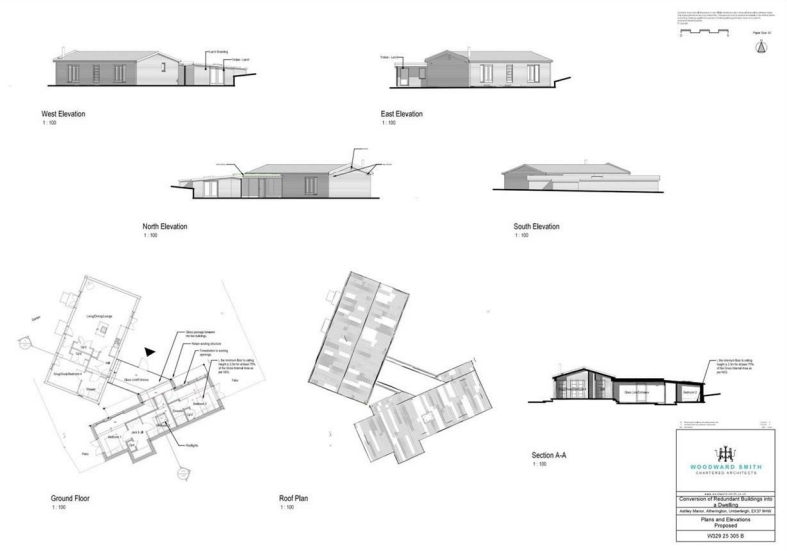
SERVICES

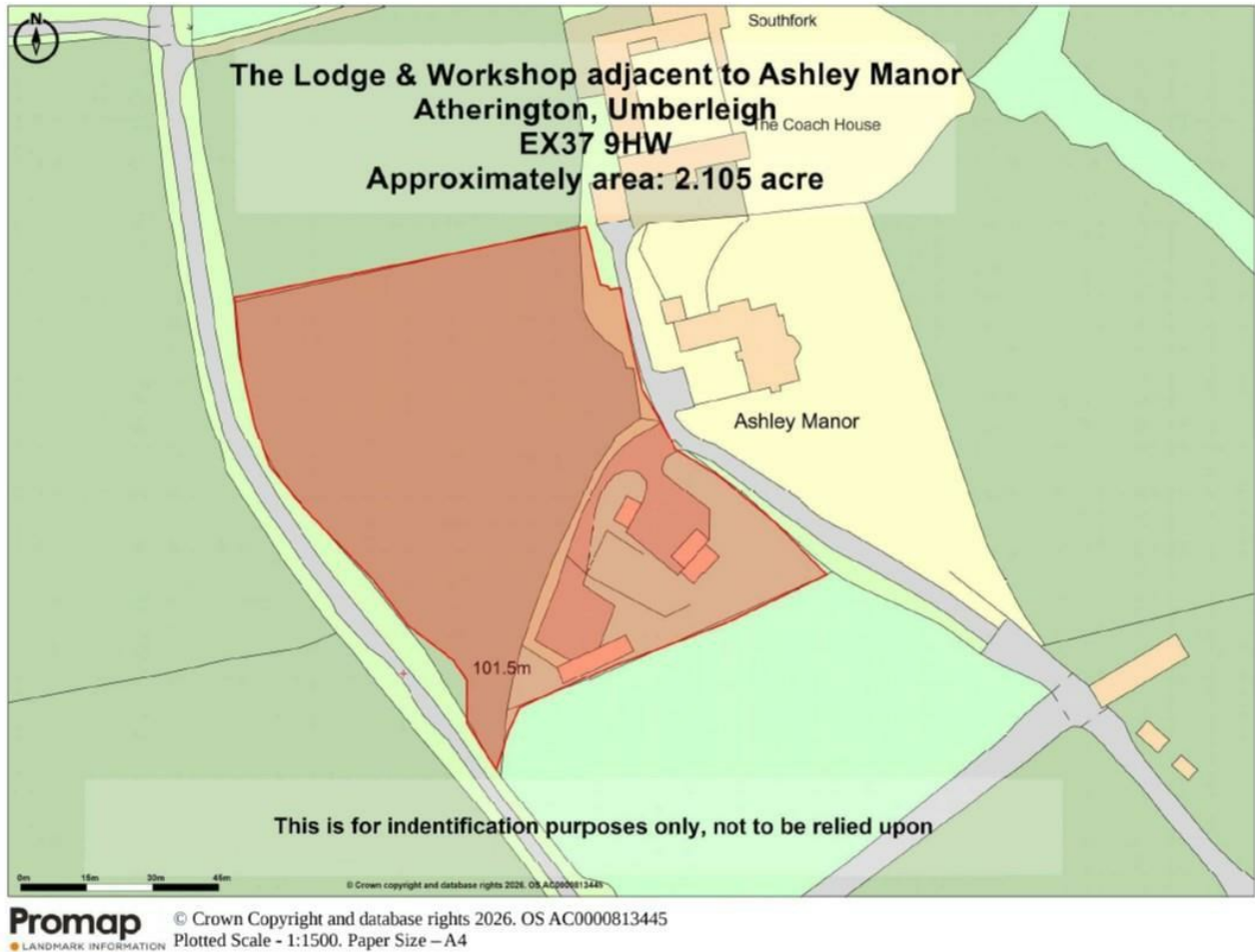
The Lodge is already connected to private drainage. The Lodge has underfloor multi zoned heating. Mains gas, electricity and water are understood to be available in the vicinity.

Prospective purchasers are advised to undertake their own due diligence and satisfy themselves on all matters prior to entering into a commitment to purchase.

DISCLAIMER

Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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