



Mayfield

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55 Sandymere Road, Northam, Bideford, EX39 1EZ

Northam Village and Westward Ho! Beach Walking Distance

- Period property
- 6/7 bedrooms & 3 bathrooms
- Sea & estuary views
- Sought after location
- Ideal for dual occupancy
- B&B/holiday let
- Generous garden
- Off street parking & garage

Guide price £475,000

SITUATION & AMENITIES

The property is situated on the outskirts of the popular village of Northam and is within walking distance of the Northam Burrows Country Park, a renowned Area of Outstanding Natural Beauty. Northam benefits from an excellent range of amenities for its size including Post Office, newsagents, small supermarket, pubs and restaurants, health and dental centre, church, primary school, library and a swimming pool. The coastal town of Westward Ho! benefits from a three mile long beach that adjoins the Northam Burrows Country Park and the Royal North Devon Golf Club. The port and market town of Bideford sits on the banks of the River Torridge and offers a wide range of amenities including various shops, banks, butchers, bakeries, cafes, places of worship, schooling for all ages (public and private) and four supermarkets. There is also access to the Tarka Trail which affords superb walks or cycle rides that extend beyond Torrington and Barnstaple. The regional centre of Barnstaple is approximately 9 miles and offers all the area's main business, shopping and commercial venues. There are also good transport opportunities via the A361 link road, which connects to the motorway network at junction 27 of the M5 or via rail and the Tarka Line.

DESCRIPTION

An opportunity to acquire this attached period property located on the outskirts of Northam village and within walking distance to the beach at Westward Ho! This substantial 1930's property is highly versatile having 3391 sq ft of accommodation in total including 6/7 bedrooms and 3 bathrooms creating one generous family home. The property is double glazed, gas centrally heated and well presented throughout and enjoys plentiful reception rooms including a large conservatory that looks out onto the private rear garden. The property is



Situated on the edge of one of the most sought after villages in North Devon and walking distance to the beach.





situated in a generous plot amounting to just under quarter of an acre and enjoys sea and estuary views from the first floor, with ample off street parking to the front and integral garage. The layout could also be utilised as a Guest house/ B&B, or could be used as two individual properties either for a dependant relative or a lucrative holiday let.

The accommodation with approximate dimensions, is more clearly identified on the accompanying floorplan but comprises;

Mayfield is accessed by a private driveway with an extensive tarmac area allowing off street parking for multiple vehicles, as well as an integral garage, hidden from the road by substantial hedges. The entrance porch gives access to the main hallway with stairs rising to the first floor landing with under stairs storage cupboard and coat room. From the hallway doors lead into the sitting room with wood burning stove, open plan living/ dining room with french style patio doors that lead out onto the rear garden and kitchen. The kitchen has a range of modern country style units and matching breakfast bar, integrated fridge, space for fridge freezer, dual fuel range oven with extractor fan over. There is a useful pantry and wide opening into the breakfast room with a door to the utility room, courtesy door to the garage and glazed double doors into the conservatory. The conservatory is a brick and uPVC double glazed construction with tinted glazed roof, ceiling fan and doors that lead out onto the decked sun patio and doors that lead into a further large sitting room. The left hand wing of the property is currently used as a self-contained annexe for the current owners dependant relative but could equally be used as a holiday let or one large residence, as it is interconnected on both floors, with an additional sitting room and secondary staircase to the first floor and a good sized kitchen/ breakfast room, which could be utilised as a utility room.

On the first floor there are 6 bedrooms plus a study/bedroom 7 with family bathroom, separate WC, shower room and one en-suite. From the front bedrooms there are fabulous views towards Westward Ho! beach and the rear bedrooms overlook the garden and have views of the estuary.

OUTSIDE

The rear garden is enclosed by wooden panelled fencing, hedging and a stone wall to the right side. It is laid to lawn with mature trees, shrubs, flower beds, two timber sheds, greenhouse and a small log store. Outside lighting and water tap with access down the side of the property leading around to the front driveway.

SERVICES

Mains electricity, drainage and water. Gas fired central heating. Mayfield - EPC Band D. Mayfield Annexe - EPC Band C.

DIRECTIONS

From Bideford Quay, with the River Torridge on your right, proceed towards Northam passing Morrisons supermarket on your right and Rydons Garage on your left. Upon reaching the Heywood Road roundabout, continue straight across following signs for Northam, Westward Ho! and Appledore. Stay on this road, passing The Durrant House Hotel, taking the second right signposted Town Centre and Northam Burrows. Continue into the village of Northam and take the right onto Sandymere Road. Continue down the hill where the property can be found on your right hand side, as indicated by a Stags for sale board.

Approximate Gross Internal Area = 315 sq m / 3391 sq ft
(Including Garage)

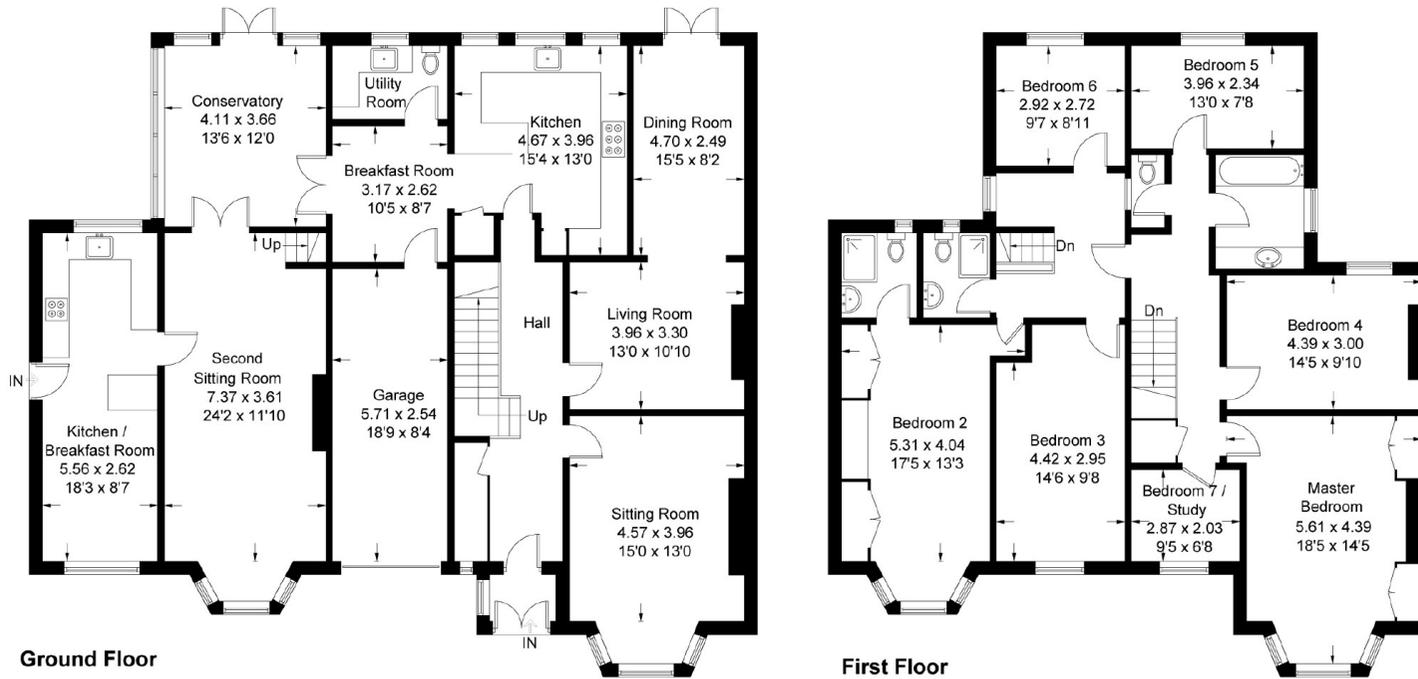


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID270871)

These particulars are a guide only and should not be relied upon for any purpose.



Stags
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Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
35-39	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	