



Mayfield



# Mayfield

Orchard Hill, Bideford, Devon, EX39 2RA

Bideford Town Centre 0.7 miles, Westward Ho! Beach 2 miles,  
Northam 1 mile, Barnstaple 10 miles

A magnificent detached period house providing around 4000 square feet of elegant accommodation set on one of the most sought after roads in Bideford

- 7 bedrooms
- 4 bathrooms
- Ample parking
- Over 4000 square feet
- No onward chain
- 3 reception rooms
- Would suit dual occupation
- Garden, veranda and terrace
- Potential Annexe
- Freehold, Council tax band E

## Guide Price £745,000

### DESCRIPTION

Dating from the late 19th century, Mayfield is a magnificent detached period house providing around 4000 square feet of elegant accommodation which is presented in excellent order with modern fixture and furnishings sitting alongside a wealth of fine original features including decorative coricing, bay windows, pitch pine staircase and full length sash windows including one which completely opens up allowing access to the magnificent south facing façade, terrace and garden. Mayfield has been with the same family for many years and we understand this is the first time the property has entered the market for over 100 years. In more recent years the property has been a significant labour of love for the current owner, who has made many notable improvements including double glazed sash windows, new veranda slate roof and orangery with new roof and fully double glazed. Due to the large and versatile accommodation we envisage the property could have potential use for dual occupation living or creating a home with rental income. A truly stunning period home which needs to be viewed to be fully appreciated.



**ACCOMMODATION**

The entrance hall gives a wonderful sense of arrival, setting the tone for the rest of the house with an abundance of natural light, high ceilings and elegant proportions, this includes the original pitch pine staircase and leads to its principal rooms, to one side is the dining room with large sash bay windows which fully open out onto the south-facing veranda and terrace with attached orangery providing an impressive and calming space with access to the garden. On from the dining room is a guest bedroom with ensuite shower room. To the other side of the entrance hall is the highly impressive drawing room which is the main living room to the house with bay window, wood burner with marble surround and, beyond this is the breakfast room with space for a dining table, built-in storage and wood burner, from here you have access to the rear lobby/utility, pantry and the kitchen which has a range of modern fitted units with integrated appliances, access to the garden and secondary former servants' staircase to the first floor.

The quality and versatility continues to the first floor where all of the six elegant and well-appointed bedrooms have classic proportions and high ceilings. Bedroom 1 is a stunning room with large sash bay windows and modern ensuite shower room. There are also a shower room and family bathroom which includes bath and shower.

**OUTSIDE**

The immaculate south-facing garden offers a wonderful space which compliments the house perfectly with an idyllic veranda and large raised terrace which takes full advantage of the property's elevated position. On from the terrace is a lawn area with well-planted borders and mature trees giving the property a sense of seclusion. Beyond the garden is a greenhouse and storage outbuildings for bikes, surfboards etc. In terms of parking the property is blessed with ample parking and turning area.

**SITUATION**

Mayfield is situated on one of the most highly sought-after residential roads in the area, within walking distance of Bideford's amenities with easy access to the sandy, surfing beach at Westward Ho! The historic port and market town of Bideford sits on the banks of the River Torridge, offering a range of amenities including various shops, banks, butchers, cafes, bakeries, places of worship, pubs and restaurants. Schooling for all ages (public and private), five supermarkets and Affinity Retail Park is just a short two-mile drive away with an excellent range of well-known branded shops and factory outlets. From Bideford, there is also access to the Tarka Trail, which affords superb walks or cycle rides that extend beyond Great Torrington and Barnstaple. The nearby village of Northam is one mile away and offers a range of amenities including Post Office, newsagents, small supermarket, pubs and restaurants, church, primary school, library, health & dental centre and a gym and swimming pool.

The coastal town of Westward Ho! is two miles away and benefits from a three-mile long, safe and sandy beach that adjoins the Northam Burrows Country Park and the Royal North Devon Golf Club, which is reputed to be the oldest links course in England. There is also a good range of amenities for its size, as well as access to the South West Coast Path, which affords excellent walks with stunning vistas of the rugged North Devon coastline. The regional centre of Barnstaple is approximately 10 miles away 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.

**SERVICES**

All mains connected. Gas central heating.  
According to Ofcom, Superfast broadband is available at the property and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.



IMPORTANT: 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.



| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>81</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            | <b>60</b> |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

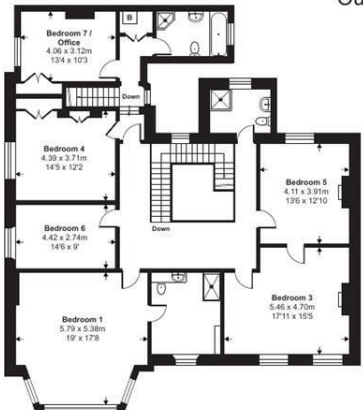
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Approximate Area = 4000 sq ft / 371.6 sq m  
Outbuilding = 171 sq ft / 15.8 sq m  
Total = 4171 sq ft / 387.4 sq m  
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags, REF: 1096585