

STAGS

Mayfield

Mayfield Kingscott

, Torrington, Devon, EX38 7JW

Great Torrington 2.5 miles Bideford 9.4 miles Barnstaple 12 miles

A spacious bungalow with equestrian facilities and land situated at the edge of a pretty hamlet.

- Approximately 1.5 Acres
- Living Room
- Boot Room & Utility Room
- Driveway & Parking
- Freehold
- 2 Bedrooms
- Kitchen & Breakfast Room
- Stabling
- Gardens
- Council Tax Band 'C'

Guide Price £465,000

Situation

Mayfield is situated in situated towards the edge of Kingscott, a small hamlet close to the village and civil parish of St Giles in the Wood (approx. 0.7 miles). with amenities including; parish church, sports/social club and village hall. The historic market town of Great Torrington (approx. 2 miles), offers supermarkets (including M&S Food, Co-op & Lidl), independent and artisan shops, cafés, pubs, banking facilities, schooling for all ages, leisure facilities, the renowned Pannier Market and the Plough Arts Centre and is surrounded by Commons, with over 360 acres of nature walks. Additionally, the property is within easy reach of RHS Rosemoor, a renowned 65-acre garden and visitor attraction.

The port town of Bideford (approx. 9 miles) extends a wider range of facilities; including independent/artisan shops, banking facilities, pubs/restaurants/cafes and schooling for all ages (public and private) and several supermarkets. The coastal resorts of Westward Ho! Appledore and Instow (all approx. 9 miles) offer a mixture of sandy beaches, fine pubs/restaurants and a historic quay, amongst other amenities and attractions. 7.6 miles to Umberleigh Railway Station and 20 miles to Okehampton Railway Station, both providing regular services to Exeter, with onward connections to London Paddington and Waterloo. Journey times from Exeter to London Waterloo are approximately 3½ hours.

Description

Mayfield offers the perfect opportunity to acquire a small equestrian smallholding. This spacious detached bungalow enjoys a southerly orientation and benefits from fine, far-reaching views across open countryside. The property provides well-considered accommodation arranged over a single level and would benefit from general modernisation throughout. It also offers potential to extend or further develop, subject to the necessary planning permissions. The accommodation comprises a large living room, a spacious kitchen, and two double bedrooms. Outside, the grounds extend to over 1.5 acres in total and consist predominantly of level, usable pasture, together with a stable block. The property is further complemented by secure gardens and ample parking.







Accommodation

Double glazed doors open into the large BOOT ROOM / ENTRANCE HALL & STORE, with a door to the kitchen and a doorway leading to the UTILITY ROOM, which has space and plumbing for white goods, a door to the rear garden, and a staircase rising to the OFFICE. The office features a vaulted ceiling (restricted headroom in places), access to eaves storage, and a door to a storeroom, which also benefits from eaves storage. The KITCHEN / BREAKFAST ROOM enjoys far-reaching views across open countryside through a large panoramic window. It is fitted with a range of light-coloured base units with worktops over, tiled splashbacks, and matching wall-mounted units. Appliances include a 1½ bowl sink and drainer, an inset electric hob, an inset twin oven and grill, and space and plumbing for white goods. There is also an inset shelved linen cupboard, and the room easily accommodates a large dining table. The central HALLWAY features twin glazed doors opening to the front garden, two storage cupboards, and a glazed door leading to the LIVING ROOM. This spacious reception room benefits from a large panoramic window, a door to the rear garden, and an open fire with a tiled hearth and surround.

BEDROOM 1 is a double room with a large panoramic window and extensive fitted twin wardrobes. BEDROOM 2 is also a double room. The SHOWER ROOM is fitted with a shower cubicle and wash hand basin with a vanity unit beneath. There is also a separate CLOAKROOM with WC.

Gardens & Grounds

The property is set back from the road behind a mature hedgerow, with double gates opening onto a driveway and parking area. Lawned gardens lie to the side of the property, wrapping around the eastern elevation of the bungalow and bordered by hedging and fencing. To the rear is a secure garden, predominantly laid to lawn and complemented by a patio area and raised beds.

A large timber gate leads from the driveway to a spacious turnout area, which could also provide additional parking and benefits from a partial rubber crumb surface. The stable block comprises two stables and a tack room, all with solid floors, together with a substantial attached store/barn featuring double doors at either end. There is power and light in the stable and barn/hay store. There is also a concrete hardstanding area and a further small turnout area to the eastern side. The land is currently arranged as two grass paddocks, divided by post-and-rail fencing and enclosed by secure boundaries. In total, the grounds extend to approximately 1.57 acres.

Services & Additional Information

Services: We understand all mains are connected.
Broadband: 'Standard', 'Superfast' and 'Ultrafast' is available (Ofcom) Please check with chosen provider
Mobile phone coverage from the major providers: EE - Good / o2 - Variable / Three - Good / Vodafone - Good (Ofcom). Please check with chosen provider.

Viewings

Strictly by confirmed prior appointment please, through the sole selling agents, Stags on 01237 425 030 or bideford@stags.co.uk

Directions

Postcode: EX39 7JW (Not to be relied upon)
What3words: ///enable.president.stags



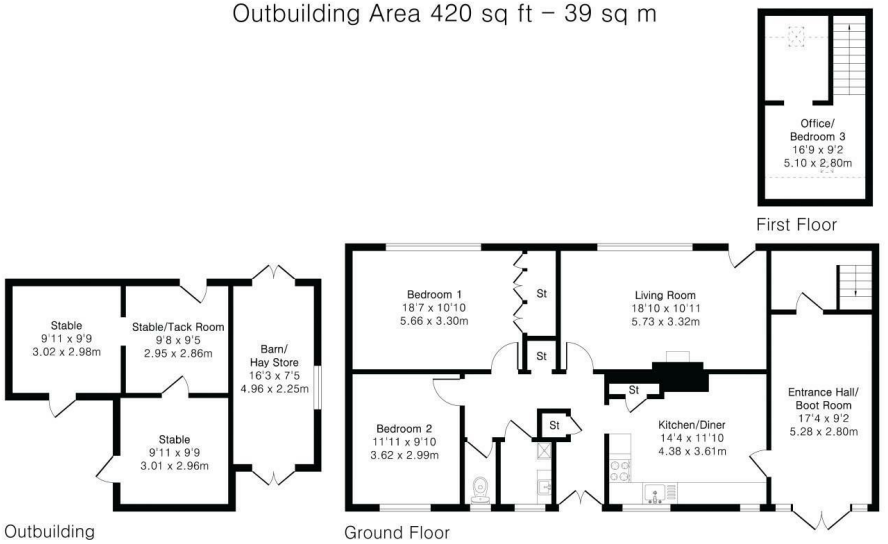


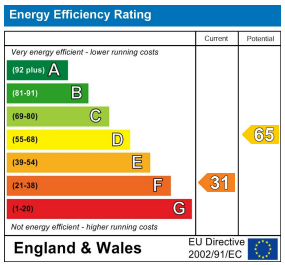


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Approximate Gross Internal Area 1251 sq ft - 116 sq m
(Excluding Outbuilding)
Ground Floor Area 1097 sq ft – 102 sq m
First Floor Area 154 sq ft – 14 sq m
Outbuilding Area 420 sq ft – 39 sq m





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