



Mayfield Cottage



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High Bickington, Umberleigh, Devon, EX37 9AY

Close to the village centre, open countryside & Libbaton golf club. Barnstaple, South Molton & Torrington within easy access.

A charming detached period village house offering characterful & well presented accommodation

- Sitting Room, Dining/Music Room
- 3 En Suite Bedrooms [1 on ground floor]
- May suit dual occupation or Home & Income
- Walled enclosed, secluded garden
- Council Tax Band D
- Garden Room, Kitchen, Cloakroom
- Principal bedroom has a Study area floor
- Garage/workshop, Car Port, Ample Parking.
- No upward chain
- Freehold

Guide Price £480,000

SITUATION & AMENITIES

High Bickington village offers a wide range of amenities including community shop/Post Office, Methodist Chapel and CofE, active community centre, community woodland, play parks/playing field, Football and Cricket Clubs, regular bus service, etc. The area is well-served by excellent state and private schools, including the renowned West Buckland school which offers a pick-up bus service within walking distance. Libbaton Golf Club is within a healthy walk or short drive. The Mole Resort Golf Club is also within about 15 minutes' drive and has facilities including swimming pools, gym, spa, tearoom, and restaurant, etc. There are nearby stations and public houses at Portsmouth Arms and Umberleigh on the picturesque Tarka Line, providing trains to both Barnstaple and Exeter. Umberleigh is about 15 minutes and close to Umberleigh is a petrol station/small supermarket. The regional centre of Barnstaple is approximately 25 minutes by car and offers the area's main business, commercial, leisure and shopping venues, as well as North Devon District Hospital and live theatre. At Barnstaple there is access to the North Devon Link Road (A361) which leads on in a further 45 minutes or so to Jct.27 of the M5 Motorway and Tiverton Parkway station, which offers a fast service of trains to London Paddington in just over 2 hours. The market towns of Bideford, South Molton and Great Torrington are all easily accessible. The North Devon coast with its excellent sandy beaches at Instow, Saunton (also with Championship Golf Course), Croyde, Putsborough and Woolacombe, and delightful cliff walks – not to mention Exmoor and Dartmoor National Parks are all within around 40 minutes by car. The nearest international airports are at Bristol and Exeter.



DESCRIPTION

Mayfield Cottage comprises a charming, detached period village house, which presents painted rendered elevations with double glazed windows – which have ornamental shutters to the front – all below a slate roof. The property is reputed to originally date back to 1746 and remarkably perhaps it is not listed. The cottage is presented to a high standard – both inside and out – and has been tastefully modernised to combine 21st Century refinements with original features. The accommodation is arranged over two storeys and is not unlike the TARDIS, being a lot bigger internally than would appear externally. This includes three ensuite bedrooms – one of which is on the Ground Floor, ideal for those unable to manage stairs and for futureproofing. This room has been previously used on a B'n'B basis. The house is complemented by well-tended gardens. There is a detached garage/workshop, adjoining car port and ample parking, including space for a motorhome.

ACCOMMODATION

GROUND FLOOR

Front door to ENTRANCE HALL. CLOAKROOM. SITTING ROOM double aspect, attractive stone fireplace with wooden mantle, fitted wood burner, pair of French doors to GARDEN. DINING ROOM/MUSIC ROOM double aspect with staircase rising to FIRST FLOOR (described later), half-vaulted and beamed ceiling. GARDEN ROOM with pair of French doors to REAR GARDEN. KITCHEN extensive range of contemporary units in a white theme topped by slate-effect work surfaces incorporating 1 ½ bowl porcelain sink, usual appliances included, tiled flooring. GROUND FLOOR BEDROOM 3 double aspect, built-in double wardrobe, adjoining dressing table. ENSUITE SHOWER ROOM.

FIRST FLOOR

LANDING. The MASTER BEDROOM has windows over the REAR GARDEN. There is a range of built-in wardrobes to one wall. The room incorporates a STUDY RECESS and has an ENSUITE BATH/SHOWER ROOM. BEDROOM 2 double aspect, built-in wardrobe. ENSUITE BATHROOM.

OUTSIDE

There is vehicular access through a pair of gates to the right of the dwelling. This leads to a PARKING AREA for several vehicles including motorhome space. The DETACHED GARAGE/WORKSHOP has power and light connected. Adjacent is a CAR PORT and behind there is a storage area. The South-facing walled garden is secluded and peaceful, landscaped with ease of maintenance in mind. There is a mix of lawned area, flower borders and delightful TERRACE – a perfect spot for Al fresco dining. In addition, there is a shaded VERANDA area with decked base.

SERVICES

All mains services are connected. Gas central heating.

DIRECTIONS

Leaving Barnstaple on the A377 towards Exeter, after about 8 miles turn right signposted towards Atherington. At the staggered crossroads in the village, cross straight over signed High Bickington. Continue to the village, turn right onto the High Street and then first left, where the property will be found ahead of you.



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) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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