

**11 Stoke Street, New Town, TAS, 7008**

**House For Sale**

Thursday, 24 October 2024



**11 Stoke Street, New Town, TAS, 7008**

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Dominic Romeo

## Mayfield c. 1857

'Mayfield' is without a doubt one of Hobart's most unique examples of Gothic architecture. Built in the English tradition, the conjoined triple storey brick rendered Victorian building is straight out of an English fairy tale. Architecturally, and historically important, Mayfield is believed to be the work of Alexander Dawson who was responsible for designing some of Tasmania and Australia's finest gothic buildings. Mayfield retains all the classical hallmarks of the grand early Victorian Gothic vernacular, including steeply pitched roof, finials, gables, decorative parapets, arched windows and doorways. These were all features designed to make an impact, impress and, make a lasting statement. Mayfield has now been placed onto the market for the first time in 40 years.

The land where Mayfield stands was originally part of the Boa Vista Estate. John Matthew May, the superintendent of the Convict Establishments at Hobart Town, purchased approximately 2 acres of land from this estate in 1854, and built the two symmetrical conjoined houses. During December 1855, the Legislative Council initiated an investigation into the Convict Department and called in Dr. Hampton Comptroller General of Convicts and May, after a rebellion was mounted within the front yard of Mayfield by local citizens upset at the owner builders for stealing building materials to build it. The majority of the materials used to build Mayfield were shipped from Port Arthur and listed as potatoes and other goods for the voyage. They were both charged with fraudulent appropriation of labour and materials, and embezzlement. May was reprimanded for employing prison labour for his own benefit during the building of Mayfield and Hampton refused to provide information in court and fled to England. This event was known as the 'Hampton Affair'. Mayfield was completed in 1857.

Mayfield is a substantial 3 storey 312m<sup>2</sup> residence. The house is entered via the porch with its distinctive multifoil archway and arched doorway into the vestibule where you are greeted by a decorative staircase which leads to several bedrooms including the master bedroom and bathroom. The ground floor consists of a large dining room, stunning living room, library, bathroom and kitchen. The basement area provides a number of large rooms and a kitchenette - perfect as informal living rooms, further bedrooms or self-contained living quarters. Notable internal architectural features include gothic arches, bay windows, open fireplaces, high ceilings, wide floorboards and decorative ceilings.

The house is well set back on a large garden allotment of 1161m<sup>2</sup> and includes charming 130m<sup>2</sup> two storey, red brick gothic stables. The current vendors' had plans drawn up for the stables to be converted into a charming self contained cottage.

Mayfield is located in one of New Town's premier streets and in what is regarded as Hobart's oldest suburb. Historically it was home to Hobart's wealthiest citizens and as a result has some of the most important and grandest houses in Hobart. Hobart's CBD is only 4km away, and at your door step are all the finest schools, shopping strips and galleries.

Whether Mayfield is your next private family home, weekender, interstate escape or a unique cosmetic restoration project - this property offers the opportunity to own a unique historic trophy home in the heart of New Town, close to the CBD of Hobart.

For any further information or to arrange a private inspection at a time to suit your schedule, please contact Dominic Romeo on - 0438 500 277 or email - [dominicromeo@circaheritageandlifestyle.com.au](mailto:dominicromeo@circaheritageandlifestyle.com.au)