

BUILDINGS OF HISTORICAL INTEREST IN NEED OF REPAIR AND FOR SALE
No: 196 Spring 2018



Bussage House, Bussage, see GLOUCESTERSHIRE

SPAB PROPERTIES LIST

Most of the buildings listed here need work or conversion to a new use, which is the purpose of the list. We hope that if you acquire one of the buildings on the list you will respect its history and be guided by SPAB principles of conservative repair. These principles are described in the Society's Manifesto and in The Purpose of the SPAB. (See www.spab.org.uk) Some buildings do require major repairs. Others need only minor work. In some cases we may well advise against the sort of modernisation claimed to be desirable.

Old buildings can suffer a worse fate from well-meant "restoration" than from neglect. Much work done to old buildings – whether in an attempt to modernise them or "get back to the original" is unnecessary and may be positively harmful. The SPAB was set up to point out the destructiveness of much restoration, and promote the idea of conservative repair. This approach encourages the repair rather than the replacement of original fabric. So much of what gives an old building its special character is fragile and can easily be lost forever by enthusiastic but misdirected restoration. Age adds its own qualities which the repairs should not try to eliminate.

A good starting point is Look Before You Leap (on our website). We sell a wide range of publications aimed at both the professional and the homeowner and there are answers to a number of common questions on our website: www.spab.org.uk.

Throughout the year we hold several Homeowners' Courses in various parts of the country. Details from the SPAB or from our website: www.spab.org.uk

Although care is taken to ensure properties are still on the market, there is a short delay between compiling the list, printing and posting it. With the property market so changeable at present it is inevitable that some may be under offer when the list reaches you. This is especially true in certain areas of the country. It may be worth looking under more than one county heading as the addresses provided to us sometimes relate to former county names.

If you do buy a property from the list, would you please let us know in due course?

ENQUIRIES ABOUT ANY PROPERTY MUST BE MADE DIRECT TO THE PERSONS WHOSE NAMES AND ADDRESSES APPEAR ON THE LIST, AND NOT TO SPAB

PROPERTY MISDESCRIPTIONS ACT

The information on this list is supplied by those selling the properties and we have no means of checking its accuracy. It is essential that you do not rely on any information given here but make your own independent enquiries.

LG denotes listed grade
accommodation

AC

denotes

England

BUCKINGHAMSHIRE

Roughwood Farmhouse, Roughwood Lane

LG II Guide Price £2,600,000 (reduced) Freehold

Nice red brick Victorian farmhouse, requiring work, that incorporates a wing designed by Charles Voysey in 1902. There is a detached cottage, also requiring work, included in the sale, along with a garage, outdoor swimming pool, and a tennis court. In all just under seven acres.

Ground floor: Porch, music room, dining room, kitchen/breakfast room, drawing room, pantry, family room, utility room, with access to the garage. First floor: Seven bedrooms, one with a dressing room and part en-suite bathroom, another bathroom, separate loo. Cellar. The cottage: Reception room, kitchen/dining room, wood store. Beyond this the first of three garages, all attached, none integrated. First floor: Three bedrooms, bathroom. There is a store accessed via and above the garage, not integrated to the cottage.

Contact: Savills, 55 Hill Avenue, Amersham, Buckinghamshire, HP6 5BX
[5686/1708]

Telephone: 01494 787 782

Manor Farm, 1 World's End Lane, Weston Turville

LG II* Guide Price £1,250,000 Freehold

Dating back to the 15th century this attractive house now presents as predominantly Georgian. It has been owned by the same family since the 1820s !

The owners say that many of its original features are still extant and they have been told that the medieval roof might date back to the 14th century. They also say they have written a booklet about the property so there are more such details and history to be known than are written here. This interesting property now requires work. The Agents describe the three distinct sections of the house. The oldest, the original hall house, the largest part, the Georgian, and dominant part of the house, and the most recently built, the Victorian stable/coach house which is currently used as a garage. It is being sold with its surrounding gardens, part of which are walled.

Ground floor: Hall, dining room, drawing room, sitting room, store, kitchen/breakfast room, lobby, boot room. Attached but not integrated: barn, garage, store. Nor are these interconnected. First floor: Six bedrooms, dressing room, bathroom. Three of these bedrooms, all interconnecting, now require considerable work. It appears these may lie within the oldest part of the house. Cellar the same size as the footprint of the house; comprising one large area (a former dairy), and three barrel vaulted 'rooms'.

Contact: Savills, 55 Hill Avenue, Amersham, Buckinghamshire, HP6 5BX
[5555/1708]

Telephone: 01494 787 782

CAMBRIDGESHIRE

The Water Mill, West Deeping

LG II £1,395,000 (reduced)

Very nice Georgian former mill that might now benefit from some work. Subject to the necessary planning permission the core house and mill working areas might now be integrated together. "The mill workings of the northern end of the building are thought to date from circa 1750 and to pre-date the domestic dwelling by approximately 100 years." Outbuildings, landscaped gardens, meadow land and an outdoor swimming pool are included in the sale. In all approximately 6.5 acres.

Ground floor: Hall, TV room, reception room, sun room, kitchen/breakfast room, dining room, water wheel room, river room, dovecote. First floor: Three bedrooms, study, bathroom. At a lower level: Two rooms, not integrated, and neither to each other. Second floor: Five bedrooms, two sharing the same bathroom, one with en-suite shower and loo, bathroom, sauna.

Contact: Savills, 9 High Street, St Martins, Stamford, Lincolnshire, PE9 2LF
[5773/1700]

Telephone: 01780 484 694

CORNWALL

Lower Westcott, Tremaine

LG II £525,000 Freehold

A delicious mid 16th century farmhouse with its nearby Waggon House, and other outbuildings. Very considerable work has been done on this lovely property over the years, and there still remains more to do. In completing the work that has been done the current owner writes of "using old delabole slate, replacing timbers where necessary, insulation etc, also using lime render and plaster to the entire first floor and partially to the ground floor." Along with the waggon house workshop there is a garden of approximately 0.6 of an acre and a 3 acre paddock included in the sale.

Ground floor: Storm porch, kitchen/dining room, utility room, rear lobby, sitting room, hallway, study, bathroom. First floor: three bedrooms, one with en-suite shower room. Outside: Wagon House (6.36m x 4.96m), with a studio above, a workshop, ('with extant planning consent for residential annexe'), garden shed,

Contact: Kivells, 2 Broad Street, Launceston, Cornwall, PL15 8AD [5841/792]

Telephone: 01566 777 777

1 Ivy Cottages, Chapel Hill, Ponsanooth

Guide Price £225,000 Freehold

This attractive stone built semi-detached cottage that dates back to the 1800s, might now benefit from some work. It has an enclosed rear garden.

Ground floor: Entrance porch, dining room, living room, kitchen, store. Landing, two bedrooms, one with a dressing room, bathroom.

Contact: Heather & Lay, 3 Church Street, Falmouth, Cornwall, TR11 3DN
[5852/1651]

Telephone: 01326 319 767

The Thatched Cottage Feock, Truro

LG II Guide Price £500,000

Completely perfect colourwashed white thatched cottage. This cottage requires absolutely no work whatsoever, and is simply too gorgeous not to include on this list. It is nestled cosy and low below its terraced garden to its rear.

Ground floor: Entrance hall, kitchen, sitting room, inner hallway, reception room, utility room, shower room. First floor: Main landing, second landing, three bedrooms, bathroom.

Contact: Philip Martin, 9 Cathedral Lane, Ponsanooth, Truro, TR1 2QS
[5854/1649]

Telephone: 01872 242 244

Culham, The Square, Probus

LG II Guide Price £335,000

Set high and with views towards the countryside this attractive colourwashed white cottage is believed to have been built in 1750. It has been owned and well cared for by the same family for many years, and has an enclosed garden to the rear.

Ground floor: Entrance hall, sitting room, dining room, inner hallway, kitchen/breakfast room, utility room, cloakroom. First floor: Landing, four bedrooms, bathroom.

Contact: Philip Martin, 9 Cathedral Lane, Ponsanooth, Truro, TR1 2QS
[5855/1649]

Telephone: 01872 242 244

29 Waterloo Road, Falmouth

£179,950 Freehold

Light filled semi-detached house that might now benefit from some work. Its front elevation is set at 45 degrees, which appears to be in line with its neighbour. It has a slim courtyard garden to the rear, probably matching its own slender

Ground floor: Courtyard entrance, living room (with the 45 degree angle), kitchen. First floor: Landing, two bedrooms, (one with the 45 degree angle), bathroom.

Contact: Heather & Lay, 3 Church Street, Falmouth, Cornwall, TR11 3DN
[5830/1651]

Telephone: 01326 319 767

COUNTY DURHAM

Derwent Lodge, Shotley Bridge

£1,500,000 Freehold

Very nice Victorian gabled house that was built in 1867. It is being sold with fishing rights on the River Derwent. There is also an annexe included in the sale.

The stables have had planning permission, now lapsed, for conversion to a two-bedroomed annexe. The river lies through the wooded area, through the paddock land. In all approximately 7.6 acres.

Ground floor: Dining room, drawing room, conservatory, family room, sitting room, small room leading to loo, kitchen/breakfast room, stairwell giving access to the playroom, study, and annexe. The ground floor part of the annexe is accessed through the playroom: kitchen, utility room. The garage and the stables complete the courtyard area. They are adjoined to the main house, and not integrated. First floor: Games room, five bedrooms, two bathrooms. First floor part of the annexe: Gym, bedroom, bathroom. This first floor of the annexe is accessed via a staircase also shared by the main house. Outside: Four stables set in an 'L' shape around the courtyard. Two woodstores.

Contact: Strutt & Parker, 1 - 3 Oldgate Street, Morpeth, Northumberland, NE61 1PY [5800/93]

Telephone: 01670 516 123

DERBYSHIRE

The Manor House and Studio Barn, Bonsall, Matlock

LG II Guide Price £645,000

Dating back to the 17th century and with stone mullioned windows this atmospheric former manor house might now benefit from some work. A detached barn is included in the sale; this currently provides two bedroomed accommodation. The house and barn overlook the village and are surrounded on three sides by its garden and grounds. The fourth elevation, 'L' shaped and with the front door entrance set at the internal junction of the 'L', faces the road. An adjoined paddock of approximately 2 acres, might also be available by separate negotiation.

Ground floor: Entrance hallway, drawing room, family room, kitchen, breakfast room. First floor: Three bedrooms, bathroom. Second floor (attic): Two bedrooms, shower room, storage space. The barn: Kitchen, bathroom, two separate bedroom areas on the mezzanine level.

Contact: Bagshaws, The Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH [5463/1610]

Telephone: 01629 812 777

or
bakewell@bags
haws.com

DEVON

Fardel Manor, Edge of Dartmoor

LG I Guide Price £2,000,000

STOP PRESS: "A compact Grade I listed late medieval manor House sheltered in superb gardens. [with] screens hall, reception hall, drawing room, dining room, morning room. [Included in the sale] domestic outbuildings, [Grade II*] 15th century chapel, three bedroomed staff cottage," There are no further details available at present.

Screens hall, reception hall, drawing room, dining room, morning room, four bedrooms.

Contact: Jackson-Stops, 10 Southernhay West, Exeter, Devon, EX1 1JG
[5853/1739]

Telephone: 01392 214 222

The Barton, Throwleigh, Dartmoor National Park

LG II* Guide Price £895,000 (reduced)

Very nice whitewashed village house that has origins in the early 16th century. There are late 16th century, 17th century and 19th century additions. While it has been well maintained it might now benefit from some work. The former bake house is currently a garden room. The rear hall has been created from the former outshot and has glazed sliding doors opening through granite stanchions to the courtyard. A number of outbuildings are included in the sale, which, subject to any necessary planning permission, might now be used in a number of different ways. This very attractive property is being sold with its enclosed cobbled courtyard and walled garden..

Ground floor: Drawing room, sitting room, study, kitchen/breakfast room, large cloakroom, garden room (former bake house), shippen, workshop. First floor: Five bedrooms, one with a loo, shower room, bathroom.

Contact: Jackson Stops & Staff, 10 Southernhay West, Exeter, Devon, EX1 1JG
[5433/66]

Telephone: 01392 214 222

Longlands, Hennock

LG II Offers over £800,000

This extraordinary late medieval farmhouse is completely dominated by its chimneys. It was remodelled in the late 16th or early 17th century and now requires considerable work. It is being sold with a separate annexe, a cottage, also requiring work, and a former barn, now an office/studio. Some of these buildings are set around a courtyard. In all approximately 3.5 acres.

The farmhouse: Porch, drawing room/dining room, sitting room, breakfast room, kitchen, loo. First floor: Landing, five bedrooms, one with a dressing room (the gabled room above the porch), shower room, loo. Outside: The annexe: This stone building lies beside the main house: Hall, utility room, kitchen/dining room/sitting room, shower room, two store rooms, attached but not integrated. First floor: Sitting room, roof terrace/balcony, three bedrooms, two bathrooms.

The Potters: Self contained annexe: Sitting room/kitchen/breakfast room, bedroom, bathroom. Staircase to first floor: Living area, bedroom, kitchen, bathroom. The converted barn: Currently comprising: Office on the ground floor. On the first floor: a studio, an office, shower room.. There is also stabling for four horses included in the sale. Part of the 3.5 acres is pastureland.

Contact: Jackson Stops & Staff, 10 Southernhay West, Exeter, Devon, EX1 1JG
[5688/66]

Telephone: 01392 214 222

Rumleigh House, Bere Alston

LG II £1,250,000

This interesting house, substantial as it is now, actually started out as a number of farmworkes' cottages. Its name has remained the same since the 14th century when it was owned by the de Rumlege family. It has been owned by the same family since 1929, and is currently being used as three separate apartments. The fond memories of a childhood, engraved with the presence of this interesting house have brought it to this list's attention. In this same person's words it is "Definitely in need of a SPAB - minded new owner"; Subject to the necessary planning permission it might now be reinstated into the single house that it was when substantially remodelled at the end of the nineteenth century. Locally its gardens and grounds have been known as "Rumleigh Fruit and Flower Farm". The house is being sold with approximately 28.94 acres and a number of outbuildings.. 22.93 acres of this land is available as a separate Lot. Separately this land is being offered at £250,000. The above price is for both this land, the house and the separated six acres.

Accommodation: The three floors are divided into the three separate apartments: Ground floor, including the adjoined cottage which can be accessed from the main house: Entrance porch, entrance hallway, sitting room, dining room, kitchen, two bedrooms, one with separate loo, bathroom, two workshops, another kitchen, seven storerooms of different sizes. First floor: Landing, enclosed verandah, sitting room, kitchen, five bedrooms, two reception rooms, that can be accessed via another staircase, two bathrooms, three separate loos, Second floor: Two reception rooms, kitchen, three bedrooms, bathroom, separate loo. Outside: Quadruple garage, another garage, a range of storage barns, workshop and stores, packing shed with loft space, large hen run.

Contact: Strutt & Parker, 24 Southernhay West, Exeter, Devon, EX1 1PR
[5842/80]

Telephone: 01392 215631

Church House, Throwleigh

LG II* OIEO £625,000

Dating back to the early 16th century this very attractive thatched house is described in its Listing as a well-preserved late medieval church house. It is being sold with a separate timber clad barn and smallholding of land. 'The vendors have drawn up plans to extend the rear of the house to create a double height room with a new internal staircase.' All subject to the necessary planning permission. It is set in approximately 3.3 acres, with part of its boundary set against the churchyard to the adjacent church of St Mary the Virgin.

Ground floor: Living room, kitchen/diner, narrow staircase. First floor: Landing, four bedrooms, one bathroom. The staircase rises into one of these bedrooms. Outside: Workshop/studio, another workshop, stable/store, three further stores. First floor: Two workshops, studio area, kitchen area.

Contact: Jackson Stops & Staff, 10 Southernhay West, Exeter, Devon, EX1 1JG
[5791/66]

Telephone: 01392 214 222

DORSET

Redlands Farm, Broadwindsor

LG II Guide Price £725,000 Freehold

Very nice, very typical, reddish (sandstone ?) detached former Georgian farmhouse with a large outbuilding included in the sale. The house is in good condition; the large outbuilding (58' x 29'6") might now, subject to any necessary planning permission, be used in a number of different ways. In all approximately 0.64 of an acre.

Ground floor: Hall, dining room, living room, sitting room, dining hall, kitchen/breakfast room, boot room, utility room, workshop, large store, another store (not integrated), orangery, believed to be over 100 years old and reclaimed from Pareham House. First floor: Five bedrooms, one with en-suite shower room, bathroom. Outbuilding: Ground floor: Office, garage/workshop. First floor: Mezzanine, office, large space.

Contact: Symonds & Sampson, 36 Hogshill Street, Beaminster, Dorset, DT8 3AA [5485/1606]

Telephone: 01308 863 100

Kittwhistle Cottage, Kittwhistle

Guide Price £335,000

Believed to have been built as two, this attractive 17th century cottage now requires considerable work. There is currently a corrugated 'verandah' to the front.

It has a ground floor annexe, is set in its own garden, and has a garage and parking.

Ground floor: Front door, via the corrugated verandah, to one of the two staircases, rear hall, kitchen/dining room, utility room, living room, sitting room, annexe kitchen, bedroom. First floor: Three bedrooms, accessed via both staircases, bathroom, separate loo. Outside: The garage.

Contact: Symonds & Sampson, 36 Hogshill Street, Beaminster, Dorset, DT8 3AA [5759/1606]

Telephone: 01308 863 100

ESSEX

Strood House, The Strood, Peldon

LG II £550,000 Freehold

Late Georgian/Regency detached house, currently colour washed a firm yellow, that might now benefit from some work. A self contained annexe is included in the sale, along with two garages. Gardens and grounds of approximately 0.5 of an acre.

Ground floor: Enclosed porch, dining room, sitting room, family room, kitchen, shower room, utility room. First floor: Landing, four bedrooms, dressing room, bathroom. Second floor: Landing, study/bedroom, storage. Outside: The annexe is in the grounds, and currently comprises a bedroom/sitting room, with French windows, kitchen, shower room. The former stables are currently used for garden storage.

Contact: FennWright, 146 High Street, Colchester, Essex, CO1 1PW [5693/1265]

Telephone: 01206 507 607

GLOUCESTERSHIRE

Hambutts House, Painswick

LG II OIEO £1,250,000 Freehold

Phyllis Calvert, (Fanny by Gaslight) bought this very attractive Georgian house in the 1940s. It now requires work. The previous owners, Phyllis Barron and Dorothy Larcher, had "designed and hand-blocked printed stuffs for [the] furnishing and dress at Hambutts House". The enclosed rear garden, included in the sale "was used by Barron & Larcher to grow plants to make natural dyes, as well as [to] inspire their designs, []"

The link to the website: <http://www.jackson-stops.co.uk/cgi-bin/properties/summary-details.pl?propID=79762>

Ground floor: Entrance hall, library, study, drawing room, dining room, kitchen/breakfast room, pantry, laundry, boiler room, log store. First floor: Landing, four bedrooms, one with en-suite dressing room and bathroom, another bathroom, separate loo. Second floor: Three bedrooms, shower room. Cellar. Outside: Garage. Along with the enclosed rear garden further garden areas enclose the house, front and rear.

Contact: Jackson-Stops, Dyer Lodge, Dyer Street, Cirencester, Gloucestershire, GL7 2PP [5857/575]

Telephone: 01285 653 334

Manor Farm House, Cerney Wick

Guide Price £950,000 Freehold

Built of Cotswold stone this gabled house is being sold with an outbuilding and an annexe. Subject to the necessary planning permission these might now be used in a number of different ways. There is a garden, though there is no mention of how large.

Ground floor: Porch, games room, drawing room, sitting room, dining room, kitchen/breakfast room, conservatory. First floor: Six bedrooms, two/three with en-suite bathrooms, this third bathroom is also accessible as a separate bathroom. Second floor/attic: Two bedrooms, separated by a playroom. Outside: The outbuilding is set over two storeys, and currently comprises: a workshop, store and garage to the ground floor, and the annexe above, comprising, sitting/dining area, kitchen area, bedroom, shower (?), loo.

Contact: Jackson-Stops, Dyer Lodge, Dyer Street, Cirencester, Gloucestershire, GL7 2PP [5859/575]

Telephone: 01285 653 334

Bussage House, Bussage

Asking Price £1,000,000 Freehold

Though it appears to be older in the photograph on the cover of this list, this delicious house is described as dating back to the 1840s. Part of it is currently used as a nursery school. There are also two apartments enveloped in the whole. Subject to the necessary planning permission this wonderful property might now be used in a number of different ways. The whole is set in gardens and grounds of approximately 1.5 acres.

The link: <http://www.jackson-stops.co.uk/cgi-bin/properties/summary-details.pl?propID=76637>

Ground floor: Porch, sitting room, kitchen, dining room, [rear] entrance hall.

First floor: Landing, two bedrooms, bathroom. Adjoined but not integrated, part of the accommodation for the nursery school: rear hall, reception room, store, first floor cellar. Adjoined but not integrated: Entrance hall [to the other

apartment): entrance hall, living room, kitchen, store. Second floor: Landing, three bedrooms. For the nursery school accommodation, this time integrated to the main house: Another landing, the school room, kitchen, loos, stores. Second floor: Entrance hall/hall, kitchen, three bedrooms, one with sectioned off room, living room, dining room, bathroom. It is not clear which rooms might be part of the separate apartments; all these rooms are interconnected. Basement: Bathroom, boiler room.

Contact: Jackson-Stops, Dyer Lodge, Dyer Street, Cirencester, Gloucestershire, GL7 2PP [5858/575]

Telephone: 01285 653 334

Brook Mill Cottage, Filkins

Guide Price £565,000 Freehold

Detached stone built house set in a predominantly 'L' shape. It has a detached studio in the garden. Subject to the necessary planning permission this might now be used in a number of different ways.

Ground floor: Porch, within the right angle of the 'L', sitting room, kitchen/dining room, sun room, utility room, pantry, cloakroom, First floor: Three bedrooms, one, set in the eaves, has an en-suite bathroom and dressing room, shower room. The studio measures 14'10" x 8'5."

Contact: Jackson-Stops, 112 High Street, Burford, Oxfordshire, OX18 4QJ [5856/227]

Telephone: 01993 822 661

Murray's Cottage, Clapton-on-the-Hill

Guide Price £525,000

Somewhat stripped of character, this cottage appears to date back to the 17th century. It has a courtyard garden.

Ground floor: Kitchen/dining room, sitting room. First floor: Three bedrooms, bathroom, balcony.

Contact: Jackson-Stops, 112 High Street, Burford, Oxfordshire, OX18 4QJ [5851/227]

Telephone: 01993 822 661

HEREFORDSHIRE

The Forge, Eardisley

LG II OIRO £325,000

Interesting Cruck hall house that dates back to the mid 15th century. The south bay, once a blacksmith's forge is currently used as a gallery. The original cross passage survives and there is a chimney stack, probably on the site of the former hearth. Its garden to the rear backs on to open fields.

Four bedrooms, one with en-suite cloakroom, two bathrooms, three reception rooms, kitchen/breakfast room, utility room, downstairs cloakroom, studio.

Outside: Outbuildings, one with power and light.

Contact: Christopher Mackay, Eardsley, Herefordshire [5866/1626]

Telephone: cjm@macforge.

plus.com or

01544 327 489

Linton Hall, Gorsley, Ross on Wye

£1,160,000 (reduced)

Built in 1888 this large country house with full height bay windows is built of local sandstone and red brick. It has a 'unique' mid roof terrace and has benefitted from considerable work; however more might now be done. It is being sold with a cottage and other outbuildings, including stabling. Amidst the eight acres of gardens and grounds, there is a swimming pool, a tennis court and an orangery.

Seven bedrooms. Set over four storeys, including the attic.

Contact: Roscoe Rogers Knight, 3 Agincourt Square, Monmouth, NP25 3BT

[5569/1704]

Telephone: 01600 772 929

Wilton Castle-on-the-Wye, River Wye

LG I £1,495,000

Enveloped in greenery and nestled in the coat tails of a 12th century castle this very attractive house has benefitted from a huge amount of work. It is on account of being so intimately linked with this castle that it qualifies to be on this list.

Along with this "and lying within the medieval castle wall lie the romantic ruins of a Tudor manor house []". The house has evolved through its proximity to its influential neighbours, with its Norman origins and extensions into the 19th century. It is being sold with approximately two acres of gardens and grounds.

Ground floor: Reception hall, drawing room, sitting room, dining room, kitchen/breakfast room, another kitchen with scullery, galleried former chapel area, utility back hall, walk-in pantry, study/cloakroom. First floor: Landing, gallery, the great tower, three bedrooms, one with en-suite bathroom, two further bathrooms. Second floor: Landing, two bedrooms. Outside: The former coach house, now used as storage and loos, is included in the sale.

Contact: Jackson-Stops, Dyer Lodge, Dyer Street, Cirencester, Gloucestershire, GL7 2PP [5843/575]

Telephone: 01285 653 334

HERTFORDSHIRE

A Voysey House, Grange Road, Bushey

LG II Guide Price £999,950

Virtually untouched Voysey house, built in around 1903. This is "the most perfectly preserved Voysey house in the uk for sale." The owner is very much hoping to find a caring new owner through SPAB. It still has the Welsh dresser installed by Voysey, and even the original coat hooks are still in place. "Locally listed in 1985 for its architectural and historic interest, the property displays prominent characteristics of Voysey's individualistic 'Arts and Crafts' ideology."

Ground floor: Entrance hall, sitting room, dining room, inner hall, cloakroom, kitchen/breakfast room, side corridor, wine cellar. Original staircase to: Landing, four bedrooms, bathroom. Outside: South facing rear garden with patio area, garage. To the front there is off road parking via two driveways.

Contact: John Whiteman, 53 High Road, Bushey Heath, WD23 1EE

Telephone: 0208 950 3434

KENT

Scocles Manor, Minster on Sea, Isle of Sheppey

LG II £900,000 (reduced)

Attractive red brick house with origins in the late 16th/early 17th century. With its current Georgian façade and gently hipped roof this attractive 'square' and sturdy detached house, with its recently added entrance porch and Ionic columns, is set on the highest ground on the Isle of Sheppey. The current owners have done very considerable work following its descent into disrepair during the second half of the 20th century. "Particular attention has been given to the use of traditional materials.' There remains more to do. The former Court building requires work. The details continue: 'Despite considerable research this fascinating building has not yielded up its history but it is hoped that now it has been brought back to life, a future owner may be able to take the search further and reveal its hidden past.' There is planning consent for a new annexe and for covered parking. There is also a garden to the rear.

Ground floor: Sitting room and living room with central chimney place and recently added spiral staircase, kitchen, boot room, dining room. First floor: Landing, four bedrooms, one with an en-suite shower room, another bathroom. Second floor: Bedroom, comprising the whole roof space.

Contact: Jackson Stops & Staff, 17c Curzon Street, London, W1J 5HU [5638/21]

Telephone: 0207 664 6646

'Netts', Sheerness

LG II 'Offers IRG -between £750,000 and £1,250,000' Freehold

With considerable alteration in 1776 this attractive house, now presenting as Georgian, with its 'symmetrical appearance' has far earlier origins. 'This freehold property is on the site of an ancient dwelling place that may once have been a manor. If so, that manor was probably Anglo-Saxon in origin. Until the carrying out of [] land reclamation works (believed [to have been carried out in the] 13th/14th century), it would probably have occupied a position close to a rather muddy seashore [] [It] is now slightly inland. Its fortunes have been tied closely to those of the English Crown since at least the time of John of Gaunt and until the relevant freehold plot was established and sold by The Crown Estate in 1985.' This plot amounts to almost one acre. There is a large Victorian outbuilding included in the sale. Considerable work has been carried out by the current owner, who acquired the property in 1988; and he adds: "Other already known complications apply and further potential complications are likely to arise a bit further down the line - please enquire should you wish to find out the present situation in that regard."

"Please note that this property is a private offer for sale."

Ground floor: Two reception rooms, kitchen, two rooms, currently used as an annexe, large cellar (currently unused). Utility room. First floor, four bedrooms, two as attic rooms; it is not clear if these are the same rooms that are described as 'two interconnected potential further bedrooms'. Again, it is not sure if the comment that there are no bathrooms or washrooms, applies to the entire house, or just the ground floor. Outside: Along with the Victorian outbuilding there is a vehicle repair workshop, dating back to 1995.

Contact: Hugh Boulton, Neats Court Manor, Queensborough Road, Minster-on-Sea, Sheerness, Kent, ME12 3RH [5847/1034]

Telephone: 01795 663 386

or
hughboulton@
aol.com

Boys Hall, Boys Hall Road, Willesborough

LG II £1,750,000 (reduced) Freehold

Built principally of Kentish ragstone this Jacobean Manor house, with its four gables to the front elevation, and stone mullioned windows, is hidden beneath a thick blanket of vegetation. It was built for the Boys family in 1616 and is currently used as a hotel, restaurant and wedding venue. Subject to the necessary planning permission it might now be reinstated as a very fine single residence. The Victorian stable block, believed to have been built in 1832, has lapsed planning permission for conversion to a separate dwelling. There is also a swimming pool that is currently covered with a timber floor. It has part walled gardens. In all approximately 2.75 acres.

Ground floor: Entrance porch, reception hall, drawing room, dining room, study, conservatory/function room, kitchen and breakfast room, utility room, bar/sitting room, workshop, boiler room, garden store. First floor: Seven bedrooms, three with en-suite bathrooms, three with en-suite shower rooms, the seventh with a next door bathroom, and possibly a shower (?) Second floor: Three bedrooms, one with en-suite bathroom, another with an en-suite shower room. The other bedroom has restricted height. Three roomed cellar. Outside: The Victorian stable block, single storey (?)

Contact: Savills, 53-55 High Street, Cranbrook, Kent, TN17 3EE [5471/954]

Telephone: 01580 720 161

LANCASHIRE

Eagle Coach House, Andrew Lane, Bolton

LG II £300,000

Very large interesting and totally unaltered coach house with clock tower that was built in 1860. It has approximately 1,000 sq ft of floor space. There is a store house to the rear (approximately 600 sq ft). This impressive building is annexed to The Grand House which belonged to the local mill owner John Holden. It is understood that the clock tower was built where it is so that he could see the clock and know when it was time to return home.

The owner has contacted the local planning authority who have said they would actively encourage residential development of the property. Should anyone wish to see photographs of this interesting proposition please email: as@artnouveau-artdeco.com

To the exterior of the building there is a loggia and cobbled area.

Contact: Audrey Sternshine [4849/1586]

Telephone: 0161 737 5938
or 07836 368
230

LINCOLNSHIRE

Gilby House, Firsby Road, Halton Holegate

Guide Price £299,950

The original part of this interesting house was built between 1710 - 1720. It was then extended, with a new building, in the early Victorian period. It now has a glazed verandah (?) to the front. The current owners have done very considerable work to the property, taking the advice offered by SPAB, of which they are members. They have added bedrooms and a shower room into the roof spaces, literally bridging the two together. The owners are saying that "It needs someone who has understanding of living in this age of property as there are still jobs to be done [that need to be] sympathetic to its age !" And, "It needs someone who realises damp has to be managed in the old fashioned way and [who knows] NOT to use [] remedies that would not only be useless but detrimental to the fabric of the house." There is a garden.

Ground floor: Entrance hall, reception room, dining room, kitchen/breakfast room, pantry, study, bathroom, boot room, boiler room. First floor: Three bedrooms, shower room.

Contact: Savills, Olympic House, Doddington Road, Lincoln, LN6 3SE
[5816/1188]

Telephone: 01522 508 908

LONDON

Camberwell Grove, SE5 81A

LG II OIEO £1,000,000

Attractive terraced early Victorian house that now requires a huge amount of work. It is set between predominantly earlier Georgian neighbours. Both it and its identical neighbour date back to the 1840s. It has been owned by the same family for almost 47 years. "This property, which was a working class household in the 1900s retains many of its original features," including fireplaces and "original Victorian gas light valve wall fittings." There is a small courtyard to the rear and off street parking.

Ground floor: Two bedrooms, utility room, store. First floor: Reception room, sitting room, loo. Second floor: Kitchen/dining room, bedroom, bathroom. Third floor: Three bedrooms, kitchenette.

Contact: sandria.m@hotmail.com [5829/1721]

Telephone:

NORFOLK

Shelton Hall, Shelton

LG II Guide Price £1,000,000 (reduced)

Set on the site of an earlier moated manor house that was burnt down the current house dates back to the 17th century. It has been very considerably extended, and substantial work has also been done by the current owners. This now roomy house was once lived in by Elizabeth I, and Queen Mary while they were under the care of Sir John Shelton and his wife, Anne Boleyn's Aunt, also called Anne Boleyn. There is not much apparent evidence for this now, except for the original moat, in whose parameters the house is now set. This airy house with a contemporary feel, might now benefit from some work. It is being sold with gardens and grounds, including an island accessed via a bridge. In all around five acres.

The link to this property is: http://www.bedfords.co.uk/cgi-bin/properties-for-sale/summary-details.pl?propID-38702_ALD160092

Ground floor: Entrance hall, dining room, games room, library, drawing room, kitchen, snug/kitchen/breakfast room, boiler room (accessed externally), another room, loo. First floor: Five bedrooms, one with an en-suite dressing room and bathroom, two with en-suite shower rooms, one of which has a dressing room, another bathroom/shower room. Second floor: Three attic bedrooms, two interconnecting, all with restricted height. Second second floor: Cinema room. Cellar room. Outside: There is a small range of outbuildings in the courtyard that include a studio, garden store with shower, a wood store and plant room.

Contact: Bedfords, High Street, Aldeburgh, Suffolk, IP15 5AB [5595/854]

Telephone: 01728 454 505

Woodcroft, Burnham Market

Guide Price £799,950 Freehold

Set in its fairly narrow plot amidst its similar neighbours this rather odd and not particularly old house now requires work. The Agents are also advising the potential for its demolition. There is an attached garage included in the sale.

Ground floor: Entrance hall, kitchen/breakfast room, side lobby, sitting room. First floor: Landing, three bedrooms, bathroom, separate loo.

Contact: Bedfords, The Bower House, Market Place, Burnham Market, Norfolk, PE31 8HF [5867/254]

Telephone: 01328 730 500

The Old Vicarage, Sedgeford

LG II OIEO £1,550,000

This attractive former Gothic revival vicarage was bought by the current owners in 1991 and they have carried out considerable and "necessary" repairs to both the house and gardens. It was built in around 1840, of shale carr-stone elevations, which, as the particulars note, is 'a labour intensive technique whereby narrow slats of a locally quarried sandstone are [were] laid so that the mortar is not visible.' The gables are tall, giving the house its fine and elegant appearance. It is all the above elements that cause it to be added to this list. There is no work required. There are gardens and grounds of approximately 1.44 acres.

Ground floor: Reception hall, sitting room, breakfast room, kitchen, dining room, study area, drawing room, cloakroom, boot room, laundry room, with loo.

First floor: Galleried landing, three bedrooms, two with en-suite bathrooms and dressing rooms, another with a virtually en-suite bathroom. Second floor:

Landing, three bedrooms, two bathrooms, store. Cellar. Outside: The outbuilding currently comprises a garage, an office and a family room. The family room and office are interconnected.

Contact: Bedfords, The Bower House, Market Place, Burnham Market, Norfolk, PE31 8HF [5787/254]

Telephone: 01328 730 500

Hill House, Binham

LG II Guide Price £495,000 Freehold

Nice brick and flint built cottage, that has been owned by the same family for fifty years. It might now benefit from some work. This nice property, with a peach coloured gable end, has views towards Binham Abbey. Binham Abbey was founded by William the conqueror's nephew, Peter de Valoines, in around 1091AD. There is an enclosed rear garden, garage and summerhouse included in the sale.

Ground floor: Entrance hall, kitchen/breakfast room, bathroom, dining room, sitting room, rear lobby. First floor: Landing, four bedrooms, one of these is also described as a dressing room, separate loo.

Contact: Bedfords, The Bower House, Market Place, Burnham Market, Norfolk, PE31 8HF [5785/254]

Telephone: 01328 730 500

Well Cottage, Redgrave

LG II Guide Price £475,000 (reduced)

Very attractive whitewashed and timber framed cottage with a thatched roof. It is believed to date back to the 16th century and may have originally been three dwellings. It has later additions and while in fine condition, might now benefit from some work. Its gardens lie predominantly to the rear. To the front there is a driveway and parking for several cars.

Ground floor: Hallway, study, sitting room, garden room, shower room, kitchen/breakfast room, utility room. First floor: Three bedrooms, bathroom. Second floor: Bedroom, dressing room. Outside: There is also a garage included in the sale.

Contact: Bedfords, 15 Guildhall Street, Bury St Edmunds, Suffolk, IP33 1QD [5692/206]

Telephone: 01284 769 999

Red House Farm, Little Massingham

Guide Price £500,000 Freehold

Very nice Victorian red brick farmhouse, set around a rambling courtyard that now requires considerable work. It is surrounded by arable farmland and pasture. It has a parking area and an enclosed garden. Amidst open barns and outbuildings there is a disused swimming pool.

Ground floor: Entrance porch, entrance hall, sitting room, drawing room, dining room, conservatory, kitchen, garden room, family room, rear lobby, shower room.

First floor: Five bedrooms, bathroom.

Contact: Bedfords, 15 Guildhall Street, Bury St Edmunds, Suffolk, IP33 1QD
[5840/206]

Telephone: 01284 769 999

The Watermill, Burnham Overy Town

LG II Guide Price £1,350,000 (reduced) Freehold

Glorious Georgian former water mill, forming a part of a range of other Georgian buildings that was built c 1737, the same year's as one of Norfolk's most famous sons, Thomas Paine. This mill was one of only two in Norfolk to be powered by both wind and water. Considerable work has been done by the current owners to convert this wonderful building to a single residence, with care was taken to use linseed paints, limewash, pinch pine and York stone where possible. The waterwheel has also been restored. The surrounding land, amounting to approximately 4.75 acres, is owned jointly by all the twelve residential properties in this range of buildings. To the east of the mill buildings there is an area of garden available by separate negotiation.

Ground floor: Entrance hall, shower room, hall, kitchen, boat house/dining room, water wheel storage. First floor: Sitting room, study. Second floor: Three bedrooms, all with en-suite bathrooms. Third floor: Sitting room, bedroom, storage. Outside: A barn providing garaging for three cars. It is not clear if this is part of the house or is included in the land available by separate negotiation.

Contact: Bedfords, The Bower House, Market Place, Burnham Market, Norfolk, PE31 8HF [5771/254]

Telephone: 01328 730 500

NORTHUMBERLAND**The Pele, Thropton**

LG II £400,000 (reduced)

Once part of the fortified farm steading of West Farm this interesting property, while it no longer displays obviously its 16th century origins, does still have some of its earliest elements. The steep stone wall in the reception hall, which is a later addition, is the original external wall for the pele. Its literally cavernous sitting room is a former 19th century cow byre. It might now benefit from some work. There are two attached outbuildings that, subject to any necessary planning permission, might now be used in a number of different ways. A small garden to the front, an east facing garden and kitchen garden, and a sheltered courtyard garden to the rear are included in the sale.

Ground floor: Reception hall, kitchen, utility room, shower room, sitting room, conservatory. There is an attached garage (not integrated) set at right angles to the sitting room, and, attached to the conservatory, to the other side of the building, the three outbuildings set in an 'L' shape. First floor: Two bedrooms, one with en-suite shower room, study, bathroom, eaves storage. Second floor: Landing two bedrooms, shower room.

Contact: Strutt & Parker, 1 - 3 Oldgate Street, Morpeth, Northumberland, NE61 1PY [5432/93]

Telephone: 01670 516 123

The Two Queens, Cambo, Morpeth

LG II £695,000 (reduced) Freehold

Very attractive stone built Georgian house with a detached cottage of what appears to be the same period. Two stables, one adjoined to the cottage, the other with a tack room, and a room above, are also included in the sale. The size of the gardens and grounds is not specified.

Ground floor: Hall, lobby, cloakroom, sitting room, study, dining room, kitchen/breakfast room, store. First floor: Four bedrooms, two bathrooms. Second floor: Landing, two bedrooms, storage, with part restricted height. Outside: The cottage ground floor: hall, sitting room, bedroom, loo, kitchen, bathroom. (The adjoined but not integrated stable.) A further stable, with adjoined tack room and vehicle bay, with a room above.

Contact: Strutt & Parker, 1 - 3 Oldgate Street, Morpeth, Northumberland, NE61 1PY [5801/93]

Telephone: 01670 516 123

No. 2 Garden Wing, Callaly Castle, Alnwick

LG I Guide Price £250,000

The garden wing of this impressive building, which Pevsner describes as 'one of the most interesting and varied houses in Northumberland' is a substantial part of the older part of the building. Perhaps at least part of which dates back to the 1670s. No.2 is one of three houses created from this wing. The conversion to separate dwellings was carried out by Kit Martin who was commissioned in the latter part of the 20th century to divide the castle into four principal wings. No. 2 might now benefit from some work. The oldest part of this long travelled building, its 12th century pele tower, forms part of the west wing. There is shared access to approximately 35 acres of gardens, parkland and grounds. According to the details there are a separate/included in this (?) 7.49 acres.

Ground floor: Hall, drawing room, dining kitchen, cloakroom. First floor: Landing, three bedrooms, bathroom.

Contact: Strutt & Parker, 1 - 3 Oldgate Street, Morpeth, Northumberland, NE61 1PY [5698/93]

Telephone: 01670 516 123

NOTTINGHAMSHIRE**Ranby Hall, Ranby**

LG II* OIEO £1,750,000 (increased !)

Delicious and creamy Georgian mansion with a broad entrance portico supported by six columns. This wonderful house has 19th and 20th century additions and now requires work. It is being sold with approximately 2.77 acres of gardens, grounds and parkland.

The price increase is explained by the addition of further woodland, the stables, and a triple garage block now being included in the sale.

The Agents advise that it has a septic tank.

Ground floor: Entrance hall, Six reception rooms, kitchen, utility room, cloakroom, set around a courtyard, storeroom.. The former (?) tack room lies alongside the utility room and can be accessed via the kitchen. There is a squash court set at an angle to the rear of the house. First floor: Six reception rooms, two bedrooms, both en-suite shower rooms, another room, bathroom, kitchenette (?), separate loo. Second floor: Five bedrooms, kitchen, bathroom.

Contact: Brown & Co, 3 Grove Street, Retford, Nottinghamshire, DN22 6JP [5604/1712]

Telephone: 01777 712 940

SOMERSET

Allerford House, Allerford

LG II £700,000 New 99 year lease from the National Trust

Attractive house that has benefitted from considerable work by the current owners.

There remains more to do. There are two separate lettings/annexes that, subject to the necessary planning permission might now be reinstated into the main residence. The property was leased from the National Trust in 2002 for 99 years.

Ground floor: Hallway, drawing room, dining room, study, kitchen, larder, meat safe. The annexe incorporates: Sitting room, bedroom, galley kitchen, bathroom.

(There is an existing doorway that could be opened up to allow internal access to the main house. First floor: Three bedrooms, two bathrooms, shower room,

separate loo. Second floor: Three bedrooms, bathroom, two store rooms. Lower ground floor annexe/flat: Two bedrooms, kitchen/sitting room, bathroom.

(There is an existing staircase that could allow access to the main house.)

Outside: There are two stables and parking for two cars. In all approximately 1.5

Contact: Jem Sandford, jem.sandford@yahoo.co.uk [5322/1676]

Telephone: 0797 424 2152

SUFFOLK

The Old Bakery, Water Lane, Burnham

Guide Price £450,000

Two adjoined cottages that are now used as one. It might now benefit from some work. There is a gravel parking area to the front and a garden to the rear.

Ground floor: Reception hall, dining room, study, hobbies room/second kitchen, side hall, bathroom, sitting room, breakfast room, utility hall, utility room, bedroom, with an en-suite bathroom. First floor: Bedroom with an en-suite bathroom, another landing, another two bedrooms, one with an en-suite shower room. Please note that the timber framed pan-tile shed on the driveway. This will be demolished before completion.

Contact: Bedfords, 15 Guildhall Street, Bury St Edmunds, Suffolk, IP33 1QD [5868/206]

Telephone: 01284 769 999

The Flint House, 1 Church Lane, Barton Mills

Guide Price £550,000

This interesting and very sturdy brick and flint house dates back to the mid 18th century. It has been extended to the rear, and it appears that the roof space has been broadened by an extension upwards of the elevations, on all four sides. The roof now presents as shallow and above the first floor there is a brick line that suggests where the original roof might have risen from. There is a 20 ft room on this floor that might now be better integrated into the main accommodation. Included in the sale, and accessed from the main street there is a barn. The gardens lie to the rear.

Ground floor; Entrance hall, sitting room, dining room, kitchen, family room.

First floor: Landing, three bedrooms, one with an en suite shower room, another bathroom. Second floor: Bedroom, attic room, with ladder access. Basement:

Study. The barn (27'10" x 20') is accessed from the main street.

Contact: Bedfords, 15 Guildhall Street, Bury St Edmunds, Suffolk, IP33 1QD [5838/206]

Telephone: 01284 769 999

64 Horringer Road, Bury St Edmunds

Guide Price £645,000

Dating back to around the 1930s this house has very shallow and yet dominating bay windows to the ground and first floor. While in fine condition it might now benefit from some work. It has a garden to the rear.

Ground floor: Reception hall, snug, dining area, kitchen, cloakroom, utility room, sitting room. The garage is attached but not integrated. First floor: Landing, five bedrooms, two bathrooms.

Contact: Bedfords, 15 Guildhall Street, Bury St Edmunds, Suffolk, IP33 1QD
[5839/206]

Telephone: 01284 769 999

Sand Downs, Aldbeburgh

Guide Price £650,000

Evocatively 1950s bungalow that is in fine condition, and has also been extended.

It has planning permission for a second storey; this was granted in July 2016. It might be a pity to take this up on a building so strenuously a bungalow. It is set back from the road, beyond trees, lawns and hedging. There is a recently constructed garage included in the sale.

Entrance hall, dining/living room, sitting room, kitchen, study, three bedrooms, one with an en-suite bathroom, another bathroom.

Contact: Bedfords, High Street, Aldeburgh, Suffolk, IP15 5AB [5844/854]

Telephone: 01728 454 505

Pinnocks Farm, Crow Street, Coney Weston

Guide Price £450,000

This attractive red brick former farmhouse had been owned by the same family for many years, and been let out for the past twenty five years. It might now benefit from some work. It stands in its own gardens and grounds of approximately 1.3 acres.

Ground floor: Entrance porch, stair hall, dining room, breakfast room, garden room, sitting room, kitchen, lobby. First floor: Four bedrooms, one bathroom. Outside: Amongst a cluster of outbuildings there is a workshop, garage, fuel store, stable and double cart lodge.

Contact: Bedfords, 15 Guildhall Street, Bury St Edmunds, Suffolk, IP33 1QD
[5789/206]

Telephone: 01284 769 999

SUSSEX

The Water Tower, Horsham Road, Steyning

LG II £1,350,000 Freehold

The Water Tower is a wonderful building, happily resembling a fairground ride, and built in around 1930. Its octagonal tower, with its polygonal roof was designed by Maxwell Ayrton, and is constructed of reinforced concrete. "It was constructed as an ornamental folly/water tower, with an observatory []" Maxwell Ayrton also designed the original twin towers of Wembley Stadium. The internal walls on the first two floors are circular. Subject to the necessary planning permission the second floor, the former water storage area, might now be brought in to the main accommodation. Along with the gardens and grounds there is a single storey cottage, a paddock and pond included in the sale. In all approximately 3.25 acres.

"Planning consent was granted in 2002 for an extension to form substantial living accommodation, which has since lapsed."

Ground floor: Family room/kitchen, shower room, First floor: Entirely circular bedroom. The staircase winds up around the exterior walls. Second floor: Disused water storage void, with hexagonal internal walls. Third floor: Observatory. The cottage: Sitting room, kitchen, three bedrooms, bathroom.

Contact: RH and RW Clutton, 15 New Street, Petworth, West Sussex, GU28

OAS [5769/1730]

Telephone: 01798 344 554

WILTSHIRE

7 Silverless Street, Marlborough

LG II £725,000

This very evocative timber framed terraced house dates back to the early 17th century. Its two upper floors are jettied to the front elevation, in line with its neighbour, camera left. The current owners have done a huge amount of work; it is due to its being such an interesting building, that it has been added to this list.

There is a garden to the rear.

The house is being marketed by birkmyre: info@birkmyrepc.co.uk: 01672 516619

Ground floor: sitting room, kitchen, dining room, study, stairs to the converted cellar, comprising laundry and larder. First floor: Two bedrooms, one with en-suite bathroom and dressing room, another bathroom, and possibly a separate loo.

Second floor: Two bedrooms, bathroom.

Contact: Jane Way [5832/1737]

Telephone: janewayuk@yahoo.co.uk

YORKSHIRE

The Old Vicarage, Glaisdale

Guide Price £400,000

Attractive stone built former Georgian vicarage that might now benefit from some work. It has views towards the Arncliffe Woods. It has terraced gardens to the front and an enclosed garden to the rear.

Ground floor: Hall, drawing room, sitting room, dining room, kitchen. First floor: Landing, four bedrooms, bathroom.

Contact: Astin's, 47 Flowergate, Whitby, Yorkshire, YO21 3BB [5837/1128]

Telephone: 01947 821 122

The Anchorage, Kettleness

Guide Price £325,000

This wonderful semi-detached stone built cottage, with deep set and large windows, is set high on the cliffs, and overlooking the sea; it might now benefit from some work. It appears that the property was once a cottage and adjoined outbuilding. There are two staircases and the first floor rooms are not integrated. It has gardens to the front and rear, a detached stone garage, and the use of a small paddock to the side.

Ground floor: Entrance hallette, sitting room, kitchen, loo. First floor: Landing, bedroom, bathroom, another bedroom, accessed via the other staircase.. Second floor: A bedroom.

Contact: Astin's, 47 Flowergate, Whitby, Yorkshire, YO21 3BB [5836/1128]

Telephone: 01947 821 122

Flat 5, 23 St.Hilda's Terrace, Whitby

LG II OIRO £125,000

Top floor flat, set in the pediment roof of an attractive red brick Georgian terraced house. It might now benefit from some work. With the flat comes the communal use of the cellar. Holiday letting is not permitted. There is no mention of a Lobby, sitting room, kitchen, two bedrooms, narrow bathroom.

Contact: Astin's, 47 Flowergate, Whitby, Yorkshire, YO21 3BB [5834/1128]

Telephone: 01947 821 122

12 Brook Park, Briggsworth, Whitby

Guide Price £415,000

Dating back to 1832 Brook Park was built by Francis Pickernell, who rebuilt the Whitby Piers. Designed the Swing Bridge and designed and built the lighthouse on the West Pier. It is the detached cottage to this property that is for sale. It might now benefit from some work. It is built of the dark Aislaby stone, has Gothic arched windows, a 'secret' room above the breakfast room, and is surrounded by its own gardens.

Ground floor: Storm porch, kitchen, bathroom, hallway, two bedrooms, sitting room, dining hall, kitchen, breakfast room. First floor: Landing, two bedrooms, The secret room, 'attic storage' on the plans, is adjoined but not integrated, still secret ! Outside: There is a garage included in the sale.

Contact: Astin's, 47 Flowergate, Whitby, Yorkshire, YO21 3BB [5835/1128]

Telephone: 01947 821 122

2a Streonshalh, Khyber Pass, Whitby

Guide Price £180,000

Apartment in what appears to be a late Victorian villa. The building is in fact two semi-detached properties. The apartment for sale appears to be in the half with the smaller bay that is topped with a six pointed spire. The apartment is in good condition. There is no mention of any garden.

Small entrance hall, open plan sitting room/kitchen, bedroom, bathroom.

Contact: Astin's, 47 Flowergate, Whitby, Yorkshire, YO21 3BB [5754/1128]

Telephone: 01947 821 122

Breckon Cottage, 3 Pier Lane, Whitby

Guide Price £199,950

Hidden in a narrow passageway this stone built cottage was substantially rebuilt in 1993. It is currently used as a long term let and might now benefit from some more work. Subject to the necessary planning permission it might now be reinstated as a single residence. There is no mention of any garden.

Ground floor: Sitting room, kitchen. First floor: Landing, two bedrooms, bathroom.

Contact: Astin's, 47 Flowergate, Whitby, Yorkshire, YO21 3BB [5753/1128]

Telephone: 01947 821 122

ISLE OF MAN

Ballachrink Farm, Dalby

£650,000 (reduced)

Nice late 19th century farmhouse with views towards the sea. It might now benefit from some work. A barn and the tractor shed have been rebuilt over the past ten years, and subject to the necessary planning permission these might now be used in a number of different ways. In all approximately 4 acres with a further 31 acres available, by separate negotiation.

Ground floor: Entrance/sun room, entrance hall, dining room, sitting room, snug, garden room, utility room, loo, hall, kitchen. First floor: Three bedrooms, one with a semi en-suite bathroom, another bathroom. Second floor: Two bedrooms. Outside: The barn (22'4" x 15'11") the tractor shed, and a greenhouse

Contact: Chrystals, 31 Victoria Street, Douglas, Isle of Man, IM1 2SE
[5611/707]

Telephone: 01624 623 778

SCOTLAND

Roths Glen House, Rothies, Abellour, Moray

Offers over £1,100,000

Fairytale Baronial Hall, designed by Alexander Ross and built in 1893. This 'wonderful, towered baronial confection' was used as a shooting Lodge before the Second World War, and then used by Gordonstoun School. It has more recently been used as a country house hotel, and since 2004 it has been reinstated as the fine single residence it was originally built to be. It is being sold with approximately 9.3 acres of gardens and grounds.

Ground floor: Entrance vestibule, reception hall, eight reception rooms, kitchen, pantry, laundry, gym, cellar/gun room, eleven bedrooms, eight with en-suite bathrooms, snooker room, three upstairs reception rooms, tower room, kitchenette, office, four loos, nursery wing with bedroom, playroom and bathroom. Outside: There is a garage.

Contact: Savills, 12 Clerk Street, Brechin, DD9 6AE [5804/927]

Telephone: 01356 628 628

ABERDEENSHIRE

10 The Chanonry, Old Aberdeen, Aberdeen

Offers over £690,000

Very attractive stone built Georgian house set in a plot of approximately one acre. While the current owners have carried out considerable repairs, more might now be done; the lower ground/garden level floor is currently being used as an annexe.

Ground floor: Stairs rising to the upper ground floor: Hall, drawing room, bathroom, kitchen, dining room. First floor: four bedrooms, bathroom. One of these bedrooms is described as bedroom/study. Second floor: Two bedrooms. Lower ground/garden floor: Bathroom (under the stairs to the main entrance above), sitting room, dining kitchen, two bedrooms, store. There is a garage included in the sale.

Contact: Savills, 5 Queen's Terrace, Aberdeen, AB10 1XL [5848/1717]

Telephone: 01224 971 110

Knockhall Castle, Newburgh

Offers Over £130,000 (reduced)

Probably built in 1565, it is recorded that King James VI stayed at this wonderful castle on 9 July 1789. Built in an 'L' shape this towerhouse now has three storeys and an attic. The 'L' shape is created by the staircase tower to the north side. It was damaged when taken by the Earl Marischal for the Covenanters in 1639, and it was then gutted in an accidental fire in 1734. It had already been altered from its original form when this fire occurred. Gifted as a 21st birthday present to the current owner, he has stabilised what is left of this impressive castle. Without a roof there is still a huge amount of work to do. It is being sold with a narrow band of surrounding land, and its own access road. 'It should be noted that there is significant potential for associated archaeology surrounding the tower. In schemes of adaptive re-use, archaeology is an important issue to be considered.'

'Any prospective purchaser should make investigations to source services to the property however the current owner has made the following comments:

'Mains electricity would be available from existing services to nearby houses. []

'A private spring or private water supply could be discovered although 'The tower is externally complete.' Taking into account the 17th century alterations, three storeys and attic. Along with no roof, there is no internal flooring.

Contact: Savills, 5 Queen's Terrace, Aberdeen, AB10 1XL [5649/1717]

Telephone: 01224 971 110

Bonnymuir House, 267a 267b and 267c Westburn Road, Aberdeen

Offers over £800,000

The house, considerably altered and extended, does not now look as old as its origins. The Agents note that it was once owned by a planter, James Morgan, who returned from Jamaica and bought the house in 1802. The current owners occupy the main part of the house, and use two adjoined one bedroomed apartments as 'residential short assured tenancies.' The whole is set in approximately 0.4 of an acre.

Ground floor: Sitting room, dining room, kitchen, utility room, shower room, garden room, study/morning room. The adjoined ground floor apartment: Sitting room/dining room, kitchen, bedroom, bathroom, vestibule (from Flat C).

First floor: Four bedrooms, one with en-suite shower room, another bathroom/shower room. Adjoined, but not integrated first floor apartment: Dining kitchen, sitting room, bedroom, bathroom, stairs from the vestibule rising from the ground floor apartment below. Outside: Large outbuilding, currently comprising, a garage, a workshop, a garden store, and a timber log store.

Contact: Savills, 5 Queen's Terrace, Aberdeen, AB10 1XL [5849/1717]

Telephone: 01224 971 110

ANGUS

The Beeches, Colliston, By Arbroath

Offers Over £375,000

Nice sturdy gabled and 'L' shaped stone built former manse that might now benefit from some work. Below the gabled roof to the front elevation are bay windows to the ground and first floor. It has lapsed planning consent for the conversion of the attic into more bedrooms and a bathroom. It is set in approximately 0.38 of an acre, with the main area of the garden lying to the east of the house.

The Home Report values this property at £450,000.

Ground floor: Vestibule, hallway, sitting room, dining room, family room, kitchen, utility room, shower room. The garage is adjoined and integrated.

Beyond this lies the office and a store, both accessed externally. First floor:

Landing, four bedrooms, bathroom. The large attic mirrors the footprint of the 'L' shaped house.

Contact: Savills, 12 Clerk Street, Brechin, DD9 6AE [5651/927]

Telephone: 01356 628 628

The Craig, By Montrose

Offers over £1,650,000

With records dating back to the 13th century the Craig, with its castellated tower, is one of the oldest properties in Scotland. The older parts were incorporated into the remodelling done in the 18th century. Before this Mary, Queen of Scots is believed to have stayed there and the Old Pretender is thought to have passed his last night in Scotland here on his way to exile in France. This fine old building, set high and with views towards the Montrose Basin, and in the midst of its garden, is approached via an arch in the 15th century curtain wall, upon which an inscription reads: "qui s'y frotte s'y pique". It has benefitted from considerable work, and particularly recently, with the re-creation of a 16th century painted ceiling in the drawing room which had been destroyed by fire. A more recent addition in the ground floor bootroom/gun room with a cloakroom/bathroom, is a wall painting of a bath with the phrase, a la Magritte, "ceci n'est pas un bain ecossaise." The gardener's cottage, the courtyard with laundry and vaulted stores are included in the sale. Gardens and grounds of approximately 20.8 acres.

Ground floor: Library, breakfast room, vaulted cellar, sauna room, hall, gun room, bathroom (homage a Magritte), laundry, two stores. First floor: Store, larder, kitchen, pantry, morning room, landing, drawing room, dinig room, study, office. Second floor: Store, Six bedrooms, one with en-suite bathroom and dressing room, another bedroom, shower room. The stores mentioned first on all these floors appears from the plans to be rooms in the castellated tower.

Contact: Savills, 12 Clerk Street, Brechin, DD9 6AE [5807/927]

Telephone: 01356 628 628

Ethie Castle, Inverkeilor, By Arbroath

Offers over £1,650,000

Very red sandstone castle dating back to the 14th century. It has benefitted from a huge amount of work. It has four turnpike staircases, barrel vaulted rooms, and a balustraded tower, crow stepped gables and turrets. It is being sold with a folly, a bothy, and gardens, paddocks and grounds of approximately 13.9 acres.

Ground floor: Vestibule, study, cloakroom, south hallway, stone hall, two courtyards, cellar, kitchen, laundry, freezer room, sitting room with bar, north hallway, inner hallway, billiards room, cloakroom. First floor: Turret room, great hall, drawing room, landing, inner landing, five bedrooms, two with en-suite bathrooms, bathroom, separate loo. Two further bedrooms up a separate spiral staircase. Second floor: Turret room, two bedrooms, accessed via another spiral staircase. Landing, blue sitting room, games room, pantry, two bedrooms, shower room, separate loo. Third floor: Maid's room. Fourth floor: Dark room. Fifth floor: Water tank.

Contact: Savills, 12 Clerk Street, Brechin, DD9 6AE [5808/927]

Telephone: 01356 628 628

The White House, Lamondfauld Road, Hillside

Offers over £490,000

The earliest part of this interesting house predates the 1820s, with the most recent extensions, apart from the conservatory, were the first floor of the front elevation were added in the 1930s. It could be described as bottom heavy, with first floor extending to approximately a third of the foot print of the ground floor. As can be clearly seen from the plan of the house the size of the rooms grows with the younger parts of the house. Formerly known as Bellevue it has fine views towards the Montrose Basin. It is being sold with its gardens of approximately

Ground floor: Vestibule, drawing room, sitting room, three bedrooms, one with en-suite dressing room and shower, cloakroom, inner hall, dining room, kitchen, butler's pantry, play room, utility room, store rooms, dining area, conservatory. First floor: Two bedrooms, one with en-suite bathroom, separate loo. Outside: Two garages.

Contact: Savills, 12 Clerk Street, Brechin, DD9 6AE [5803/927]

Telephone: 01356 628 628

The Merchant's House, 68 High Street, Brechin

Offers over £180,000 (reduced)

The Merchant's House dates back to 1470. It still has its 'rare and intact roof structure'; the main part of the house dates back to 1575. Starting in 2011, and completed a year later, 'the building was subject to a major restoration project'. 'Kit Martin [Historic Houses Rescue] Ltd, as owner, worked with the THI and the Prince's Regeneration Trust.' The house now has a very strong 'ochre coloured lime render finish to the upper storeys'. It has been divided into two separate properties, Nos 68 and 70. No 68 includes the second floor gable with chimney. There is a small garden included in the sale.

Ground floor: Kitchen/dining room, living room. First floor: Bedrooms, shower room. Second floor: Bedroom, bathroom.

Contact: Savills, 12 Clerk Street, Brechin, DD9 6AE [5805/927]

Telephone: 01356 628 628

CAITHNESS

North Strathcoul, Halkirk, Thurso

Offers over £50,000

Wonderful derelict low slung stone built (?) and rendered house with even more derelict outbuildings. Set in approximately three acres with wide open and expansive views, including towards Morven, the highest summit in Caithness. There is electricity and water on site. Access would be by private driveway from the council maintained road. A private sewerage system would be required. There is planning in principle for the erection of a single dwelling, which presumably presupposes the demolition of these attractive buildings. That would be a pity.

No details or plans are offered on the particulars; from the photograph it appears that there are three or four rooms, possibly all inter-connected as the building is narrow. There appears to be a later small extension to one end. The outbuildings have no roofs. A later lean-to does.

Contact: Young Robertson & Co., 29 Traill Street, Thurso, Caithness, KW14 8EQ [5696/48]

Telephone: 01847 896177

FIFE

21 Queen Anne Street, Dunfermline

Offers over £50,000 (reduced)

Top floor flat in one of the oldest properties in Dunfermline. It still has its original shutters. There is a loft for storage, and outside, a small courtyard and parking for several cars. The flat below this one is also for sale (see separate entry), allowing, subject to the necessary planning permission, for the possibility to integrate the two into an interesting larger property. Both are set above the ground floor, which is currently used by The British Heart Foundation. This flat is being marketed by REM. Please contact Sharon Wilkie for more information.

Hallway, sitting room/kitchen, bedroom, bathroom.

Contact: Sharon Wilkie [5819/1735]

Telephone: 01383 720271

21B Queen Anne Street, Dunfermline

Offers over £65,000 (reduced)

One bedroom flat, middle floor in one of the oldest buildings in Dunfermline that dates back to the 1636. The flat above is also for sale (see its separate entry). Subject to the necessary planning permission, these might now be integrated. This flat is set above the ground floor, which is currently used by The British Heart Foundation. This flat is currently being marketed by Purple Bricks. Please contact Sharon Wilkie for more information.

Sitting room, bedroom, shower room. There is a courtyard to the rear, with parking.

Contact: Sharon Wilkie [5820/1735]

Telephone: 01383 720271

12 St Mary's Street, St Andrews

Offers over £410,000

Very typical Scottish stone built and gabled house that might now benefit from some work. It is set behind iron railings, and alongside the road. There is a garden to the rear.

Ground floor: Vestibule, hall, two sitting rooms, dining room, kitchen, utility room, shower room. First floor: Four bedrooms, bathroom.

Contact: Rollos, 6 Bell Street, St Andrews, Fife, KY16 9UX [5817/1734]

Telephone: 01334 477700

ORKNEY**Holm of Grimbister on its own island, Kirkwall**

Offers Over £300,000

A stone built cottage that is set on its own 'beautiful and accessible island.' The island is the selling point and the farmhouse does require some work. The island is gently nestled in the Bay of Firth which is 3/4 surrounded by mainland Orkney. At low tide it is accessible via a causeway. The island is 40 acres large, and comprises Grade 4 arable land. It also has its own wind turbine which produces more electricity than it needs.

Ground floor: Sun lounge enclosing the original front door, hall, sitting room, shower room, kitchen, bedroom. Outside: The substantial outbuildings, some apparently two storey, adjoin the cottage, and subject to the necessary planning permission, might now be integrated into the main accommodation.

Contact: Savills, 7 The Square, Fochabers, Invernessshire, IV32 7DG
[5650/1718]

Telephone: 01343 823 000

XXX FRANCE

Village House, Ceret

150,000 euros

Nestled tightly between its stone built neighbours, this house now requires completion. It comprises two storeys, set over a garage and cave. It has a 48m2 enclosed courtyard to the rear.

108m2

Contact: Martin Immobilier, 28 bd Marechal Joffre, 66400, Ceret, France
[5845/1738]

Telephone: 0033 671 920
897 or
www.martinim
mobilier.fr

Stone Built House, Oms, Near Ceret

93,000 euros

Attractive, sturdy and tall stone built house in the centre of the village that now continues to need work; considerable work has already been completed. The Agents advise that it is for lovers of stone. There is no mention of any garden. Set over three storeys, over the garage; there is no cave.

Contact: Martin Immobilier, 28 bd Marechal Joffre, 66400, Ceret, France
[5846/1738]

Telephone: 0033 671 920
897 or
www.martinim
mobilier.fr

Peyreilhac, Limoges

76,650 euros

Attractive house, set on a slight slope. (ref:363-192)

134m2 set over two storeys in what appears to be three parts, the central part with higher ceilings. 622m2 of land.

Contact: Bourse de l'Immobilier, Limoges, France [5860/1740]

Telephone: 0033 555 76 10
34

HAUTE VIENNE

Farm, Roziers St Georges

129,000 euros

Stone built farmhouse with four rooms, adjoined with farm buildings, on land of 4400m2. (ref: 331-123)

The farmhouse, four rooms set over two storeys, adjoined to farm buildings, 332m2.

Contact: Bourse de l'Immobilier, Haute Vienne (2) [5861/1741]

Telephone: 0033 555 02 93
73

Stone House, St Laurent sur Gorre

28,000 euros

Stone built house, with shutters, set over three storeys, the second floor with far lower ceilings. 758m2 of grounds. (ref: 236-2517)

65m2 set over three storeys.

Contact: Bourse de l'Immobilier, Haute Vienne (3) [5862/1742]

Telephone: 00 33 555 01
12 10

Maison de Bourg, St Auvent

34,050 euros

Interesting end of terrace house, with 530m2 of land. (ref 363-199)

Five rooms, set over two/three storeys, 212m2.

Contact: Bourse de l'Immobilier, Haute Vienne (3) [5863/1742]

Telephone: 00 33 555 01
12 10

Maison de Bourg, Vayres

7,500 euros

Minute stone built house set over two storeys, requiring work. With 50m2 of land. (ref: 320-894)

One room, 25m2.

Contact: Bourse de l'Immobilier, HAUTE VIENNE (4) [5864/1743]

Telephone: 0033 555 39 00
03

Town House, St Yrieix La Perche

66,300 euros

Attractive town house, tall and narrow, with shutters, set over three storeys. There is no mention of any land. (ref: 164-3095)

Four rooms, set over three storeys, amounting to 68m2.

Contact: Bourse de l'Immobilier, Haute Vienne (5) [5865/1744]

Telephone: 00 33 555 06
95 00