

THE SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS
37 Spital Square London E1 6DY Telephone 020 7377 1644 info@spab.org.uk



BUILDINGS OF HISTORICAL INTEREST IN NEED OF REPAIR AND FOR SALE
No: 195 Winter 2017



Stracathro Mansion House, Stracathro, see ANGUS, SCOTLAND

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Fax 020 7247 5296 www.spab.org.uk

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

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

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

CAMBRIDGESHIRE

The Manor House, Loop Road, Keyston

LG II £1,395,000

Attractive 'L' shaped former farmhouse, set in its own gardens and grounds of approximately 1.6 acres. Very considerable work has been carried out by the current owners. The barn, which was used as offices by the previous owners might now be used in a number of different ways, subject to the necessary planning permission.

Ground floor: Reception hall, sitting room, rear hall, dining room; at the junction of the 'L': side entrance hall, cloakroom, staircase, to: dining room, kitchen/breakfast room, dining area, family room, utility room, cloakroom, store.

A boiler room is attached but not integrated. First floor: Landing, at the junction of the 'L': living room, four bedrooms, two Jack and Jill bathrooms, between three of the bedrooms, a shower room. Second floor: Two bedrooms, both with en-suite bathrooms, dressing room. Separately accessed second floor: Cinema room, with room alongside, already plumbed. Outside: The four former offices are separated from the large garage by a narrow passage. The garage is not interconnected to this.

Contact: Savills, 9 High Street, St Martins, Stamford, Lincolnshire, PE9 2LF
[5790/1700]

Telephone: 01780 484 694

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

CHESHIRE

287 London Road, Northwich

Auction Guide £170,000 12 December 2017

Nice white washed detached cottage. The main garden lies to the rear; there are also patio areas.

To be Auctioned on Tuesday 12 December 2017, at the Etihad Stadium, 93.20 Central, Manchester City Football Club, Sport City, Manchester, M11 3FF, at

Ground floor: Entrance hall, sitting room, kitchen/diner. First floor: Landing, three bedrooms, bathroom.

Contact: auctionhouse.co.uk/manchester [5794/1731]

Telephone: 0161 925 3254

CORNWALL

Rose Cottage, Bowling Green, Constantine

£279,950 Freehold

Set high overlooking the road this nice granite built cottage is for sale for the first time since it was built over a hundred years ago. It was originally built by a relation of the current owner. Along with off-road parking, there is a garden to the front and sides, and a courtyard to the rear.

Ground floor: Sitting room, kitchen/dining room. First floor: Two bedrooms, bathroom. Outside: There is a studio (21'2" x 8'3") included in the sale.

Contact: Heather & Lay, 3 Church Street, Falmouth, Cornwall, TR11 3DN
[5782/1651]

Telephone: 01326 319 767

Streets Farm, Gorran Churchtown

LG II £1,250,000 (reduced)

Wonderful stone built Georgian farmhouse that is believed to date back to around 1800. The house is built of cornish stone and the window surrounds with the slightly lighter Pentewan stone. This attractive house is set in the middle of its own land; its former barns and outbuildings are also included in the sale. The current owner has done careful work on the farmhouse; subject to the necessary planning permission the barns and outbuildings might now be used in a number of different ways. These have been re-roofed. In all approximately 30 acres.

Ground floor: Entrance hall, dining room, drawing room, sitting room, kitchen, breakfast room, utility back kitchen, cold store, rear porch, loo. First floor: Large landing, five bedrooms, one with adjoining shower room and shower room, one with en-suite shower room, bathroom, loo. Outside: One barn is large and 'T' shaped and has a studio on its first floor; the other is two storey and measures 40 x 20 ft. The other outbuildings include a garage, cart house, pig house, single storey outbuilding, and a workshop. Gardens surround the house, the land includes seven fields.

Contact: Philip Martin, 9 Cathedral Lane, Truro, Cornwall, TR1 2QS
[5740/1716]

Telephone: 01872 242 244

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

1 Harewood Terrace, Darlington

Auction Guide £96,000 + Freehold 15/12/2017

Nice end of terrace house, with bay window to the ground floor. There are garden areas to the front and rear, and a garage.

To be Auctioned at The Pedigree Suite, Pride Park Stadium, Derby, DE24 8XL, on 15 December 2017, at 11.30am.

Ground floor: Entrance porch, entrance hallway, sitting room, dining room, kitchen. First floor: Landing, three bedrooms, bathroom, laundry room and loo. Attic: Room.

Contact: SDL Auctions, enquiries@sdlauctions.co.uk [5815/1732]

Telephone: 0800 304 7879

CUMBRIA**Field House, Borrowdale, Keswick**

Auction Guide £185,000 + 14 December 2017

Semi-detached house with an adjoined cottage and bothy which might now benefit from some work. There is some garden, in front of the separate garden cabin.

To be Auctioned on Thursday 14 December 2017, at Carlisle Racecourse, at 12.00 noon.

The Main House: Ground floor: Kitchen, two reception rooms. First floor: Two bedrooms, bathroom. The Cottage: Porch, living kitchen, two bedrooms, bathroom. The Bothy: Living room, shower room with loo. Garden Cabin: Hall, living room, bedroom, shower room..

Contact: Auction House, 232 - 25 Castle Street, Carlisle, Cumbria, CA3 8SY [5828/1736]

Telephone: 01228 510 552

Blackrigg Bungalow, Rockcliffe, Carlisle

Auction Guide £125,000 + 14 December 2017

Hidden behind its own vegetation this appears to be a 1930s bungalow (?) that has been extended and modified. It might now benefit from some work. It has a garage and gardens to the front and rear.

To be Auctioned on Thursday 14 December 2017, at Carlisle Racecourse, at 12.00 noon.

Entrance hall, sitting room, dining room, sun room, dining kitchen, three bedrooms, one with an en-suite shower room, bathroom.

Contact: Auction House, 232 - 25 Castle Street, Carlisle, Cumbria, CA3 8SY [5827/1736]

Telephone: 01228 510 552

Flat 2, 37 High Street, Wigton

Auction Guide £25,000 - £35,000 Leasehold 14/12/2017

Spacious one bedroom flat, similar to the one below, that is also for sale in this Auction. This one does not appear to be let out at present. It is also accessed via external stairs through a gated yard.

To be Auctioned on Thursday 14 December 2017, at Carlisle Racecourse, at 12.00 noon.

Living room/kitchen, two bedrooms, box room, bathroom.

Contact: Auction House, 232 - 25 Castle Street, Carlisle, Cumbria, CA3 8SY [5826/1736]

Telephone: 01228 510 552

Flat 1, 37 High Street, Wigton

Auction Guide £25,000 - £35,000 Leasehold 14/12/2017

First floor flat, in an attractive early Victorian terraced house, and set over a shop. It is accessed via an external staircase from a gated yard. It is currently let on an Assured Shorthold Tenancy. The flat above is also for sale in this Auction. To be Auctioned on Thursday 14 December, at Carlisle Racecourse, at 12.00 noon.

Living room/kitchen, two bedrooms, box room, bathroom..

Contact: Auction House, 232 - 25 Castle Street, Carlisle, Cumbria, CA3 8SY
[5825/1736]

Telephone: 01228 510 552

51 Norfolk Street, Carlisle

Auction Guide £65,000 + 14 December 2017

Straightforward mid terraced house that might now benefit from some work. It has a self contained yard to the rear with a shed and access to the rear lane. To be Auctioned at Carlisle Racecourse, on Thursday 14 December 2017, at 12.00 noon.

Ground floor: Vestibule, entrance hall, sitting room, living room, kitchen, lobby, bathroom. First floor: Two bedrooms.

Contact: Auction House, 232 - 25 Castle Street, Carlisle, Cumbria, CA3 8SY
[5822/1736]

Telephone: 01228 510 552

2 Railway Cottages, Station Road, Dalston

Auction Guide £100,000 - £125,000 14/12/2017

Semi-detached sandstone cottage that might now benefit from some work. It has a private garden to the side. To be Auctioned at Carlisle Racecourse, on Thursday 14 December, at 12.00 noon.

Ground floor: Porch, sitting room, dining kitchen, lobby, conservatory, bathroom. First floor: Landing, three bedrooms.

Contact: Auction House, 232 - 25 Castle Street, Carlisle, Cumbria, CA3 8SY
[5821/1736]

Telephone: 01228 510 552

DERBYSHIRE**171 Village Street, Derby**

Auction Guide £100,000 + Freehold 15/12/2017

Edwardian (?) mid terraced red brick house that might now benefit from some work. There are adjoining outbuildings in the rear garden.

To be Auctioned at The Pedigree Suite, Pride Park Stadium, Derby, DE24 8XL, on 15 December 2017, at 11.30am.

Ground floor: Entrance hall, dining room, rear sitting room, breakfast kitchen. First floor: Passaged landing, two bedrooms, bathroom. Second floor: Attic room/bedroom.

Contact: SDL Auctions, enquiries@sdlauctions.co.uk [5811/1732]

Telephone: 0800 304 7879

22 Mount Street, Derby

Auction Guide £55,000 + Freehold 15/12/2017

Straightforward red brick mid-terraced house that might now benefit from some work. There is an enclosed garden to the rear.

To be Auctioned at The Pedigree Suite, Pride Park Stadium, Derby, DE24 8XL, on 15 December 2017, at 11.30am.

Ground floor: entrance hall, sitting room, dining room, kitchen, utility room.

First floor: Landing, three bedrooms, bathroom.

Contact: SDL Auctions, enquiries@sdlauctions.co.uk [5810/1732]

Telephone: 0800 304 7879

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

Former Methodist Church, West Street, Swadlincote

Auction Guide £40,000 + Freehold 15/12/2017

Very interesting, and large, former Wesleyan Methodist chapel that is believed to have been built in 1816. It was then enlarged in 1823 and 1863. All these additions contribute to its appearance. It has a small pediment above its central front door; this is mirrored on a larger scale, to the central 'panel' of the building above its 'parapet'. There are doors to either side of this. To its first floor, the windows are arched, as are those on both storeys to its side elevations. This interesting building is being billed as a commercial property. Subject to the necessary planning permission it might now be used in a number of different ways, including, potentially, residential. There is no mention of any garden or exterior land.

It is to be Auctioned at The Pedigree Suite, Pride Park Stadium, Derby, DE24 8XL, on 15 December 2017, at 11.30am.

Ground floor: Lobby, (427sq ft), church (2,055sq ft), two stores, loo. First floor: Balcony. (1,525sq ft), two stores, organ room (167sq ft).

Contact: SDL Auctions, enquiries@sdlauctions.co.uk [5813/1732]

Telephone: 0800 304 7879

DEVON

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

Longlands, Hennock

LG II Guide Price £1,000,000

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

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

DORSET

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

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

ESSEX

Strood House, The Strood, Peldon

LG II Private Treaty 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

GREATER MANCHESTER

39 Amos Street, Moston

Auction Guide £45,000 - £55,000 12 December 2017

Very red brick mid terraced house that now requires work. There is a yard at the rear.

To be Auctioned on Tuesday 12 December 2017, at the Etihad Stadium, 93.20 Central, Manchester City Football Club, Sport City, Manchester M11 3FF, at
Ground floor: Entrance hall, sitting room, dining room, kitchen. First floor: Landing, three bedrooms, bathroom.

Contact: auctionhouse.co.uk/manchester [5793/1731]

Telephone: 0161 925 3254

HEREFORDSHIRE

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

HERTFORDSHIRE

A Voysey House, Grange Road, Bushey

LG II Guide Price £1,150,000

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

Ethnam, Ethnam Lane, Sandhurst

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

Delicious 'melted' timber framed house that dates back to the 16th century that might now benefit from some work. It is set in its own gardens and grounds of approximately 2.6 acres. There is a heated outdoor swimming pool included in the sale.

Ground floor: Entrance hall, drawing room, dining room, study, kitchen, loo.

First floor: Four bedrooms, one with en-suite shower room, one with en-suite loo, two bathrooms. Second floor (attic): Bedroom. Cellar. Outside: The pool house, with shower.

Contact: Savills, 53-55 High Street, Cranbrook, Kent, TN17 3EE [5772/954]

Telephone: 01580 720 161

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

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

LANCASHIRE

27 Exchange Street, Accrington

Auction Guide £30,000 - £40,000 12 December 2017

Plain nice late (?) Victorian mid-terraced house that might now benefit from some work. A rear yard is included in the sale.

To be Auctioned on Tuesday 12 December 2017, at The Etihad Stadium, 93.20 Central, Manchester City Football Club, Sport City, Manchester M11 3FF, at

Ground floor: Entrance Hall, sitting room, dining room, kitchen. First floor: Landing, two bedrooms, bathroom.

Contact: auctionhouse.co.uk/manchester [5792/1731]

Telephone: 0161 925 3254

158 Wall Hill Road, Dobcross, Saddleworth

Auction Guide £180,000 12 December 2017

1930s/1950s dormer bungalow now requiring work. There are garden areas to the front and rear.

To be Auctioned on Tuesday 12 December 2017, at the Etihad Stadium. 93.20 Central, Manchester City Football Club, Sport City, Manchester, M11 3FF.

Ground floor: Hall, sitting room, dining room, kitchen, two bedrooms, bathroom. First floor: Bedroom.

Contact: auctionhouse.co.uk/manchester [5798/1731]

Telephone: 0161 925 3254

33 Lees Road, Mossley

Auction Guide £75,000 12 December 2017

End of terrace house that now requires work. There is a back yard included in the sale.

To be Auctioned on Tuesday 12 December 2017, at the Etihad Stadium, 93.20 Central, Manchester City Football Club, Sport City, Manchester M11 3FF, at

Ground floor: Sitting room, kitchen. First floor: Landing, bedroom, bathroom.

Contact: auctionhouse.co.uk/manchester [5796/1731]

Telephone: 0161 925 3254

57 Townsend Street, Haslingden, Rossendale

Auction Guide £45,000 - £55,000 12 December 2017

Nice straightforward mid terraced house set on a steep slope. There is an enclosed patio to the rear.

To be Auctioned on Tuesday 12 December 2017 at the Etihad Stadium, 93.20 Central, Manchester City Football Club, Sport City, Manchester, M11 3FF, at

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

Contact: auctionhouse.co.uk/manchester [5795/1731]

Telephone: 0161 925 3254

Tower House, Church Brow, Halton-on-Lune

LG II £360,000 (reduced)

Late 18th century house, with battlemented parapet. The two other properties included in the sale: Lune Lodge and The Cottage. They are all set around the stone flagged courtyard. Subject to the necessary planning permission Lune Lodge and The Cottage might now be used in a number of different ways. The entrance for all three is shared with Millennium House. There are areas of garden though it is not mentioned how much. Please note that this property was flooded during the winter 2015/2016. Buyers are advised to make their own enquiries.

Tower House: Three reception rooms, study, three bedrooms, kitchen and two bath/shower rooms.

Lune Cottage: Sitting room, bedroom, and potential shower room.

The Cottage: Sitting room, kitchen, bedroom, bathroom.

Contact: davis & bowring, Lane House, Kendal Road, Kirkby Lonsdale, Carnforth, Lancashire, LA6 2HH [5671/1710]

Telephone: 015242 74445

485 Lees Road, Oldham

Auction Guide £40,000 - £50,000 12 December 2017

Attractive mid terraced house, set between identical neighbours, that now requires work. It has an enclosed yard to the rear.

To be Auctioned on Tuesday 12 December at the Etihad Stadium, 93.20 Central, Manchester City Football Club, Sport City, Manchester M11 3FF.

Ground floor: Vestibule, sitting room, kitchen/diner. First floor: Two bedrooms, bathroom.

Contact: auctionhouse.co.uk/manchester [5797/1731]

Telephone: 0161 925 3254

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

The Old Rectory, Church Lane, Saxby

LG II Offers over £995,000 (reduced)

Very attractive grey stone Georgian house with large Dutch gables. It was built, along with the nearby church, in 1789 by George Richardson for the 4th Earl of Harborough. The house is in fine condition, and some of the main rooms have vaulted brick ceilings. There are areas which might now be used in a number of different ways, subject to any necessary planning permission. This is also the case with the stables which still have internal stall fittings which could be used.

There is a cottage included in the sale which is currently let on an Assured Shorthold basis. In all approximately 3.7 acres of gardens, grounds and paddock

Ground floor: Entrance hall, dining room, sitting room, study, breakfast room, kitchen. First floor: Landing, four bedrooms, one with an en-suite bathroom, another bathroom. Second floor (attic): Landing, two bedrooms. The Cottage: Ground floor: Sitting room, kitchen. First floor: Landing, two bedrooms.

Contact: Savills, 9 High Street, St Martins, Stamford, Lincolnshire, PE9 2LF
[5536/1700]

Telephone: 01780 484 694

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

MONMOUTHSHIRE**29 Monkswell Road, Monmouth**

LG II £425,000

Very nice stone built mid Victorian mid-terraced house that is set well back from the street and approached by a long front garden. It has a narrow bay window to the ground floor. Being Victorian it is broader than similar Georgian terraced houses, which enables it to be as light as it is. While considerable work has been done with its current layout, more might now be done. There is a garage included in the sale, and a rear courtyard. The garage is one of six similar ones, and lies a short distance from the house.

Ground floor: Covered exterior porch, entrance hall, dining area, kitchen area, garden room, utility room. From entrance hall to half landing: Bathroom. From half landing to First Floor: Bedroom, living room. Second floor: Landing, three bedrooms, shower room.

Contact: Roscoe Rogers Knight, 3 Agincourt Square, Monmouth, NP25 3BT
[5620/1704]

Telephone: 01600 772 929

NORFOLK

The Watermill, Burnham Overy Town

LG II Guide Price £1,495,000 (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

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

58 Church Street, Old Catton

Auction Guide £160,000 - £180,000 13 December 2017

Nice deep red brick Victorian end of terrace house that might now benefit from some work. It has been let for many years. 'Outside, the property is approached from the road via a shared path leading round to the rear, with access to a rear garden area with outhouse for storage etc.'

It is to be Auctioned at The Assembly House, Theatre Street, Norwich, NR2 1RQ, on Wednesday 13 December 2017, at 11.00am.

Ground floor: Hallway, sitting room, dining room, kitchen. First floor: Landing, three bedrooms, bathroom.

Contact: Brown & Co., The Atrium, St George's Street, Norwich, Norfolk, NR3 1AB [5781/1511]

Telephone: 01603 629 871

9 Nile Street, Norwich

Auction Guide £160,000 - £170,000 13 December 2017

Mid terraced house, that has recently been let. It might now benefit from some work. There is a small courtyard to the rear.

To be Auctioned at The Assemble House, Theatre Street, Norwich, NR2 1RQ, on Wednesday 13 December 2017, at 11.00am.

Ground floor: Sitting room, dining room, kitchen, bathroom. First floor: Two bedrooms.

Contact: Brown & Co., The Atrium, St George's Street, Norwich, Norfolk, NR3 1AB [5780/1511]

Telephone: 01603 629 871

7 Bridge Street, Loddon, Norwich

LG II Auction Guide £140,000 - £160,000 13 December 2017

Nice late Georgian/early Victorian red brick house that has been let for many years and now requires work. The Auctioneers are suggesting further development of its surrounding plot. This plot might also be used as a garden ?

It is to be Auctioned at The Assembly House, Theatre Street, Norwich, NR2 1RQ, on Wednesday 13 December 2017, at 11.00 am.

Ground floor: Entrance lobby, kitchen, sitting room, outsideloo. First floor: Two bedrooms, bathroom. Second floor: Two attic rooms.

Contact: Brown & Co., The Atrium, St George's Street, Norwich, Norfolk, NR3 1AB [5776/1511]

Telephone: 01603 629 871

13 Sigismund Road, Norwich

Auction Guide £160,000 -£180,000 13 December 2017

Nice dark brick end of terrace house, which requires work. It has a garden to the rear. While the house is in good condition: "The property has suffered historically from structural movement, but a report conducted in May 2017 suggests that crack repairs should be carried out using Helical steel bars placed into raked out bed joints and crack stitching repaired. It was also noted that no restraint was provided between the roof purlins and the gable end wall and that it would be prudent to install these during the course of any remedial works."

To be Auctioned on Wednesday 13 December 2017, at The Assembly House, Theatre Street, Norwich, Norfolk, NR2 1RQ, at 11.00am.

Ground floor: Sitting room, with bay window, dining room, both the kitchen and bathroom in the extension. First floor: Three bedrooms, one in the

Contact: Brown & Co., The Atrium, St George's Street, Norwich, Norfolk, NR3 1AB [5774/1511]

Telephone: 01603 629 871

48 Cromer Road, Norwich

Auction Guide £200,000 - £225,000 13 December 2017

Detached gabled house that might now benefit from some work. There is a small garden area to the front, and a larger garden, partly paved to the rear.

It is to be Auctioned at The Assembly House, Theatre Street, Norwich, NR2 1RQ, on Wednesday 13 December, 2017, at 11.00am.

Ground floor: Lobby, shower room, sitting room, room with staircase, kitchen. First floor: Four bedrooms, bathroom.

Contact: Brown & Co., The Atrium, St George's Street, Norwich, Norfolk, NR3 1AB [5775/1511]

Telephone: 01603 629 871

The Old Post Office, Acle Road, Moulton St. Mary

Auction Guide £90,000 - £110,000 13 December 2017

This old post office was last used as such until thirty years ago. Before that it had been operational for around fifty years. The building appears substantial and, heavily obscured by surrounding vegetation is now in a very poor condition. It occupies a large plot, and is set fairly centrally in this. The property is approached via a shared driveway.

To be Auctioned at The Assembly House, Theatre Street, Norwich, NR2 1RQ, on Wednesday 13 December 2017, at 11.00am.

Ground floor: Reception room, former sales area, both backed by lean-tos. At one end of the building there is a store room, and at the other, another lean-to. First floor: Three bedrooms. There is no kitchen or bathroom.

Contact: Brown & Co., The Atrium, St George's Street, Norwich, Norfolk, NR3 1AB [5779/1511]

Telephone: 01603 629 871

1 Cotman Road, Norwich

Auction Guide £275,000 - £325,000 13 December 2017

End of terrace Edwardian house, obscured behind its own shrubbery. Its footprint is around 50% larger than those of its neighbours. The house has been lived in by the same person for many years and now requires a huge amount of work. It appears from the photographs to be very much an untouched time capsule from a bygone age; which may include original windows. There is an overgrown garden of approximately 75ft included in the sale.

To be Auctioned at The Assembly House, Theatre Street, Norwich, NR2 1RQ, on Wednesday 13 December 2017, at 11.00 am.

Ground floor: Entrance hall, sitting room, dining room, kitchen, bathroom, adjoined, but not integrated garage. First floor: Five bedrooms, bathroom, separate loo.

Contact: Brown & Co., The Atrium, St George's Street, Norwich, Norfolk, NR3 1AB [5778/1511]

Telephone: 01603 629 871

Well Cottage, Redgrave

LG II Guide Price £499,950

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

15 Paget Road, Great Yarmouth

Auction Guide £125,000 - £145,000 13 December 2017

Substantial Victorian end of terrace house. Both it and its neighbour have bay windows to the ground and first floors, and each have a heavy extension that has replaced the earlier roof. "Planning consent was granted in April 2016 for the conversion of this substantial three storey plus basement area end terraced house into four self-contained flats. A further application has been submitted to the Local Authority for amendment to the agreed plans to make the conversion more affordable by removing the requirement for a four storey extension and a positive decision is expected."

There appears to be a back pathway, and not a garden.

To be Auctioned at The Assembly House, Theatre Street, Norwich, NR2 1RQ on Wednesday 13 December 2017, at 11.00 am.

Ground floor: Hallway, two rooms, kitchen, lean-to. First floor: Four rooms, bathroom, loo (abutting into one of the rooms, no pun intended) Second floor: Three rooms, bathroom, separate loo. Basement: Three rooms, one of these small, store.

Contact: Brown & Co., The Atrium, St George's Street, Norwich, Norfolk, NR3 1AB [5777/1511]

Telephone: 01603 629 871

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

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

NORTHUMBERLAND

The Two Queens, Cambo, Morpeth

LG II £800,000 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

Newminster Abbey House, Morpeth

£900,000

Built in 1902 for the Mayor of the time, George Renwick, this large and airy red brick house with gables and stone mullioned windows also has a near semi-circular enclosed porch which cleanly betrays the period in which this fine house was built. There is also a large entrance hall with a galleried landing above. It is being sold with approximately five acres of gardens and grounds. Two adjoined flats, on the ground and first floor, that are part of the former wing to the main house, have recently been sold. It is not clear how much of the gardens and grounds was included in these sales, if any. 'The property has ownership and control of the private driveway which leads to the house from the bridge close to Scotch Gill Woods.'

Ground floor: Large enclosed porch, reception hall, sitting room, drawing room, dining room, study, kitchen. Ground floor: Galleried landing, four bedrooms, kitchenette, bathroom, shower room. There appears to be a still existing doorway to the recently sold first floor flat. Second floor: Bedroom, in the strip of a roof, with restricted height to both sides.

Contact: Strutt & Parker, 1 - 3 Oldgate Street, Morpeth, Northumberland, NE61 1PY [5802/93]

Telephone: 01670 516 123

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 Beehive, Hartburn

£775,000

Nice 'L' shaped former coach house with its stables. It is being sold with its partly enclosed garden and a paddock beyond (sizes not specified). The village church, St Andrews, Grade I Listed, has links to the Knights Templar.

Ground floor: Drawing room, dining room, sitting room, living room, dining area with kitchen, utility room, separate loo. First floor: Five bedrooms, two with en-suite bathrooms, another bathroom. Outside: The stables (29'11" x 11'11") and garage, not interconnected.

Contact: Strutt & Parker, 1 - 3 Oldgate Street, Morpeth, Northumberland, NE61 1PY [5799/93]

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

Hillhead, Birtley, Hexham

Guide Price £995,000 (reduced)

This attractive stone built former farmhouse dates back to the mid-1800s and has been extended by the current owners. There is lapsed planning permission for the removal of a portion of the kitchen wall and the replacement of the current conservatory with 'a sizeable glazed orangery'. This permission might now be represented. There are two stone outbuildings included in the sale, one of which might now be used in a number of different ways, subject to the necessary planning permission. Approximately 41.4 acres, comprising gardens, paddocks, woodland and a field.

Ground floor: Games room, cloakroom, utility room, study, dining room, conservatory, breakfast/kitchen, sitting room, boot room, lobby, garden store.

First floor: Six bedrooms, one with en-suite bathroom, another two bathrooms.

Contact: Strutt & Parker, 1 - 3 Oldgate Street, Morpeth, Northumberland, NE61 1PY [5501/93]

Telephone: 01670 516 123

Cornhill House, Cornhill-on-Tweed

Offers over £795,000 (reduced)

The current house dates back predominantly to the 17th century, though it is believed that there has been a house on this site since the 13th century. This attractive house, built of white painted roughcast stone has been extended throughout its history with its most recent wing added in the 19th century. It might now benefit from some work. There is already one bedroom on the second floor, and English Heritage has, in the past, 'approved in principle' the addition of four further en-suite bedrooms on this floor. There is no mention that planning permission was formally ever granted. The Victorian stable block is currently used for stabling and includes an equine shower. Set in its own gardens and grounds of approximately 12 acres, including paddocks, about 7.36 acres of the land lying along the riverside is currently leased out on a grazing licence.

Ground floor: Vestibule, porch, hallway, dining room, reception hall, library, drawing room, sitting room, kitchen, laundry/boot room. First floor: seven bedrooms, four with en-suite bathrooms, one with en-suite shower room, another bathroom.

Contact: Savills, Wemyss House, Wemyss Place, Edinburgh, EH3 6DH [5634/1027]

Telephone: 0131 247 3700

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 £600,000 (reduced) 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

Pulhams Mill Craft Centre and Tea Rooms, Brompton Regis, Dulverton, Exmoor National Park

Guide Price £595,000 Freehold

The present owners have built up this very successful business since purchasing this property in 1979. It might now benefit from some work. There is a detached barn that is currently used as the shop. Subject to the necessary planning permission, this might be used in a number of different ways. The whole is set in approximately 1.28 acres. It is not clear if the 0.96 of an acre paddock is included in the 1.28 acres.

Contact: Humberts, Mansfield House, Silver Street, Taunton, Somerset, TA1
3DN [5673/1225]

Telephone: 01823 331 234

STAFFORDSHIRE

180 Horninglow Street, Burton on Trent

LG II Auction Guide £150,000 + Freehold 15/12/2017

Very attractive five bay red brick Georgian house, adjoining another Georgian terraced house to its right and a 1950s (?) archway to its left. Its front door lies alongside this. Planning permission has been granted for its conversion to seven apartments. It might also benefit from reinstatement to a very fine single residence, again, subject to any necessary planning permission. There is garden, that would be communal, with this scenario, to the rear.

It is to be Auctioned at The Pedigree Suite, Pride Park Stadium, Derby, DE24 8XL, on 15 December 2017, at 11.30am.

The accommodation, currently: Ground floor: Side entrance hall, main entrance hall, reception room/office, inner lobby, large office, another inner lobby, another side hall, another office, rear inner lobby, kitchen, board room, another office. First floor: Landing, two offices, inner lobby/walk through room, loo, rear landing, irregular shaped room, side office. Second floor: Galleried landing, large store room, two bedrooms/offices, two offices/bedrooms, small room, rear landing. 'Large adjoining attached two storey accommodation' (with its own access. First floor: Mainly open accommodation with open fireplace. Separate room. Outside: Enclosed rear garden, with a vegetable plot.

Contact: SDL Auctions, enquiries@sdlauctions.co.uk [5812/1732]

Telephone: 0800 304 7879

SUFFOLK

45 Crown Street, Bury St Edmunds

LG II* Guide Price £695,000

Half of a delicious Georgian town house that now requires considerable work. The original attractive red brick five bay house, was split into two properties in around 1900, and is set proud between its neighbours. No.45, the half for sale, (the larger half), shares the small overarching pediment that also encloses the door to No 45a. There is a rear garden, and a garage included in the sale.

Ground floor: Reception hall, drawing room, stair hall, dining room, kitchen, breakfast room. Cellar. First floor: Three bedrooms, one with en-suite 'Jack and Jill' bathroom. Second floor: Two bedrooms, one with 'Jack and Jill' en-suite bathroom. Single garage. The garden has steps and a gate to Bridewell Lane.

Contact: Bedfords, 15 Guildhall Street, Bury St Edmunds, Suffolk, IP33 1QD [5783/206]

Telephone: 01284 769 999

Ceili De, 6 Benhall Green, Benhall

LG II Guide Price £387,500 (reduced)

The larger part of an attractive thatched former farmhouse. The original farmhouse dates back to the 17th century and has 19th century additions. While the thatching was renewed in 2013, and its exterior has been recently rendered this nice property might now benefit from some work. The library which was formerly a butcher's shop, has recessed arches in the walls. Ceili De, 'Companions of God' is set in its own gardens.

The link to this property is: http://www.bedfords.co.uk/cgi-bin/properties-for-sale/summary-details.pl?propID=38702_ALD090168

Ground floor: Study, library, sitting room, kitchen/dining room, shower room with separate loo. First floor: Two bedrooms, one with a walk in shower, bathroom. Second floor: Attic bedroom. Outside: The single garage is currently divided into two and partly used for storage.

Contact: Bedfords, High Street, Aldeburgh, Suffolk, IP15 5AB [5594/854]

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

Two Oaks, East Barton

Guide Price £665,000

Formerly three farmworkers' cottages, this gabled house might now benefit from some work. It is set in approximately 0.75 of an acre of garden and grounds. A swimming pool and a number of small outbuildings are included in the sale.

Ground floor: Reception hall, sitting room, dining room, conservatory, study, cloakroom, pantry cupboard, kitchen/breakfast room. First floor, accessible via two staircases. The two halves off this floor are not interconnected. Larger side: Three bedrooms, one with a dressing room and shower, a bathroom, and separate loo. The smaller part: Two bedrooms, bathroom. Outside: There is a lean-to garage, and along with the swimming pool, a fuel store, boiler room and gardener's loo.

Contact: Bedfords, 15 Guildhall Street, Bury St Edmunds, Suffolk, IP33 1QD
[5788/206]

Telephone: 01284 769 999

Pattles Farm, Knodishall

LG II Guide Price £675,000 (reduced)

Dating from the 16th century this very attractive house was considerably extended in the 17th century. It is timber framed and has plastered elevations, and might now benefit from some work. In all about 0.7 of an acre.

Ground floor: Entrance hall, sitting room, utility room, loo, snug, kitchen/breakfast room, dining room, pantry, boiler room. First floor: Four bedrooms, playroom/bedroom, two bathrooms. Second floor: Bedroom with restricted height. Outside: Two workshops, a shed, and a summer house.

Contact: Bedfords, 28 Market Hill, Woodbridge, Suffolk, IP12 4LU [5526/1701]

Telephone: 01394 779 444

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

YORKSHIRE

45 Metropole Towers, Argyle Road, Whitby

Guide Price £155,000

Penthouse apartment set in this late Victorian/Edwardian (?) red brick building, with views to the sea. It has been owned by the same family for over twenty five years and might now benefit from some work. There is no mention of any garden. Wide sitting room with views to the sea, hallway, kitchen, bathroom, bedroom.

Contact: Astin's, 47 Flowergate, Whitby, Yorkshire, YO21 3BB [5755/1128]

Telephone: 01947 821 122

47 Spencer Place, Leeds

Auction Guide £125,000 + Freehold 15/12/2017

Late Victorian/Edwardian gabled, terraced red brick house that is currently used as seven letting rooms. Subject to the necessary planning permission it might now be reinstated as a single residence. There are garden areas to the front and rear. To be Auctioned at The Pedigree Suite, Pride Park Stadium, Derby, DE24 8XL, on 15 December 2017, at 11.30am.

Not specified on which floor: Seven rooms, kitchen, bathroom, shower room, cellar.

Contact: SDL Auctions, enquiries@sdlauctions.co.uk [5814/1732]

Telephone: 0800 304 7879

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 BUTE

My Lovely Old House - With Swallows Every Year, Cnoc-an-Raer Manse, Port Bannatyne

Offers over £360,000 (reduced)

Currently used as a bed and breakfast, as well as Airbnb, this attractive former manse was built in around 1900. It has later additions and is set in nearly three acres of gardens and grounds. 'Unique to the island and by some miracle spared the hideous blight of modernisation. The house was saved in the nick of time seven years ago and considerable repair has been undertaken.' There is more work to do, including on the windows which have 'beautiful glass !'. The property has a septic tank and mains water.

Margaret Booth further advises: 'Please know that I am only prepared to move on in the event that I can find a buyer who shares my views on conservation, and who will undertake further works with appropriate materials and refrain from any development of the surrounding ground or outbuilding. To this end, I am seeking advice on the possibility of making this a legal condition of sale.' Unfortunately there has already been some unwelcome development, around 100 metres away. Anyone interested in more information and more photographs is invited to email Margaret Booth: margaretanneooth@gmail.com

Entrance porch, large hallway, three reception rooms, kitchen, laundry, five bedrooms with a potential sixth over the kitchen and with its own stairway. Outside: There is a barn which is in good condition with three large bays.

Contact: Margaret Booth [5242/1668]

Telephone: 01700 505 631
or 07901 892
511

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

Rothes Glen House, Rothes, Abelour, 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

Breda House, Alford

Offers over £1,500,000

Exactly what many would imagine a stone built Scottish Baronial mansion to look like. With turret and tower it was built at the end of the 19th century with red sandstone. The interior has wood panelled rooms and ornate plaster ceilings.

It is described by the Agents as a 'blank canvas' and so it is. Considerable work has been carried out already; there remains more to do. It is being sold with 'mature policies' (?) and approximately 40 acres.

Seven bedrooms.

Contact: Savills, 5 Queen's Terrace, Aberdeen, AB10 1XL [5576/1717]

Telephone: 01224 971 122

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 971 122

House of Deer, Abbey Street, Old Deer

LG B

Very attractive Georgian former manse with a lower ground floor that might now be used in different ways, subject to the necessary planning permission. The former maid's room is currently used as a workshop, the former dairy room is currently (?) used as a log store. This attractive house is set in its walled garden; there is also paddock land; in all approximately two acres.

Ground floor: Entrance hallway, hallway, drawing room, dining room, dining kitchen, conservatory, library, cloakroom. First floor: Four bedrooms, one with an en-suite bathroom, shower room. Second floor: Two bedrooms, shower room. Lower ground floor: Games room, laundry, cellar, pantry, workshop, store, wood room.

Contact: Savills, 12 Clerk Street, Brechin, DD9 6AE [5818/927]

Telephone: 01356 628 628

ANGUS

Stracathro Mansion House, Stracathro

LG A Offers over £1,320,000

This fabulous mansion with its massive Palladian four columned portico graces the cover of this list. There are two Lots in this sale, the price above reflecting both: the house, which is being sold for offers over £1,000,000 and Lot 2, four two bedroom cottages, for offers over £320,000. The entrance hall for the main house reflects the magnificence of its exterior with a further four Corinthian columns, framing the reception hall beyond; beneath its massive vaulted ceiling, it is flanked with pilastered columns running along its entire length.. In 1775, a year before the American Declaration of Independence, the Stracathro Estate was 'extended to some 2,000 acres'. It was purchased by Patrick Cruikshank 'who had made his fortune in Jamaica'. The house was built for his brother between 1824 and 1827, by the architect, Archibald Simpson. In 1938 it was leased by the government and an Emergency Medical Services Hospital was built in the grounds. The house has now been privately owned since 2003, and between then and now the house has benefitted from considerable work. More might now be done with the upper floors; the particulars are offering certain of the rooms there to become en-suite bathrooms, subject to the necessary planning permission. For both Lots the land included in the sale amounts to approximately 13.24 acres. This includes wooded grounds and a former tennis court. If the cottages are sold separately approximately 0.51 acres of this will become part of this sale.

The main house: Vestibule, vaulted entrance hall, library, gallery, reception hall, sitting room, terrace, drawing room, orangery, cloakroom, boudoir, breakfast room, red staircase hall, red kitchen, black and white kitchen, shower, morning room, bathroom, butler's pantry, laundry room, store, dining room, billiards room, pantry, office, loo. First floor: Ten bedrooms, two bathrooms, two shower rooms, study, kitchenette, loo. Second floor: Six bedrooms, bathroom, washroom, loo. Lower ground floor: Three vaulted cellars, boiler room, two staff rooms, former kitchen, four larders, scullery, four further cellars, wine cellar, coal cellar, bathroom. At least two store rooms. The cottages: These were built in the 1950s and are single storey. They are part of a terrace of six. Each cottage has a front and back garden, two bedrooms, along with a hallway, sitting room, kitchen and bathroom. These cottages have been used for a number of different purposes, for staff, for overspill from the house, and for holiday lets. There is parking for up to two cars for each cottage.

Contact: Savills, 12 Clerk Street, Brechin, DD9 6AE [5806/927]

Telephone: 01356 628 628

The Merchant's House, 68 High Street, Brechin

Offers over £195,000

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

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 floorextending 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 Steeple, 10 The Square, Letham

Offers over £370,000

The Agents are right to call The Steeple a 'spectacular conversion' of a former church. The church with its castellated tower, was originally built in the early 19th century. The chapel part of the church has full height large rectangular windows, rising through all the open plan floors. There is no mention of when the church ceased to be used as such, however, after the Second World War it was used as a joiner's workshop. The current owners bought the property in 2007 and spent two years converting it into its current state. Subject to the necessary planning permission, the playroom might now be used to create further accommodation. There are three attic tower rooms, at least one of which has a bricked in window (as per the photograph on the particulars). There is an enclosed garden and two garden sheds are included in the sale.

Ground floor: Porch, set at 45 degrees, enclosed spiral staircase, sitting room, dining room/kitchen, garden room/dining room, utility room, bedroom/study, shower room. First floor: Galleried landing, three bedrooms, one with an en-suite shower room and dressing room, another with an en-suite shower room, another bathroom. Second floor: Massive playroom, extending to the full foot print of the chapel, in the roof space. An attic ladder from this floor leads to the

Contact: Savills, 12 Clerk Street, Brechin, DD9 6AE [5655/927]

Telephone: 01356 628 628

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 Old Fishing Station, St Cyrus Beach, St Cyrus

Offers over £420,000

Returning to this list, this wonderful property, most recently used for residential and bed and breakfast. It won a Booking.com award in 2015 for its 9.8 score. Subject to the necessary planning permission it might now be reinstated as a single residence. The garden (approximately 1.26 acres) is enclosed with wooden fencing.

Ground floor: Sitting room, an adjoined but not integrated store of the same size, loo, dining room, dining kitchen, living room. Adjoined but not integrated, the two bedrooms and en-suite showers for the bed and breakfast. First floor: Lower level room, landing, three bedrooms, one with en-suite bathroom, shower room, adjoined but not integrated, two bed and breakfast bedrooms, with en-suite showers.

Contact: Savills, 12 Clerk Street, Brechin, DD9 6AE [5809/927]

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

DUMFRIES AND GALLOWAY

Central Hotel, St Johns Road, Annan

Auction Guide £135,000 + 14 December 2017

Fantastically evocative of the Age of Steam, this high Victorian sandstone hotel, with 18 bedrooms has been closed for around six years and would now benefit from some work. Not surprisingly it is close to the railway station. It is set at the bend in the road, it causes this bend in the road. There is a separate car park.

To be Auctioned on Thursday 14 December, at Carlisle Racecourse, at 12.00

Set over four turreted and gabled floors.

Contact: Auction House, 232 - 25 Castle Street, Carlisle, Cumbria, CA3 8SY
[5824/1736]

Telephone: 01228 510 552

FIFE

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

21B Queen Anne Street, Dunfermline

Offers over £67,000

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 Scottish House Move: <http://www.scottishhousemove.co.uk/property/SCT170220>

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

Contact: Sharon Wilkie [5820/1735]

Telephone: 01383 720271

21 Queen Anne Street, Dunfermline

Offers over £60,000

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 Your Move: <https://www.your-move.co.uk/property/flat-for-sale-queen-anne-street-dunfermline-ky12-id-528728266/search>

Hallway, sitting room/kitchen, bedroom, bathroom.

Contact: Sharon Wilkie [5819/1735]

Telephone: 01383 720271

ORKNEY

Holm of Gribbister 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