

MOVE

## What £350,000 gets you in Northamptonshire, Kent, North Yorkshire, Northern Ireland, Bath, Scotland and France



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Victoria Brzezinski

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### Northamptonshire

Loddington is a pretty village built from local ironstone and recorded in the Domesday Book. It has a 13th-century church and lies about four miles west of Kettering market town and its station (fast trains to London St Pancras take about 50 minutes). Originally two separate cottages tied to Loddington Manor, this 17th-century house is on the high street, lying moments the Hare, a country pub serving up real ales. It has a hall, a country-style kitchen with beams and terracotta floors, leading to a living/dining room with an open fire. There are two bedrooms and a bathroom on the first floor. Outside there's a paved patio garden and three brick outhouses for storage — the largest has

wooden French doors, two Velux ceiling windows and beams.  
**Air pollution** 9.1mcg/m<sup>3</sup>, 4.1mcg/m<sup>3</sup> above the WHO guideline of 5mcg/m<sup>3</sup>.

**Upside** Bags of period character.

**Downside** The energy efficiency rating is an E, although there's scope for improvement to a B.

**Price** £350,000

**Contact** [williamhbrown.co.uk](http://williamhbrown.co.uk)



## Kent

Get picture-postcard looks with this pretty period cottage in Upper Walmer, a town best known for its coastline and castle, two miles from Deal. This two-bedroom property has an entrance porch leading to a reception room with a cast-iron fireplace and panelling. There's an open-plan kitchen/diner with a built-in larder and a door out to the garden; a separate utility room houses the boiler and has plumbing for a washing machine. The basement offers plenty of space for storage and a door to the garden. The two bedrooms and a bathroom are arranged over the first and second floors. The EPC rating is a middling D (A being the best and G the worst), although there's scope for improvement to a B.

**Air pollution** 10.1mcg/m<sup>3</sup> particulate pollution annual average, 5.1mcg/m<sup>3</sup> above the WHO guideline of 5mcg/m<sup>3</sup>.

**Upside** A detached workshop in the garden.

**Downside** Decor could do with an update.

**Price** £350,000

**Contact** [brightandbright.co.uk](http://brightandbright.co.uk)





## North Yorkshire

This three-bedroom converted barn is in Keasden, a hamlet on the edge of the Forest of Bowland area of outstanding natural beauty. Despite its rural location the nearest rail station is a mile away at Clapham (for trains to Lancaster in 35 minutes or to Leeds in one hour, 15 minutes), while the house itself has B4RN superfast internet and a D rating for energy efficiency. Within 1,150 sq ft you get a living room with a wood-burning stove and large south-facing window, a semi-open plan kitchen and dining room, a utility room and a downstairs shower room. There are gardens to the front and back, a shed, a designated parking space and a stable.

**Air pollution** 8.7mcg/m<sup>3</sup>, 3.7mcg/m<sup>3</sup> above the WHO guideline of 5mcg/m<sup>3</sup>.

**Upside** Marvellous views over moors and mountains.

**Downside** Some reduced ceiling heights on the first floor.

**Price** £350,000

**Contact** [dacres.co.uk](http://dacres.co.uk)



## Co Down

Nab yourself the only detached house on Sandringham Drive in Ballyholme, a beachside suburb about a half-hour walk from Bangor. Plenty of shops, restaurants and picturesque coastal strolls along the mile-long beach are about ten minutes away from the property. The ground floor of this three-bedroom home has a Shaker-style kitchen, a separate utility room and three reception rooms – a living room, dining room and large conservatory – as well as a hallway and a WC. Upstairs, the bedrooms share a single shower room and separate loo. Outside space includes flowerbeds and a driveway to the front, while the back garden has a patio, lawn and a summer house (with electricity) and storage shed.

**Upside** A detached garage.

**Downside** No bathtub. You may wish to update the bathroom.

**Price** £349,950

**Contact** [johnminnis.co.uk](http://johnminnis.co.uk)

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## Bath

Originally a hotel designed by Major CE Davis and completed in 1901, the grade II listed Empire is one of Bath's most distinctive buildings. Available to purchase for over-50s, this second-floor apartment has high ceilings and 622 sq ft of living space. The bedroom and reception room feature floor-to-ceiling windows and access to the private balcony overlooking Pulteney Weir on the River Avon. There's also a kitchen and a shower room, plus a lift and concierge service. Shared facilities include a communal rooftop garden, cinema room, snooker room, gym and sauna. The residents' lounge and dining room can be booked for private functions.

**Air pollution** 9.4mcg/m<sup>3</sup>, 4.4mcg/m<sup>3</sup> above the WHO guideline of 5mcg/m<sup>3</sup>.

**Upside** A city-centre pad for over-50s.

**Downside** Leasehold. Combined, service charges and ground rent total almost £9,000 per year.

**Price** £325,000

**Contact** [fineandcountry.com](https://www.fineandcountry.com)



## Edinburgh

If you're willing to sacrifice space in exchange for central location, charm and a private front door then look no further than this quirky little two-bedroom, three-floor mews home. Situated in a quiet courtyard just off Eglinton Crescent in the city's bustling west end, a ten-minute walk from Haymarket Station and a five-minute walk from the Water of Leith, it makes creative and characterful use of its mere 878 sq ft of floorage. Accessible via a spiral staircase from the main bedroom is a compact attic room with eaves storage, which could be used as a home office. To the rear there's a peaceful

private walled garden with flowerbeds, a gravel seating area and a corner summer house.

**Air pollution** 7.1mcg/m<sup>3</sup>, 2.1mcg/m<sup>3</sup> above the WHO guideline of 5mcg/m<sup>3</sup>.

**Upside** A unique home in the heart of Edinburgh.

**Downside** Not exactly spacious.

**Price** Offers over £350,000

**Contact** [truscottproperty.com](http://truscottproperty.com)



## Fife

The smallest in a string of historic and beautiful fishing villages along the southeast corner of the Fife coast known as East Neuk, St Monans is packed with colourfully painted and harled little red tile-roofed sandstone cottages. Of which this five-bedroom semi-detached townhouse, situated just one row back from the waterfront, with its own garden to the front and a courtyard to the rear, represents a perfect example. A sandy beach with an open-water tidal pool as well as access to the Fife Coastal Path are within short walking distance. St Andrews is a 25-minute drive away, while Edinburgh can be reached in an hour and a half.

**Air pollution** 5.4mcg/m<sup>3</sup>, 0.4mcg/m<sup>3</sup> above the WHO guideline of 5mcg/m<sup>3</sup>.

**Upside** A minute's walk from the sea.

**Downside** House in need of modernisation and upgrading.

**Price** Offers over £350,000

**Contact** [fifeproperties.co.uk](http://fifeproperties.co.uk)





## Normandy, France

Kiss goodbye to the rat race and say hello to your rural French fantasy: this property in Maupertuis, in Normandy's Manche department, offers a ready-to-go holiday lettings business.

There are 12 bedrooms in total – the owners have converted the 200-year-old stone farmhouse into four self-contained gîtes, as well as a separate two-storey, one-bedroom home where they live at present. About 1.66 acres of grounds include a heated outdoor pool, nine-hole pitch and putt golf course and a large vegetable garden. Among the outbuildings are a large barn, which has planning permission to be turned into more living space, and a garage. There is a supermarket and a bakery in Hambye, a five-minute drive away, while the nearest small town is Percy-en-Normandie, less than ten minutes by car. If you're driving from England you can hop on the ferry at Portsmouth; the drive from Caen takes about 60 minutes.

**Upside** You get a lot for your money.

**Downside** The unusual layout may need tweaking.

**Price** £334,000

**Contact** [hamptons-international.com](https://www.hamptons-international.com)

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Victoria Brzezinski

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