

MOVE

What you get for £450,000 in West Sussex, London, Pembrokeshire, Liverpool, Gloucestershire, Aberdeenshire, Perthshire and France



Victoria Brzezinski and Malcolm Jack

Thursday February 17 2022, 5.00pm GMT, The Times

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Perthshire

This beautiful old five-bedroom country house charms at first sight, standing tall in the lush green countryside down a long private drive just off the narrow Kirton of Mailer Road where it winds westwards through Perthshire farmlands adjacent to the

River Earn. There are views from practically every window in a house that — despite requiring modernisation (unless a lime green 1970s bathroom suite is to your liking) — has been looked after and upgraded to a high standard inside and out. An elevated position gives incredible aspects southwards in particular. The popular village of Bridge of Earn is less than five minutes' drive away, and central Perth is ten minutes away.

Air pollution 6.2 mcg/m³ particulate pollution annual average, 1.2 mcg/m³ above the WHO guideline of 5mcg/m³.

Upside Private setting in rolling Perthshire countryside.

Downside Close to a motorway junction and railway tracks.

Price Offers over £444,950

Contact simpleapproachea.co.uk



West Sussex

Grade II listed Bridge House is an early 19th-century property in the centre of Singleton, a bucolic village in the Lavant Valley. The four-bedroom house comprises more than 1,160 sq ft of living space featuring rustic timber-framed walls and exposed-brick fireplaces. Accommodation includes two reception rooms and a kitchen with smart two-tone Shaker-style cabinetry. This leads to a separate utility area with a washing machine and doors out to the garden. Upstairs there's a single bathroom. Chichester and its railway station are a 15-minute drive to the

south, for 90-minute trains into London Victoria.

Air pollution 9.1mcg/m³, 4.1mcg/m³ above the WHO guideline of 5mcg/m³.

Upside A garden studio.

Downside The G rating for energy efficiency is as bad as it gets. There is scope for an improvement to a D rating.

Price £450,000

Contact hamptons.co.uk



London TW19

This one-bedroom pied-à-terre is on the first floor of a pretty period building on Old Palace Lane, a tree-lined street that leads from Richmond Green down to a scenic stretch of the Thames. One of eight flats in the building, the apartment extends to 348 sq ft, which includes a renovated bathroom (with enough room for a tub), a light-filled kitchen and a separate reception room with a large sash window. There are 115 years left on the lease and an annual service charge of £665, including ground rent. Richmond station is a seven-minute stroll away for the District line.

Air pollution 14.1mcg/m³, 9.1mcg/m³ above the WHO guideline of 5mcg/m³.

Upside Chain-free, plus lovely views over Old Deer Park.

Downside It's tiny and there are no windows in the bathroom.

Price £450,000

Contact propertypartnership.london



Pembrokeshire

Dreaming of a home within easy reach of the sea? The Old Mill is less than a mile from one of the most dramatic spots on the North Pembrokeshire coast, Ceibwr Bay beach. The two-bedroom stone home is set in pretty gardens bounded by a stream in the small village of Moylegrove. Living space is arranged over three levels: the ground floor features an hallway with a kitchenette with a utility area, plus a sitting room, bedroom and a bathroom. The first floor comprises a conservatory, living/dining room with a hearth made from the old mill stone and steps down to a kitchen. The second floor houses a bedroom with exposed beams and a shower, plus a toilet.

Air pollution 5.8mcg/m³, 0.8mcg/m³ above the WHO guideline of 5mcg/m³.

Upside Flexible, if not kooky, living space.

Downside Decor needs updating.

Price £450,000

Contact westwalesproperties.co.uk





Liverpool

The Tobacco Warehouse at Stanley Dock was built in 1901 to store vast tobacco shipments when Liverpool's port trading was in its heyday. The grade II listed 14-storey building has been immortalised on large and small screens, in the 2011 Marvel film *Captain America* and the BBC series *Sherlock* and *Peaky Blinders*. In recent years it has been redeveloped into more than 500 apartments, including this two-bedroom, 1,663 sq ft duplex on the fourth and fifth floors. The decor has a Manhattan loft-style vibe: the reception room features double-height ceilings with concrete beams, dockside views and extra-large windows. There's a kitchen, bathroom and an en suite shower room.

Air pollution 7.2mcg/m³, 2.2mcg/m³ above the WHO guideline of 5mcg/m³.

Upside Its B rating for energy efficiency; the development is connected to a private low-carbon network with guaranteed cheaper bills.

Downside Service charges of £2,145 a year.

Price £425,000

Contact tobaccowarehouse.co.uk

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Gloucestershire

Priory Cottage is an adorable two-bedroom country escape in Brimpsfield, a rural parish about seven miles south of Cheltenham. The honeystone house has been decorated in smart neutral tones and is set behind a picket gate within a Cotswold stone wall. It comprises 538 sq ft of accommodation: the front door opens directly into the kitchen/dining room and leads to a reception room with a stone fireplace with an oak beam housing a wood-burner. The ground floor also features a utility room/shower room. Upstairs the two partly vaulted bedrooms have gorgeous countryside views and painted tongue and groove panelling. The principal bedroom has a cast-iron fireplace.

Air pollution 8.1mcg/m³, 3.1mcg/m³ above the WHO guideline of 5mcg/m³.

Upside Gigaclear super-fast broadband and south-facing gardens.

Downside Private septic tank drainage.

Price £420,000

Contact bultersherborn.co.uk



Aberdeenshire

You not only get a bit of local history running through your home at Mill of Plaidy — an immaculately converted former mill in the countryside between Turriff and the north Aberdeenshire coast — but an abundance of space for your money. As well as five bedrooms, three bathrooms and three reception rooms including a large hard-roofed conservatory, there's a one-bedroom annexe above the double-garage with its own kitchen, living room and bathroom — ideal for guest accommodation, multigenerational living or as an Airbnb rental opportunity. Accessed by a private driveway off the main road, the house is an hour's drive from Aberdeen and it's a less than 15-minute drive north to the sea.

Air pollution 5.4 mcg/m³, 0.4 mcg/m³ above the WHO guideline of 5mcg/m³.

Upside An acre of grounds, including a small paddock suitable for horses.

Downside Dirty and expensive oil-fired central heating.

Price Offers over £450,000

Contact mcewanfraserlegal.co.uk





Nouvelle-Aquitaine, France

Les Eyzies-de-Tayac-Sireuil is a picturesque part of the Dordogne, famous for numerous Unesco-recognised archaeological sites with brilliantly preserved prehistoric cave paintings. Set in 1.8 acres of grounds, this stone three-bedroom house is about a mile from Les Eyzies town centre and has two separate two-bedroom gîtes — ideal for running a holiday letting business — as well as outbuildings, an outdoor pool and river access. The main house has an open-plan living/dining room and kitchen with a wood-burning stove, laundry room, bathroom, plus a separate reception room and another large room that could be used as a fourth bedroom. Bergerac airport is about 35 miles away, a little more than an hour's drive.

Upside You get a lot for your money

Downside Oil-fired heating

Price €527,880 (£441,000)

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

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Mary Hawkins



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Oil-fired central heating isn't that bad! It's better than the alternative which is...storage heaters or just plain freezing. Quite a lot of Britain isn't on mains gas.