

MOVE

What you get for £450,000 in Powys, Devon, Manchester, Borders and Normandy

Plus a Dulwich flat with London views, a charming Lakeland cottage, a red-brick retreat in rural Essex and a converted church in Angus with green credentials



There's easy access to the scenic Severn Way from this five-bedroom family home in Newtown

Georgia Lambert and Malcolm Jack
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Newtown in the Severn Valley. The beautifully tiled hallway leads to a chandeliered drawing room, a dining room with wooden flooring and a kitchen with a pantry and steps down to a cellar/games room. Upstairs there are five bedrooms, two bathrooms and a study. In addition to a pretty garden, there is an acre of secluded grounds. And the Severn Way trail — accessed via woodland adjacent to the gardens — is only an anorak-swish away. There is a good selection of primary and secondary schools in the town and a wide range of supermarkets to choose from.

Air pollution 6.6mcg/m³ particulate pollution annual average; 1.6mcg/m³ above the WHO guideline of 5mcg/m³.

Upside It has super-fast broadband, perfect for WFH and gaming.

Downside Some rooms need updating.

Price Offers over £450,000

Contact fineandcountry.com



A cosy two-bedroom terraced cottage in Dartmouth is in the pink

Devon

Pretty in pink, this terraced cottage is a few minutes' walk from Dartmouth's bustling town centre and the tranquil River Dart. On the ground floor there is a sitting/dining room with wooden beams, brick fireplace and wood-burner, plus a cosy kitchen. Upstairs there are two bedrooms and a family bathroom with a spacious shower. Outside, a higgledy-piggledy garden filled with tropical plants and a greenhouse. There is also off-road parking for one car. You can get to London Paddington in less than three

Upside Sailing fans will love Dartmouth's annual royal regatta.

Downside The views could be more expansive. For example, the kitchen window frames a stone wall.

Price £450,000

Contact marchandpetit.co.uk



Enjoy far-reaching views of the London skyline from this top-floor flat in Dulwich

London SE19

A lobby lift takes you to this top-floor mid-century apartment in Drake Court, a block in the Dulwich Estate. The dual-aspect living/dining room is connected to an outdoor terrace by floor-to-ceiling Crittal windows that frame the tree canopies and offer views of the London skyline. A newly refurbished kitchen with inky black cabinetry and white quartz worktops add to the modern feel — that and the palette of Farrow & Ball neutrals. White subway tiles in the bathroom add even more character. Residents on the estate benefit from free parking and access to the woodland and pretty communal gardens. Dulwich Picture Gallery and Dulwich Village are on your doorstep, as is Crystal Palace.

Air pollution 14.2mcg/m³; 9.2mcg/m³ above the WHO guideline of 5mcg/m³.

Upside North Dulwich (Overground) to London Bridge direct takes 15 minutes.

Downside There is only one bedroom.

Price £425,000

Contact themodernhouse.com



Explore the Lake District from this four-bedroom cottage in Caldbeck

Cumbria

This charming cottage is in Caldbeck village, in the very north of the Lake District. A good-sized living room has French doors that open onto a garden with a decked seating area, sheltered by a pergola. The country kitchen features fitted cabinets and space for a dining table. Stairs rise from a cosy snug to a bedroom with an en suite shower room — watch your footing on the ladder that leads up to a mezzanine sleeping area. The remaining three bedrooms and two bathrooms are accessed by the main staircase. There is plenty of off-road parking and many local treasures waiting to be discovered, such as the crafts on display at Priest's Mill, a restored 18th-century watermill with a café.

Air pollution 4.9mcg/m³; 0.1mcg/m³ below the WHO guideline of 5mcg/m³.

Upside Stunning views at every turn, including of the village cricket ground that backs onto the garden.

Downside It is remote — the nearest hospital (Penrith) is about half an hour away by car — and public transport is not always reliable.

Price £450,000

Contact finestproperties.co.uk





This townhouse in Manchester has a modern dining area that leads out to the garden

Manchester

This handsome red-brick townhouse is a three-minute walk from Parr Fold Park; the train to Manchester Victoria takes about 20 minutes. It has four floors with 1,735 sq ft of living space, including four double bedrooms (one of which is en suite), family bathroom, bay-fronted playroom and a large living room with a pair of Juliet balconies that overlook the garden. The lower-ground floor kitchen is fully fitted with glossy worktops, wine cooler and a modern dining area that leads onto a terrace with steps up to the lawn and a covered pergola. There is ample parking, and James Brindley Community Primary School, rated “outstanding” by Ofsted, is less than half a mile away.

Air pollution 7.8mcg/m³; 2.8mcg/m³ above the WHO guideline of 5mcg/m³.

Upside Nearby woodland walks, such as the Worsley Loopline.

Downside The garden views are a little spoilt by a nearby industrial bridge.

Price £450,000

Contact [hunters.com](https://www.hunters.com)

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Bright colours inside and out are the hallmark of this three-bedroom home on the Essex-Suffolk border

Essex

This colourful red-brick retreat in Foxearth village is about four miles from Sudbury, on the Essex-Suffolk border. The large open-plan sitting room is divided by a central chimney stack; sliding doors lead to a patio with herbaceous borders. Also on the ground floor is a bright dining room with stained-glass sash windows and an original Edwardian fireplace, plus a cloakroom and a fully fitted kitchen with ample worktop space. Upstairs you'll find the main bedroom with en suite shower room, two smaller bedrooms (one of which could make an excellent study) and a family bathroom.

Air pollution 9.8mcg/m³; 4.8mcg/m³ above the WHO guideline of 5mcg/m³.

Upside Parking for two or three cars, including a single garage.

Downside The nearest amenities (in Long Melford) are not within walking distance.

Price £450,000

Contact carterjonas.co.uk



The Auld Kirk, a former church in Angus, features an efficient air source heat recovery system

Angus

Kirk — as the name suggests, it's a converted former church. Located in the quiet village of Newbigging, it contains eight bedrooms and seven bathrooms over three floors, and stunning open-plan spaces including a long living room/kitchen with original stained-glass windows repurposed as wall features. Triple glazing, solar panels and an air source and heat recovery system keep the energy bills down and the cosiness levels high. **Air pollution** 5.8mcg/m³; 0.8mcg/m³ above the WHO guideline of 5mcg/m³.

Upside A self-contained loft apartment adds to the potential.

Downside The unconventional layout and room shapes.

Price Offers over £450,000

Contact verdala.co.uk



Handsome Lyme House in Kelso sits next to Shedden Park

Borders

Modestly priced family villas don't come much finer than Lyme House in the Borders town of Kelso, with its five bedrooms, multitude of large reception rooms, private walled garden and lovely south-facing views. The Georgian property stretches over four floors, with a spacious contemporary kitchen and dining room spread across the whole lower-ground floor. A modern atrium and garden room/home office make it a WFH paradise. **Air pollution** 6.2mcg/m³; 1.2mcg/m³ above the WHO guideline of 5mcg/m³.

Upside It is situated directly adjacent to lovely Shedden Park.

Downside No private parking and it lies on a busy main road.

Price Offers over £450,000



A mansion in Saint-Pierre-lès-Elbeuf, Normandy, comes with seven bedrooms and outbuildings

Normandy, France

This 18th-century mansion in the Normandy region of Saint-Pierre-lès-Elbeuf is crying out to host lavish parties. Set back from a tree-lined main road (the D840) that winds over the River Seine to the ancient city of Rouen, this whitewashed, pale blue-shuttered home has seven bedrooms and a selection of outbuildings, that, with some love, could have bags of holiday-let potential. The property has plenty of details to lust over, including parquet flooring, honeycomb tiling and built-in storage. A handful of amenities are a short drive away, including patisseries galore.

Upside It is wheelchair-accessible.

Downside Normandy winters can be rather chilly.

Price £435,000

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By Georgia Lambert and Malcolm Jack

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