

MOVE

What you get for £1.3m in Bristol, Norfolk, Scotland and France

Plus, an 18th-century stone house in Wales, a modern six-bed in the Cotswolds and a terrace just off the Thames in southwest London



Burwalls Lodge is a refurbished four-bedroom Victorian lodge house on an exclusive gated estate

Victoria Brzezinski

Thursday January 19 2023, 12.01am GMT, The Times

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Bristol

Get the best of both worlds with Burwalls Lodge, a converted gatehouse that is part of a private estate on the fringes of Bristol. The 1,786 sq ft Victorian home stands in nearly five acres of communal grounds and is laid out over three floors. On the ground floor there is a smart open-plan kitchen-dining room, separate sitting room and loo. The first floor houses two bedrooms, one of which has a generous en suite with a double-ended bathtub and separate shower cubicle. On the lower

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while Clifton and its profusion of posh delis and cafés is just over a mile away.

Air pollution 8.8cg/m³ particulate pollution annual average; 3.8mcg/m³ above the WHO guideline

Upside The mix of rural and city living

Downside Share of freehold, but you'll need to shell out £1,600 per year on service charges

Price £1.2 million

Contact rupertoliver.co.uk



This former vicarage is set in almost an acre of mature gardens

North Yorkshire

Put your stamp on this late-19th-century former vicarage — built to serve the neighbouring church of St Peter's — in Hackness, a hamlet in the North York Moors National Park. Two reception rooms with bay windows lead off the hallway, and there's also a formal dining room, breakfast room, kitchen, pantry and conservatory. The basement houses a games room/gym, while the six bedrooms and two bathrooms are on the first floor. If the 3,763 sq ft of living space is not enough room to play with, there's also a barn housing a garage, store and stables. It's a six-minute drive to Scalby for bistros and pubs, while Scarborough beach lies five miles away.

Air pollution 7mcg/m³; 2mcg/m³ above the WHO guideline

Upside Period charm

Downside Poor energy efficiency — it's rated F on the scale of A to G

Price £1.25 million



Built in the 1970s and renovated in 2020, this six-bedroom home offers a sleek, minimalist design

Gloucestershire

This 1970s property in the Cotswolds town of Nailsworth was modernised and extended in 2020, and now features all the 21st-century-appropriate mod cons — glossy underfloor-heated tiles, a Sonos sound system and triple glazing. Most of the ground floor is given over to the vast kitchen-living/dining room, which has a statement wood-burning stove and a minimalist feel, plus a separate utility room and loo. The three-storey, six-bedroom house extends to 3,000 sq ft, with a lower ground floor housing three of the bedrooms, a games room, workshop and shower room. The top floor has the principal bedroom, with a dressing room and en suite, two further bedrooms and a balcony. Aside from having the Cotswolds on your doorstep, Stroud is less than four miles away.

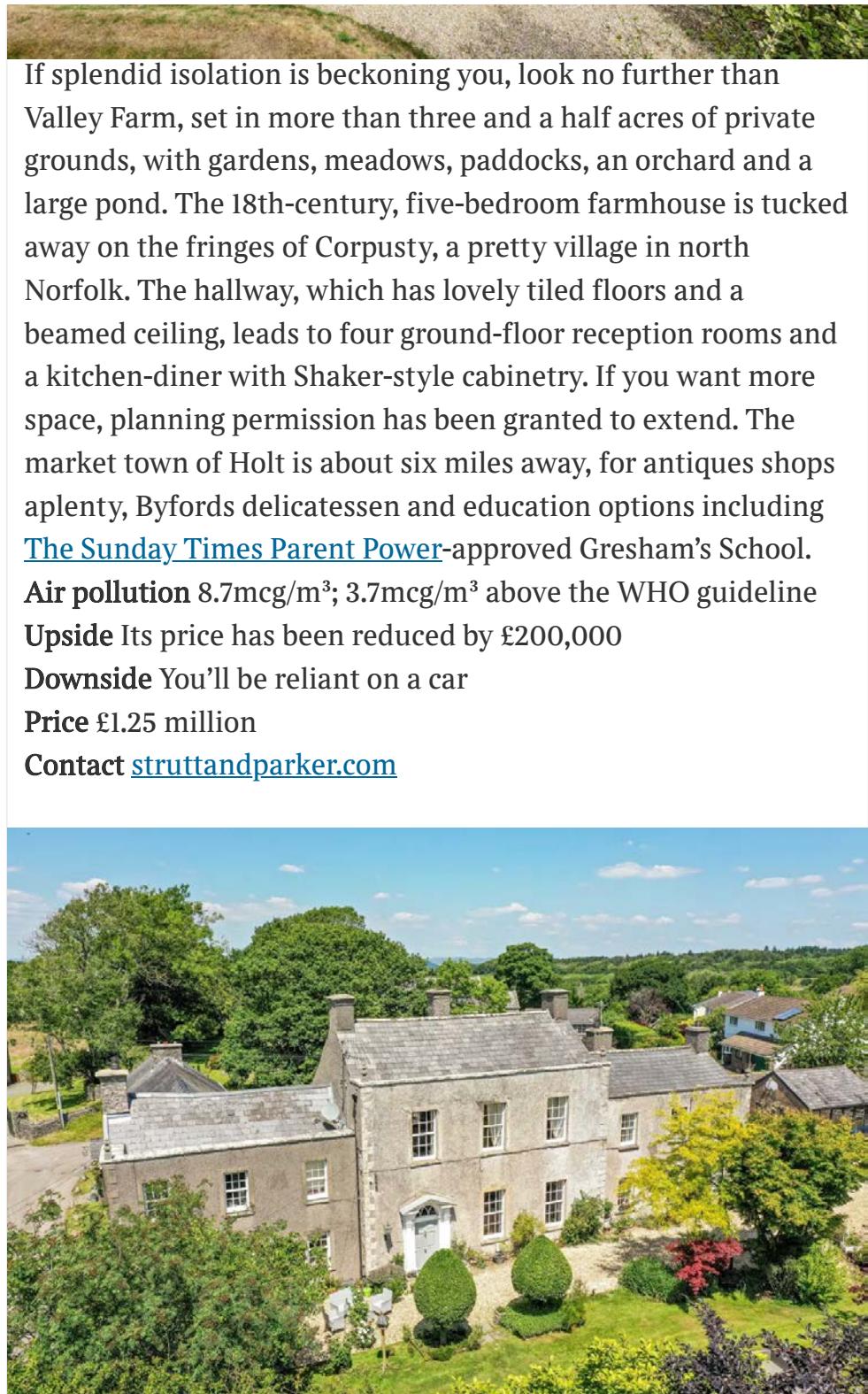
Air pollution 8.2mcg/m³; 3.2mcg/m³ above the WHO guideline
Upside It has two carports

Downside There's not much outside space

Price £1.25 million

Contact hamptons.co.uk





This grade II listed house comes with its own library

South Wales

One of a few “Great Houses” in the Vale of Glamorgan, this late-18th-century home was noted by Pevsner for its architectural credentials. The grade II listed, six-bedroom stone house has a Welsh slate roof and a kitchen with oak floorboards sourced from Merthyr Mawr Sawmill. It stands in the centre of Welsh St Donats village, about ten miles from Cardiff. You get a lot of house for the money – more than 4,450 sq ft of it. A Georgian

sash windows, a more casual kitchen-diner with an island, a library, and garden and music rooms. There's a separate utility room and a flagstone-floored cellar, which could be perfect for a wine collection.

Air pollution 6.5mcg/m³; 1.5mcg/m³ above the WHO guideline

Upside Elegant Georgian proportions

Downside The Lacanche range cooker will cost you extra

Price £1.2 million

Contact wattsandmorgan.co.uk

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Refurbished throughout, this London property has an open-plan lounge-diner and a kitchen with skylights

London SW13

The Sarah Myerscough Gallery, an Orange Pekoe specialist tea shop and a Rick Stein restaurant are among the delights situated a few minutes' stroll from this pretty terraced house in

northwest-facing patio garden. The first floor houses two bedrooms and a bathroom, while the top level has been converted into the master bedroom, a shower room kitted out with Villeroy & Boch and eaves storage. Dreaming of a bigger kitchen? Planning permission is in place for a rear extension. **Air pollution** 14.3mcg/m³; 9.3mcg/m³ above the WHO guideline
Upside Thames-side strolls on the doorstep
Downside No downstairs loo
Price £1.25 million
Contact savills.com



One of the finest properties in the Tweed Valley
SCOTT CLARK PHOTOGRAPHY

Borders

Originally the family residence of the local mill owner John King Ballantyne — whose father, Henry, founded the village of Walkerburn, where the home is located — ten-bedroom Windlestraw is one of the finest residential properties in the Tweed Valley. Until recently run as a luxury boutique hotel, it has been immaculately looked after, and is ready to be returned to use as a private home or continue to be run as a hotel. The ten acres of grounds include mature gardens and productive grazing land.

Air pollution 5.5cg/m³; 0.5mcg/m³ above the WHO guideline
Upside Good local amenities in Innerleithen and Galashiels
Downside A long drive up to Edinburgh if the traffic is against you
Price Offers over £1.3 million
Contact ballantynes.uk.com



Upside A country home close to the city

Downside The busy Edinburgh bypass is nearby

Price Offers over £1.235 million

Contact rettie.co.uk



This seven-bedroom house comes with views of the Eiffel Tower

Val-d'Oise, France

It take less than half an hour by train to get from Paris to this

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and retains splendid features, including white beamed ceilings and large shuttered windows. It is close to Montmorency Forest, which is filled with chestnut trees and criss-crossed with footpaths, bridleways and cycle tracks. There is almost 3,630 sq ft of living space laid out across four floors and featuring an entrance hall, office, a dining room with a feature fireplace, an egg-yolk-yellow kitchen and a cinema. The large living room has French doors that open to a paved terrace and almost an acre of grounds. It also includes a workshop, double garage and parking for several cars.

Upside Views to the Eiffel Tower

Downside Oil-fired central heating

Price £1.236 million

Contact hamptons-international.com

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