

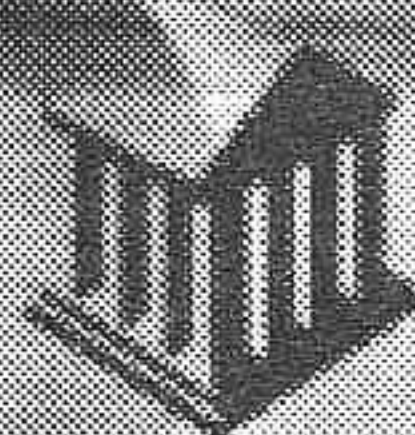
Properties *Today*

Wednesday, November 3, 2004

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Fantasy farmhouse

18th century home
is packed with
features.
See pages 2 and 3



PERSIMMON

Together, we make a home





COSY: The sitting room, with its attractive fireplace. Rebuilt using the local creamy-coloured brick about 25 years ago, it is used for log fires.

FACTFILE

Property: Rothay House, Mayfield Road, Eastrea, Whittlesey, near Peterborough.
Style: Georgian detached farmhouse.
Price guide: £275,000.
Features:
 □ Three bedrooms.
 □ Entrance hall, lounge, rear hall, bathroom, kitchen, sitting room and study.
 □ Lawned rear garden with borders and trees, brick barn and side tropical garden.
 □ The property is being sold through Grays The Estate Agent on 01733 203203.

A touch of the tropics in Eastrea

A QUIET, peaceful spot close to open fenland countryside was an ideal location for a house for Brian J Ford and his wife, Jan.

But it was by chance that the couple happened upon Rothay House, an 18th century thatched property in Eastrea.

Back in 1988, Brian had viewed many houses without joy when the estate agent suggested, as an afterthought, that he view the house.

As soon as he drove into Mayfield Road and saw it, Brian was hooked. He had to have the "beautifully proportioned" house.

"Jan had even fantasised about living in an old thatched farmhouse with stable doors when she was a child," said Brian, a biologist and author.

"It was structurally sound, but was internally desolate. We had to give it some love."

Rothay House, built in 1775, had, at one time, been the major farmhouse of the village.

It was the Fords' aim to have a modern home compatible with its origins.

Original features include brick and cast-iron fireplaces, wall panelling and Georgian windows with window seats. Green oak ceiling beams from the '60s are featured in some rooms.

The house was extended in the '60s, with the addition of the study, kitchen and bathroom.

It's a typical "roses around the door cottage" with two strips of lawn at the front.

Entry is into the main hall, off which are the two

JOHN KRALEVICH PROPERTY WRITER

reception rooms.

On one side is the lounge – which Brian and Jan refer to as the parlour – a spacious room with ceiling beams, window seats and a brick fireplace, with wooden surround and mantel, which they had reinstated to be sympathetic with the vintage of the house.

It leads to Brian's study, which has modern wall panelling, beams, extensive built-in bookshelves and a telephone point.

The sitting room is spacious, yet cosy, and centres attention on the fireplace. This was rebuilt using the local creamy-coloured brick about 25 years ago and is used for log fires.

There are good-sized alcoves, which were originally used to store food, wall panelling from the 1770s and a cupboard.

The kitchen was built by the Fords from kit form.

Back in 1988 it was little more than a "stainless steel sink hanging from the ceiling on a wire." Today, it is a well-fitted-out farmhouse-style kitchen.

There are base and eye-level pine units with brass knobs, an electric and gas hob, built-in electric oven, and plumbing for a dish-

washer and washing machine.

The bathroom features a huge corner bath with tiled surround, separate shower, bidet, wash basin and WC.

A broad staircase, off the sitting room, leads to the three bedrooms upstairs.

The main room is huge and features original panelling either side of an Adam cast-iron fireplace.

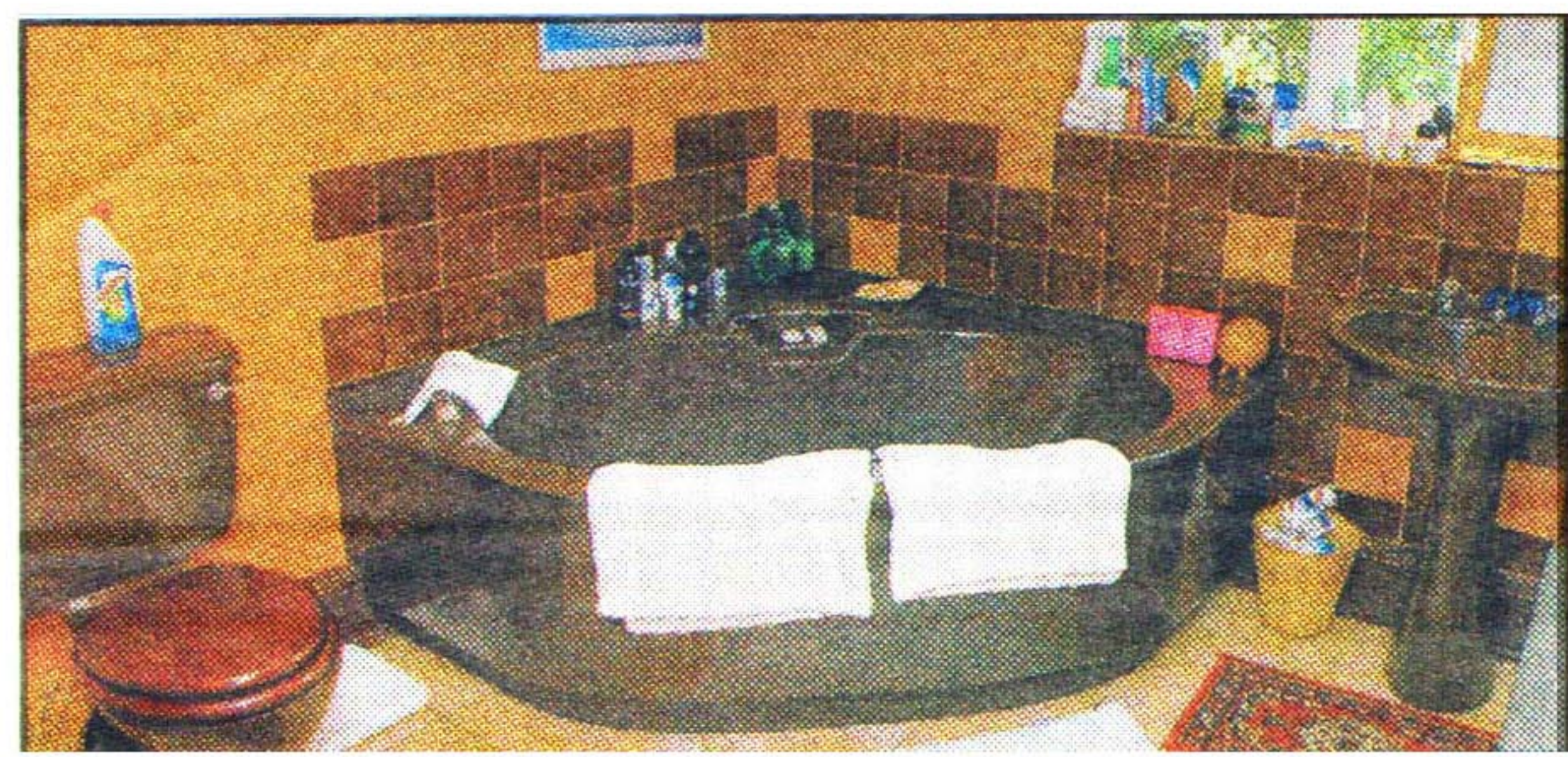
Bedrooms two and three are also large double-sized rooms, the latter having an original cast-iron fireplace.

There is also a box room which, with plumbing, could make a wash room or shower room. Fanlights add to the light and airy feel of these rooms.

So, these two bedrooms and box room "have the makings of a self-contained flat," according to Brian.

Downstairs, a stable door opens on to the L-shaped garden. The main area is lawned with shrub borders and mature trees, such as the catalpa, or Indian bean tree, which is great for shade. There is also a tree fern, olive and cherry.

To the side is a tropical garden where there are two mature palm trees, a hardy banana, figs, kiwi fruit and grapes, as well as apples and plums.



LARGE: The bathroom boasts a huge corner bath.



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Photograph shows a typical George Wimpey Street Scene.

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Photograph shows a typical George Wimpey Street Scene.

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Borrowers shop for a better deal

ONE in six homeowners (16 per cent) plan to change their mortgage within the next 12 months and almost two thirds (61 per cent) of them will do so to get a more competitive deal, according to the latest figures from the Alliance & Leicester Mortgage movingimproving index.

Six per cent of borrowers are definitely looking to change their mortgage, with a further 10 per cent considering the idea.

Paul Cooper, head of mortgages at Alliance & Leicester, said: "It is encouraging to see that people are shopping around for their mortgage deals.

"The findings indicate that people are becoming more empowered by the wealth of information available on mortgages," he said.

"Homeowners, should not, however, change their mortgage for the sake of it, as there can be costs involved. People should look for an offer that suits their needs, either a low rate or a product with no fees."

The findings also showed that men were more likely to change than women - at 55 per cent compared with 45 per cent.



UNUSUAL: A palm tree is among the features of the tropical garden. Right: The kitchen, which includes a built-in oven and, below, the beamed lounge.



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- Lounge
- Semi-detached
- Enclosed garden
- Off road parking
- Needs some improvements

£140,000

Milton Road, Oundle



- Four bedrooms
- Separate dining room
- Town centre location
- Kitchen/breakfast room
- Good sized garden
- Warrants inspection

P.O.A.

Wentworth Drive, Oundle



- Two bedrooms
- Garage
- End of terrace
- Off road parking
- Conservatory
- Cul de sac location

£147,500

Upper Main Street, Upper Benefield



- One bedroom
- Stone cottage
- Possibly to extend
- Original features
- Sought after village

£174,000

Benefield Road, Oundle



- House in need of modernisation
- Two building plots with outline planning permission
- To be sold as a whole or individually

P.O.A.

Oundle Auction Rooms, South Road, Oundle

Auction Sale of Antiques,
Victoriana and Collectables
Saturday 30th October 2004

Items already to hand :- Geo Oak Coffin, Geo Oak Cabinet, 2 Geo. Oak Bureaus, Geo. Mahogany Linen Press, D End Dining Table, mahog. Bureau, Arts & Crafts Style Cabinets, Duchesse Dressing Table, Large Gilt framed Overmantel, 3 Edwardian Display Cabinets (2 mahog, 1 oak), Mahogany Wardrobe & matching Dressing Table, Side tables Oak & Shipping Furniture inc Tables, Chairs, Repro. Court cupboard, Pine inc large trunks, large cupboard, bookcase/cabinet etc., Porcelain, Chine & Glass, Cantonse, Sylvac, Royal Doulton, Crown Devon, Beswick, approx 30 character jugs by Doulton/Sylvac/Lancaster/Artone, Cranberry Epergne Silver and plate inc Epergne, cased Condiment set Pr Geo. Berry Spoons, Pr pierced boat shaped dishes, inkwell, butter dish, Jewellery Cameo brooches, Rings, brooches, necklaces, bracelets Treen Rosewood Inkstand, Apprentice Linen Press Pictures and Prints, Collectables inc Triang Rocking Horse, Advertising Posters, Cigarette & Postcards, Fishing tackle inc hardy Deluxe Palakona Rod, The Perfect 3 1/8 Reel, 3 Allcocks Reels, Brass & Cooper

Viewing Friday 29th October 2004 from 2.30pm until 6.00pm
and on sale day from 9.00am. Sales commences 10.30am

Auction Office: 15, Market Place,
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