

# What £1 million buys you in ...

## Rutland

North Barn sits in the rural fringes near Uppingham, the Midlands winner of *The Sunday Times* Best Places to Live 2020. Set in a cluster of barn conversions, this four-bedroom, two-bathroom home has double-height windows and a mezzanine floor. The oak-framed conservatory overlooks landscaped gardens. Oakham station is ten minutes away, from where trains to London King's Cross via Peterborough take 90 minutes. Sailing, cycling and birdwatching are on offer at nearby Rutland Water.

**Air quality** 9mcg/m<sup>3</sup> particulate pollution annual average, 1mcg/m<sup>3</sup> below the WHO guideline of 10mcg/m<sup>3</sup>.

**Upside** Super-chic country retreat.

**Downside** The planned 2,200-home development in North Luffenham, seven miles away.

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



## Dorset

The poet laureate Robert Southey used to live at Burton Cottage, and perhaps his fairytale *The Story of the Three Bears*, published in 1837, was inspired by this grade II listed, five-bedroom house on the edge of the New Forest. With its thatched roof and under-the-eaves rooms, it's a "chocolate box" home that has been given a 21st-century makeover. The cream kitchen has built-in Bosch appliances. The master bedroom has an en suite with a dual walk-in shower. It is located in the village of Burton. Christchurch is two miles away, with rail links to London Waterloo in two hours, or Southampton in 28 minutes.

**Air pollution** 8.7mcg/m<sup>3</sup>, 1.3mcg/m<sup>3</sup> below the WHO guideline.

**Upside** A great garden for entertaining.

**Downside** It's close to the main road.

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



## Northumberland

Built from local stone, Dacre Croft is a four-bedroom Victorian house with a kitchen kitted out for a keen cook: it has a gas-fired Aga, an electric double oven and a six-ring gas hob. The grand entrance hall leads to four reception rooms; there are also four bathrooms and a boot room. Period details include ornate cornicing and stone fireplaces — one has a carved inscription reading “East or West, Home’s Best”, just like the one at Cragside, a nearby National Trust property. Morpeth town centre is less than a ten-minute walk away. Newcastle is 15 miles to the south and Druridge Bay is a 20-minute drive.

**Air pollution** 6mcg/m<sup>3</sup>, 4mcg/m<sup>3</sup> below the WHO guideline.

**Upside** It’s a big 3,600 sq ft family home.

**Downside** There’s no garage.

**Contact** sandersonyoung.co.uk



## Malaga, Spain

For a slice of sunny escapism, look no farther than this Andalusian estate. Built by a British family in 1980, the six-bedroom, five-bathroom villa sits atop a hill within four acres of avocado and olive farms, which are managed by local farmers. It has been renovated and includes several outbuildings, with a detached triple garage that could be converted into a stand-alone property. Cool down in the huge pool or soak in the views of the Sierra de Tejeda nature reserve from the stone hot tub. You’re within strolling distance of Alcaucin, a whitewashed town with cobbled streets, bars, restaurants and village shops. The nearest beach is a 20-minute drive and Malaga airport is 50 minutes away.

**Upside** Idyllic Spanish seclusion.

**Downside** 4,600 sq ft is a lot to clean.

**Contact** the-viewing.com

€1.1 million

