

C. SURVEYORS OPINION

The Vicarage is typical of the modern houses that replaced many traditional vicarages in the second half of the C20th. This house appears to have been built in the 1970's and retains many of its original features and fittings which are worn and in many ways look dated. There have been some replacement fittings but it is unlikely that you will retain them so, whilst the house is in a liveable condition, it requires significant updating and improvement to make it suitable for twenty first century living.

The materials used for the building are conventional but in some respects are showing their age. A significant example is the windows and their surrounds which are showing problems that are typical of the arrangement where the moulded concrete window surrounds are set into the external walls.

There are some asbestos containing materials (ACMs) which were commonly used at the time this house was built. Where evident they were either fixed or embedded in the structure and could be left in place but the age of the building means that an asbestos survey will be required before any work is undertaken. It is possible that other ACM materials may be found in areas that we can't see.

The house sits in a plot that is raised at its lower end, supported on a drystone retaining wall which increases in height and curves around the end of the garden following an agricultural access. There are yew trees growing on top of this wall together with shrubs and other trees of different varieties which together with the weight of the ground behind and in some areas, poor construction of the wall has caused it to bulge, crack and distort. You are advised to have this wall inspected prior to purchase by a competent reputable stone walling contractor who will advise on the cost of its repair and its remaining life. Our opinion on the wall is given below.

Important note

To get a balanced impression of the property, we strongly recommend that you read all sections of the report.