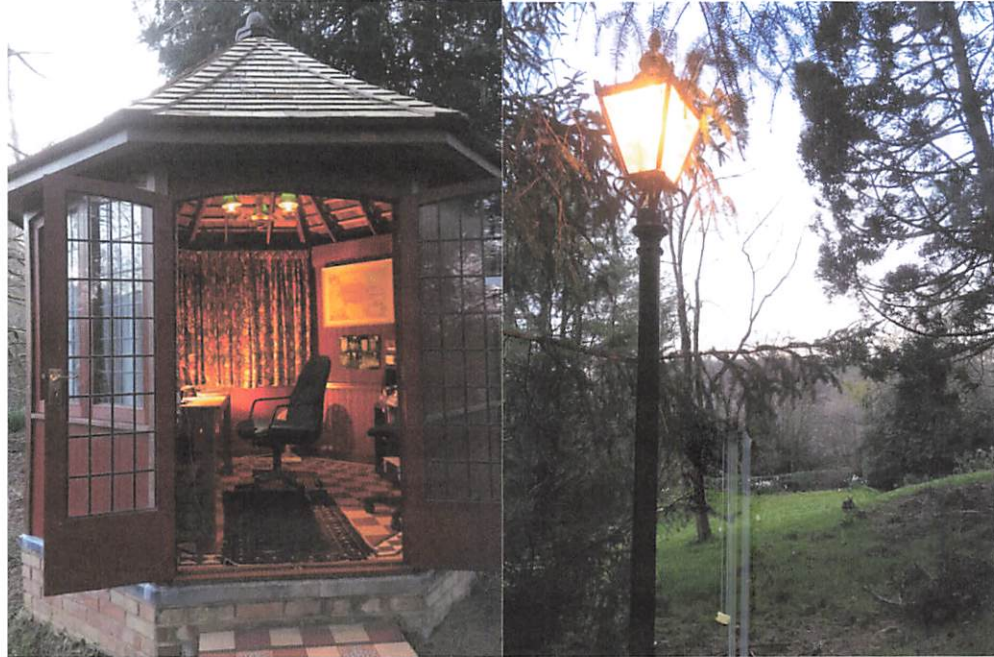


The Halshayne Manor Summer House



Approached through the trees, lit by two Sugg original standard lamps up a pathway to Narnia, the Halshayne Summerhouse is a nine foot octagonal room fully equipped as a writer's heaven. Overlooking the lake; visited by deer, it is supplied via armoured cables running up the streambed from the back of the Garage. These underground and underwater cables carry power, internet and an extension to the Estate PABX telephone system. Brought with us from Cambridge, the summerhouse is built upon an immensely strong brick and concrete foundation (six or seven tons of foundation) with a modern Original Style Victorian tiled floor centred on the motif of the Halshayne coat-of-arms (as too the Winter Study entrance lobby).

The Summerhouse was designed and manufactured in 1995 by the Secret Garden Company of Ware, no longer trading. It produced only the highest quality products. The Summerhouse is manufactured of top grade western red cedar panels both inside and out with insulation between and with rare teak corner stanchions, framing and window-cills. The leaded windows in fixed and opening windows and in the double doors are all traditionally constructed with individual 16x8 cm panes in proper leadwork. All the red cedar was cleaned and re-treated in 2019 and the worn roof was completely replaced with top-grade Blue Label cedar shakes in 2023. The summerhouse is cooled by electric fan when necessary; and there is full underfloor electric heating with upgraded Grant controls in 2024. It is usable all year around, day and night.

NOTE: There is no mass-manufactured equivalent available. To purchase anew at this level of quality is only now possible by bespoke contract. Indicative price is £40,000-£50,000. Construction on this site cost in the region of £20,000. The Sugg lighting and external electrics would add a further £15,000, conservatively. The lined William Morris curtains, made professionally especially for this summerhouse, could be made available by negotiation at replacement cost. In short the entire asset is worth close to £100,000 were someone to wish to start from scratch to build it here.