



Work spaces

Residences that lend themselves
to remote working,
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John Buchan's Borders retreat *Page 4*

Fabulous and five-bedroomed *Page 10*

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THREE OF A KIND

Options to cut your commute to just a minute

With the right kind of property, working where you live can make life a lot less complicated, says **Kirsty McLuckie**

A rising number of people are turning their backs on travelling in to the office, opting instead for remote working or running a business from their home.

The most recent figures released by the Office for National Statistics in November 2018 indicate that currently 4.84 million people across the UK are self-employed and many others have embraced flexible working, with at least part of their week spent at home.

From buying a property with outbuildings to establish a business, adding an annex to house an office or workshop, or just creating a designated space in the home, it seems cutting out a twice-daily commute is attractive.

Middlefield Farmhouse in Kingskettle, Fife, is a lovely rural home set in a walled garden overlooking countryside. The house is available on its own, for £295,000, but for £30,000 extra buyers could invest in the sizeable agricultural shed at the back, which would lend itself to a variety of business ideas.

George Lorimer, who is marketing the property, says that interest has come from buyers with different ideas about how to use the shed. "It could be of interest to traders who want to deliver round the UK, agricultural contractors who have equipment for hire or a log or pet food business. It has a lot of potential and I would expect the person who buys the house to take the shed as well."

Businesses started at the kitchen table in a modest home can find it difficult to expand if extra office space is needed.

A spare bedroom can suffice to create a physical barrier between work and home, but for a more permanent home office solution, adding a garden room or annex is becoming a popular alternative.

These spaces can be built without planning permission, and can be

manufactured off-site using energy-efficient materials meaning they can be constructed quickly and orderly, are cost-effective to heat for year-round use.

Artist Krissy Stewart commissioned an art studio from JML Garden Rooms for use at the back of her house in Colinton, Edinburgh, which has just been completed.

John Langley, director of Perthshire-based JML, says: "With the increase in people working from home and high demand for space without the hassle and cost of moving home or building an extension, we're seeing a significant rise in demand for our garden rooms, office pods and garden annexes."

JML's add-ons range from four to 18 square metres and cost from £15,000.

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They can be adapted with features, including kitchenettes or bathrooms, with most not needing planning permission as long as they don't take up more than 50 per cent of the garden space or are located in a conservation area.

Developers are also taking note of the increased need for designated work spaces in residences, with many new homes including small offices that are not just another spare bedroom.

Cala Homes' The Crescent at Donaldson's has been designed to provide spectacular mezzanine studies in half the properties at the Edinburgh city centre site, taking advantage of the views out to the grounds of the original Donaldson's School.



KEYS TO KNOW

Where is it: Middlefield Farmhouse and Shed, Kingskettle, near Cupar, Fife.
What is it: A four-beddoomed traditional house with beautiful interiors set in a walled garden.
Good points: Lot Two, the agricultural shed, offers a wealth of opportunity for running a country business. In addition, the house has a study area and a sun porch which would make a hobby room or studio.
Bad points: If you didn't invest in the shed as well, the likelihood is that someone else would run a business from it, which may prove disruptive to your peaceful rural retreat.
Price: Offers over £295,000 for the house, or £325,000 for the house and shed.
Contact: Galbraith on 01334 659988.



USP
A real Tardis home

The ground and basement flat at 72 St Leonard's Street in Edinburgh started life as a shop, but underwent a total overhaul and reconfiguration about five years ago. The architect owner designed the space with such aplomb that the

project was recognised at the 2015 Scottish Home Awards. Unusually for a subterranean project, there was an opportunity to extend, using a below-ground storage room. A total reconfiguration made space for a living room and kitchen, two bedrooms, a bathroom and utility room. The relocation of the staircase, and the use of glass balustrades

and a glass floor means maximum light penetration and innovative technology has allowed the best use of the space. Flexible wall panels can be moved between the kitchen and sitting room and also in the second bedroom, so when it is not in use it is incorporated back into living space. **Offers over £249,000, contact Hadden Rankin on 0131-662 1933**

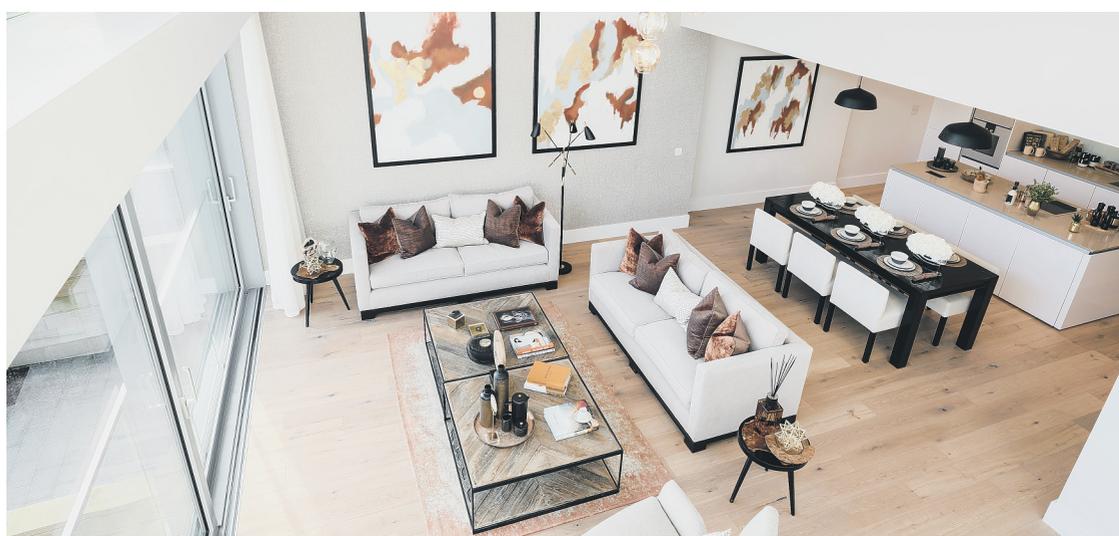




KEYS TO KNOW

Where is it: At the bottom of your garden.
What is it: A standalone garden room, adapted for multiple uses, measuring four to 18sq m.
Good points: Energy-efficient, attractive and can be installed in three weeks.
Bad points: You might want to live in it.
Price: From £15,000 to £33,000.
Contact: JML Garden Rooms on 01764 663668.

● **Cover picture:** Artist Krissy Stewart and her dog, Badger, in her studio in Colinton. See www.krissystewart.com

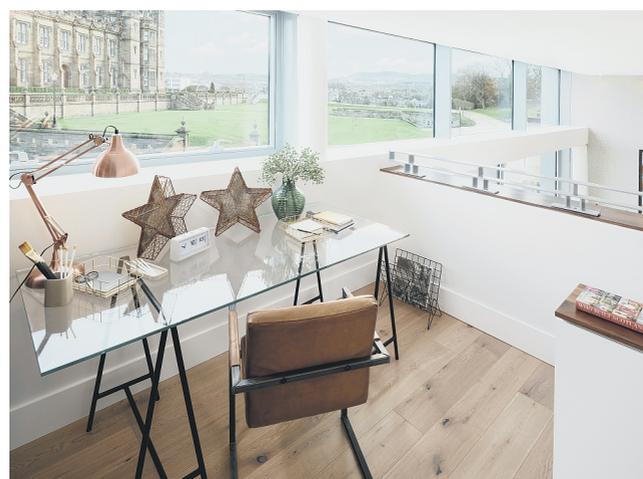


KEYS TO KNOW

Where is it: The Crescent at Donaldsons.
What is it: A range of two and three-bedroomed apartments with mezzanine studies made possible by the innovative interlocking storey structure of the building.
Good points: Designed by Richard Murphy, the double-height glass fronts have exceptional views of the listed Donaldson's School.
Bad points: Open to the floor below, so could be distracting if you have a noisy family.
Price: From £950,000 to £1,950,000.
Contact: Cala Homes on 0131-516 2667.



↑ Middlefield Farmhouse in Kingskettle, Fife.
 ↑ The sitting room.
 ← The master bedroom.
 ← The agricultural shed.
 ● Pictures: Middlefield, DTX Images. JML Garden Rooms, Phil Wilkinson



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