

Cottage with origins from 1859, partly built in half-timbered construction, approx. 80 m² living space. Complete renovation project, but electricity, water, bathroom and WC are present. Barn integrated with the house in an L-shape, approx. 180 m² in total, also in poor condition. 1,227 m² secluded plot by a gravel road with no through traffic and fine views over surrounding fields and deciduous woodland. Approx. 10 km from Hörby and approx. 70 km from Malmö.

Video Tour: <https://youtu.be/JZTUAX9pdH4>

Price: SEK 395 000 (approx. EUR 36 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5MHLC30RNLE29I4L>

Pärup 7250 near Hörby is a Scanian longhouse or cottage with origins from 1859, partly constructed in half-timbered style with cladding panels in poor condition on the exterior. The house offers approx. 80 m² of living space and is integrated in an L-shape with an old stable, barn and washhouse. This is a complete renovation project where virtually everything needs attention to a greater or lesser degree. The house underwent a major renovation in the early 1980s, but little has been done since. Good ceiling height with approx. 2.10 m under the beams. Electricity is connected and functional with direct-acting electric heating. In addition, there is an enamelled wood stove in the kitchen and a wood-burning stove in the living room. The chimney and fireplaces have not been inspected by a chimney sweep for many years and must be checked before use. Roof ladder and anti-slip protection for a ground ladder are missing. The roof has eternit in poor condition with a makeshift patch over a leak at the dormer in the attic, which has caused moisture damage in the living room ceiling. Shingle roof (wooden shingles) exists as underlay. The damage is exposed and can still be saved, but damaged timber obviously needs replacing. The floor beneath the damage has survived. Windows are generally coupled double glazing that need renovation or replacement. Cladding panels are in very poor condition and must be replaced. Water from own dug well and drainage to a three-chamber septic tank with infiltration from 1982. The infiltration field will need updating in the future due to age, but there is no requirement for changes at present.

The house consists of a hall with coconut matting on the floor over wooden flooring, masonite in the ceiling and a fuse box with RCD. Spacious country kitchen with dining area, rush matting on the floor over wooden flooring, exposed beams and masonite ceiling, sink, electric cooker with two hotplates and oven, extractor hood, portable dishwasher, fridge/freezer and enamelled Bolinder wood stove. Living room with rush matting over wooden floor, raw tongue-and-groove and beams in the ceiling with masonite over, except where exposed at the damp damage, plus an efficient wood-burning stove. Extended entrance or guest room with rush matting on wooden floor, single glazing and masonite ceiling with old damp damage. The extension has newer sheet-metal roofing, so the cause has been fixed. Large bedroom with rush matting over wooden floor, stretched cardboard over beams in the ceiling, masonite between the beams, double bed and bunk bed. Hall with raw concrete walls and wooden floor. Bathroom from around 1982 with tiled floor, pressure-treated timber on walls and ceiling – also in the shower – but appears to have withstood the test of time. The bathroom contains WC, washbasin, shower, washing machine and mechanical ventilation (which is very noisy but functional). Unfinished attic with small dormer and roof window plus insulation. The house is sold as seen with contents included on an “as is” basis. No cleaning will be carried out. Sold by estate.

In addition to the residential part, the house is connected in an L-shape to an old stable with concrete floor and a gable that is beginning to collapse, approx. 60 m². Further on is a large barn/storage area approx. 82 m² with garage doors and plenty of space. From the barn you enter the old washhouse/workshop approx. 39 m² with the remains of a wash boiler and chimney that has been dismantled under the roof. Eternit roofing on the entire outbuilding section with missing ridge tiles and several eternit sheets blown off on the washhouse, but the structure can still be saved. The outbuilding section naturally also has a substantial renovation requirement.

1,227 m² (freehold) overgrown and neglected garden/natural plot with dry-stone walls along part of the boundary and surrounded by fields with wide open views over the landscape. A small gravel road passes the plot and ends at the last farm on the road, approx. 700 m past the house – no through traffic. Approx. 200 m to the nearest neighbour who causes no disturbance. A very peaceful and tranquil atmosphere on site, on the border of Österlen. Approx. 10 km to Hörby town with most amenities. Approx. 16 km to bathing spot at Ringsjöstrand and approx. 22 km to bathing at Vombsjön, where you also find Öveds Monastery. Approx. 40 km to the sea at Kivik with its famous cider press and Stenshuvuds National Park. Approx. 95 km from Helsingborg and approx. 70 km from Malmö.