

TORRAVILLE HERITAGE COTTAGE

(Features of this Property)



The Torrville Heritage Cottage was designated a Registered Heritage Structure on May 2, 2004 by the Heritage Foundation of Newfoundland and Labrador

LOCATION: 4 Tickle Point Road, Change Islands, Notre Dame Bay, Newfoundland about 90 kilometers north of Gander, Change Islands (Lat: 49°40' 15.52" Long: 54°24' 23.80") is approximately 4 kilometers west of Fogo Island.

PRICE: \$75,000

CONTACT INFO: Call Chris O'Dea at 709-685-6559 for further information or email cod@warp.nfld.net

SPECIFICS:

- House Type: One story, with high attic area (open construction)
- Construction: Wood framing, traditional clapboard, windows and doors
- Lot Size: 105' x 270' (approximately) with 140' of waterline
- Driveway: Access from Tickle Point Road (parking for 2 vehicles)
- Bedroom-1: 14'-04" x 11'-03" (master)
- Bedroom-2: 13'-02" x 10'-00" (guest)
- Living: 15'-09" x 14'-04" (open to dining room)
- Dining: 09'-10" x 10'-00" (open to living room)
- Kitchen: 08'-09" x 07'-04" (open to dining room – fully equipped)
- Foyer: 07'-06" x 08'-09" (door to living, dining room and bathroom)
- Bathroom: 08'-09" x 10'-00" (open to foyer entrance)
- Exterior Dimensions: 33'-08" x 25'-09" (excluding veranda and open deck)
- Veranda (with roof): 39'-05" x 06'-00" (beautiful south view of the Main Tickle)
- East Deck (open): 25'-09" x 06'-00" (east view of flowers & vegetable garden)
- Heating: All electric heat throughout (200 amps)
- Water Heater: Electric – 40 gallons
- Electrical: 200 amps
- Root Cellar: Located on the Torrville Heritage Property
- Mortgage: Treat as clear
- Property Tax: \$400.00 – 2011
- Possession: Spring 2012 (negotiable)

FEATURES:

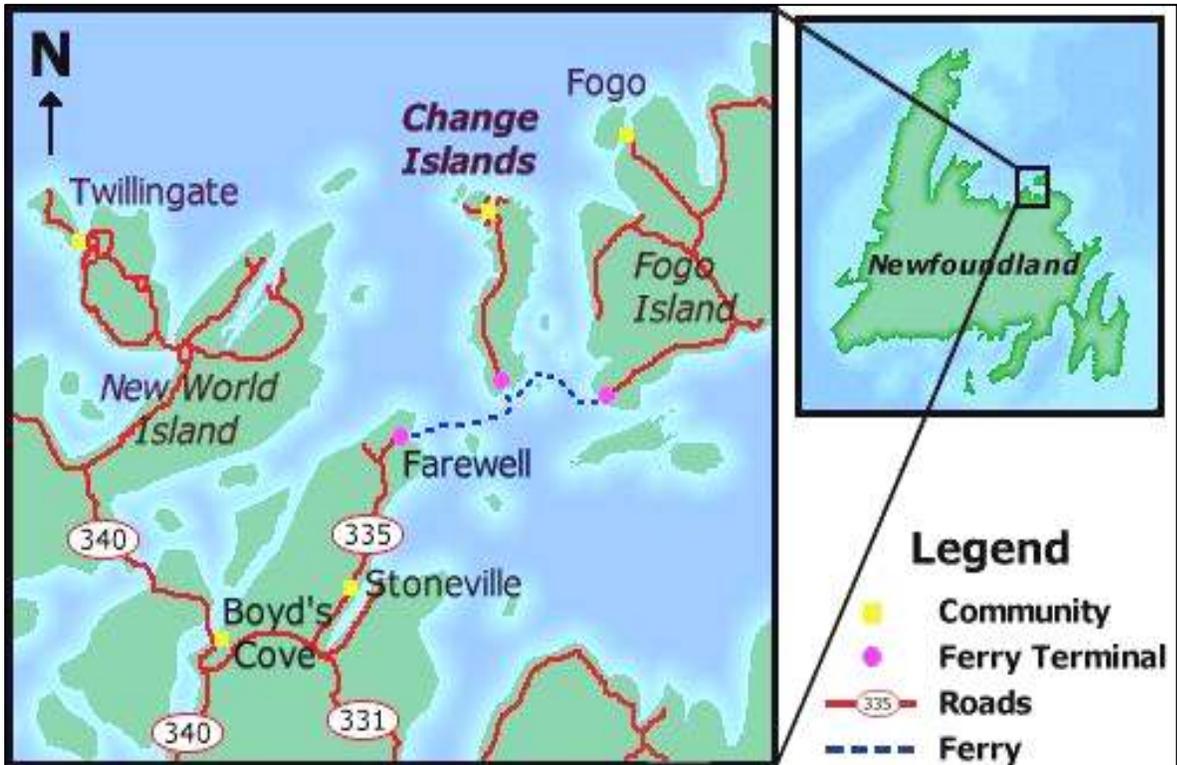
- Description:** The Torraville Heritage Cottage, centrally located with a commanding view of the Main Tickle of Change Islands has a beautiful view of the Change Islands' Main Tickle from the veranda and on the traditional outport fishing flake and boardwalk overlooking the Main Tickle – a wonderful location to observe boat traffic along the Tickle and watch sunsets. Underneath the flake is a landing beach and storage facility for kayaks. The Torraville property was designated a Registered Heritage Structure in 2004 by the Heritage Foundation of Newfoundland and Labrador and received the Southcott Award, the highest award in Newfoundland for heritage restoration. The cottage is fully equipped with 2 bedrooms, kitchen, dining room, living room, full bathroom, a stove, refrigerator, washer-dryer and full electric heating.
- Sun Porch:** A sun porch/veranda/deck design that is quite unique and beautiful in its simplicity – providing a quite charm to the cottage and a spectacular view from the kitchen, dining room, living room and master bedroom of the “comings and goings” on the Change Islands Main Tickle. The sun porch/veranda/deck (39’-05” x ’06-00”) was re-built following the original design from photos dated from the 1950s. The master bedroom French door provides access to the south facing veranda.
- East Deck:** Deck on the eastern side (25’-09” x 06’-00”) provides an ideal area for early morning breakfast, lounging, reading and enjoying the rose bushes, lupines, etc.
- Boardwalk:** A wooden walkway and stairs connects the cottage to a traditional ‘outport’ fishing flake, perfect for reading and enjoying the boating and fishing activities on the Main Tickle. In addition, the sandy/rocky beach and the area underneath the fishing flake provide an ideal kayak/row boat launching/landing and storage area.
- Architectural Features:** The building has a unique “round” roof and is the only one of its kind on Change Islands built as a bungalow (cottage) in the early 1900s.
- Hardwood Floors:** Beautiful Newfoundland spruce hardwood flooring throughout (bedrooms, hallways, dining room, living room, bathroom, and foyer entrance).
- French Door:** French door in master bedroom opening to the sun porch – perfect for relaxing and/or entertaining during long summer evenings.
- Décor:** Neutral décor throughout (pale yellow and natural white).
- Kitchen:** Compact but efficient galley kitchen with electric stove, range hood, refrigerator, built-in wooden cupboards, stainless steel sink and fully equipped with electrical appliances (kettle, coffee pots, toaster oven) and fully equipped with dishes, mugs, cutlery, pots and pans, etc.
- Bedrooms:** Each contains two single beds, night table, lamp, dresser, and coat rack.
- Living Room:** Contains sofa (foldaway), large rug, 2 chairs, 2 lamp-tables with lamps, and coffee table.
- Dining Room:** Contains dining table, 4 chairs, and serving table.
- Bathroom:** Contains shower, toilet, sink with storage cabinet, and a vanity cabinet. Also incorporates a laundry/storage room containing a new washer (2009), drier, hot-water tank and additional storage for vacuum cleaner, and cleaning supplies.

- Basement:** Provides a storage area for lawn maintenance, rain barrow, water pressure pump and easy access to all plumbing and electrical wiring.
- Loft:** Second Floor Loft provides a large storage room (approx. 33'–08" x 25'–09")
- Well:** The 8-9 foot deep well (4-5 foot rock bottom) is located just north of the cottage and uses a traditional rocked-walled constructed technique. The Change Islands Volunteer Fire Department cleans the well yearly for approximately \$20.
- Septic System:** The septic system drains into the ocean, as is the case for most septic systems in Change Islands given the rocky nature of the terrain.
- Tickle Access:** The property in front of the cottage is sloping gradually to the Main Tickle providing an ideal location for wharfs and slipways with the added feature of providing spectacular vistas (south, east and west) from the higher land where the Torrville cottage is located overlooking the Main Tickle.
- Root Cellar:** The root cellar was repaired in 2004 (located on the Torrville Heritage property)
- Hill Views:** A high hill southeast of the cottage provides a speculator views looking:
- (1) West up the Tickle towards New World Island
 - (2) South across the Main Tickle to the South Island of Change Islands, and
 - (3) East providing a view of the town fish-plant and Brimstone Hill on Fogo Island – one of the four corners of the world according to the Flat Earth Society
- Convenience:** The Torrville Cottage is a short walking distance to many Change Islands facilities – Medical Centre (150 feet); Post Office (200 feet); Volunteer Fire Department (225 feet); Stages and Stores Knitting Economuseum (200 feet); The Burgundy Squid Café (250 feet); Orange Lodge (250 feet); A. R. Scammell Academy School (250 feet); and walking distance to Andrew Bown Store, Change Islands Fish Plant; DMS Enterprises; T.L.P. Restaurant and the United Church and Anglican Church.

RECENT REPAIRS:

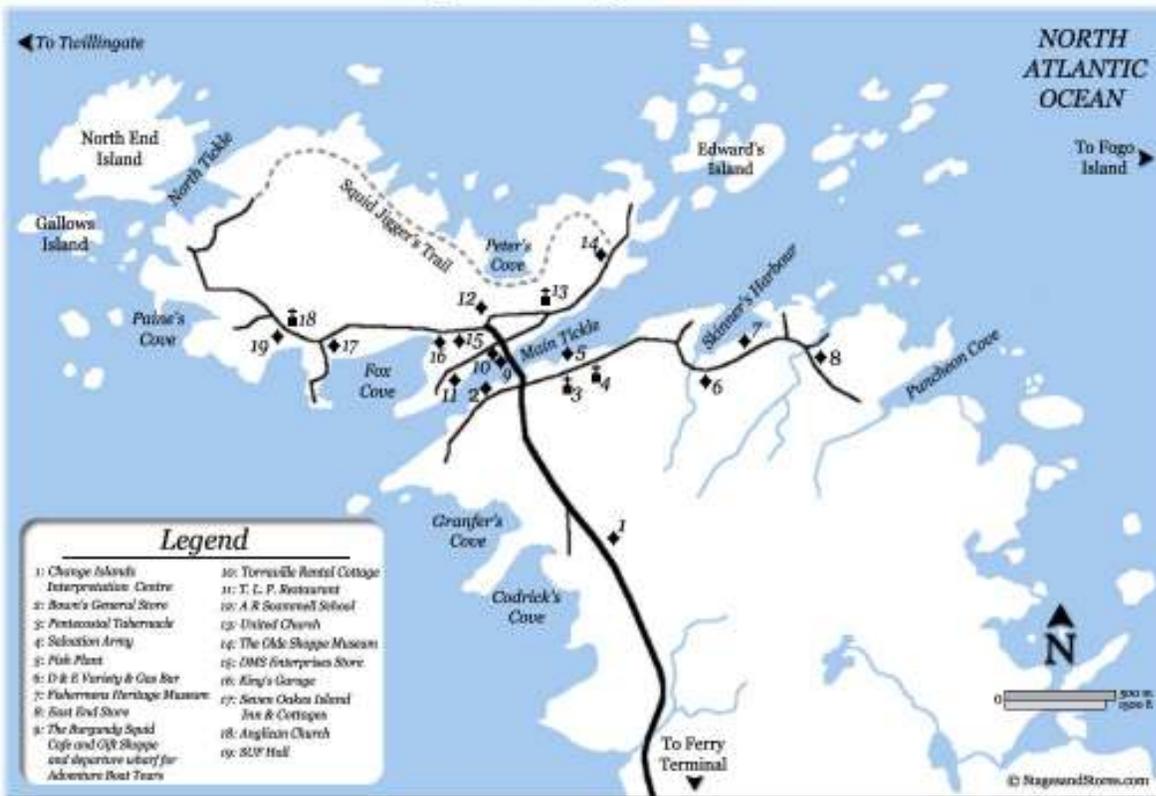
Roofing:	New	– 2004	(all new roof material)
Insulation:	New	– 2004	(all new insulation throughout)
Electrical Wiring:	New	– 2004-5	(all new wiring throughout)
Electrical Heat:	New	– 2004-5	(all new heaters)
East Deck:	New	– 2004-5	(re-build as per original design)
South Sun Porch:	New	– 2004 5	(re-build as per original design)
Windows:	Installed	– 2004-5	(all windows repaired and replaced)
Flooring:	New	– 2005	(new Newfoundland spruce flooring in the entire structure)
Well:	Maintain	– 2005-9	(re-built and cleaned)
Clapboard Siding:	New	– 2004-5	(all new wood siding for entire structure)
Ceilings:	New	– 2004-5	(new ceilings, except for dining room)
Doors:	New	– 2004-5	(new East door plus French door in master bedroom)
Wallboard:	New	– 2004-5	(new wallboard in the entire structure)
Boardwalk:	New	– 2004-5	(new boardwalk as per initial design)
Fishing Flake:	New	– 2004-5	(new traditional flake design for reading-view of Main Tickle)
Eavestrough:	Installed	– 2004-5	(re-build as per original design)
Plumbing:	New	– 2004	(all new plumbing for entire structure)
Lighting:	New	– 2004-5	(new lighting fixtures, except dining room)
Roof Vents:	New	– 2003	(new roof vents above the kitchen, and the bathroom)
Root Cellar:	Repaired	– 2004	(re-built on the Torrville Heritage Property)

GENERAL AND SPECIFIC LOCATION MAPS:



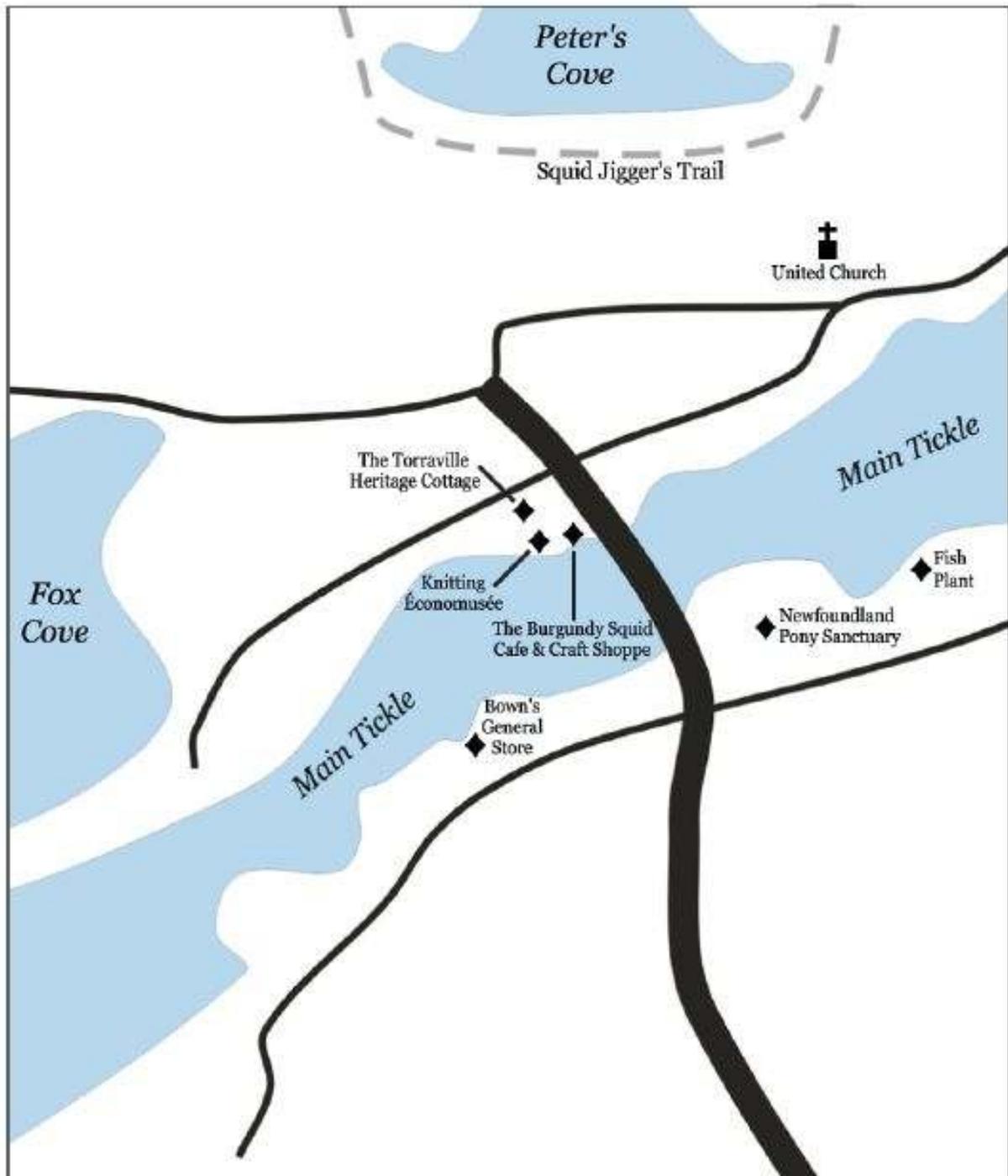
Map of Change Islands showing its location off the northeast coast of Newfoundland

Map of Change Islands



Map of the Town Change Islands – Torriville Cottage located at '10', Torriville Fishing Stage (Burgundy Squid Café) located at '9', Knitting Économusée just west of Location '9'

CHANGE ISLANDS MAIN TICKLE AREA



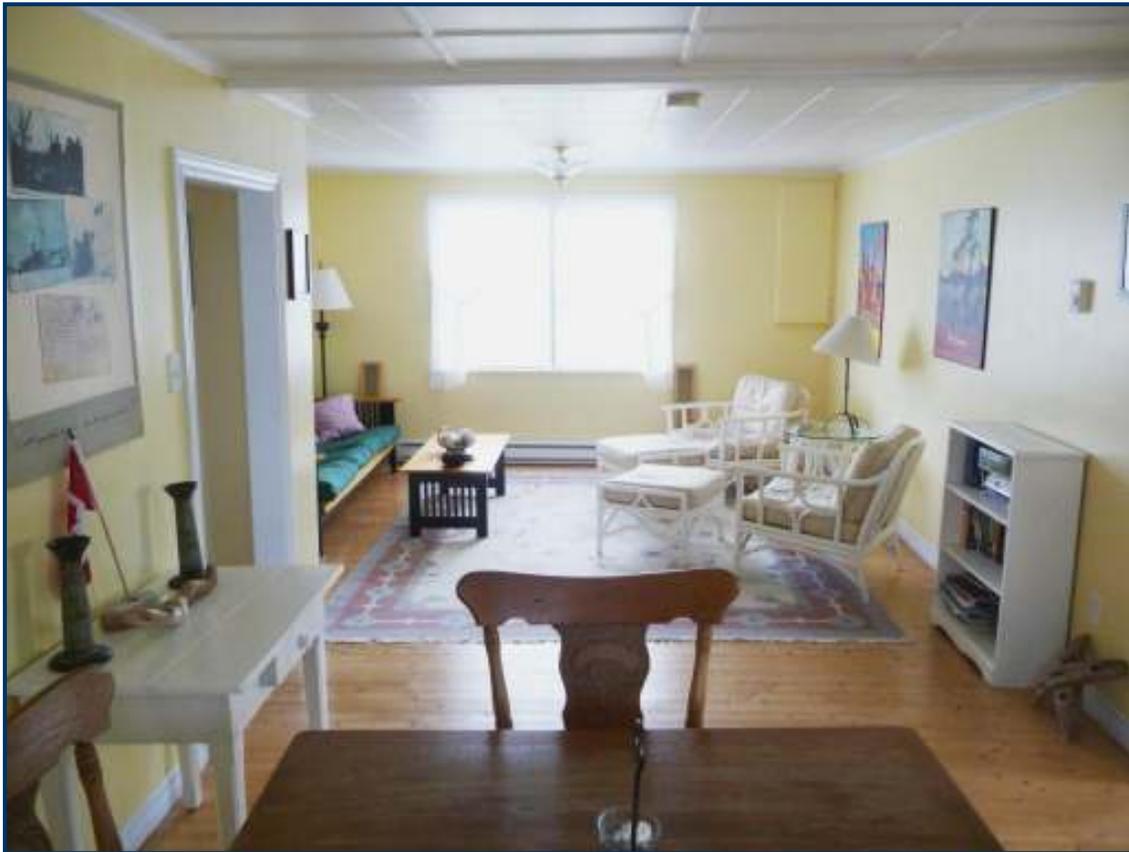
The Torrville Heritage Cottage is located just northwest of the Burgundy Squid Café and Craft Shoppe located on the Main Tickle of Change Islands in the centre of the community



View-1: Living room as seen from dining room



View-1: Dining room as seen from living room



View: Dining room and living room



View: Dining Room and hallway to bedrooms



View-1: Kitchen as seen from dining room



View-2: Kitchen as seen from dining room



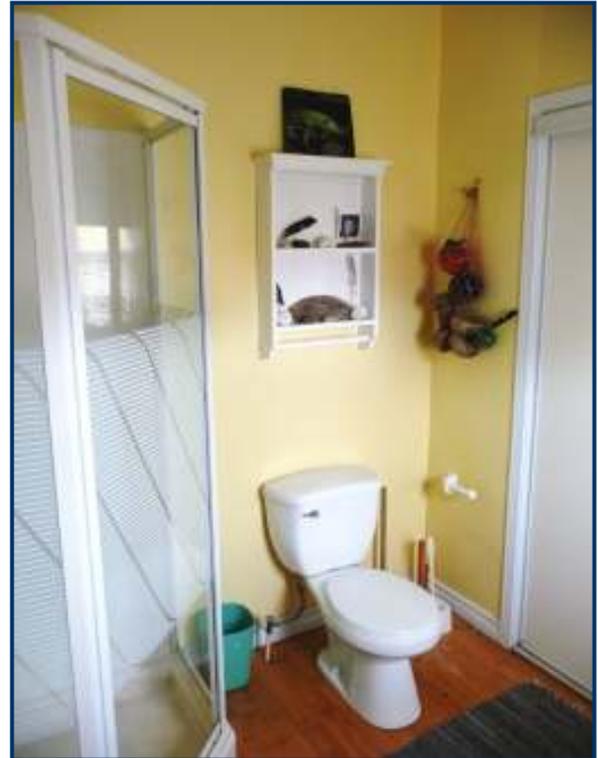
View-1: Master bedroom



View-2: Master bedroom showing French door to south veranda



View-1: Guest bedroom



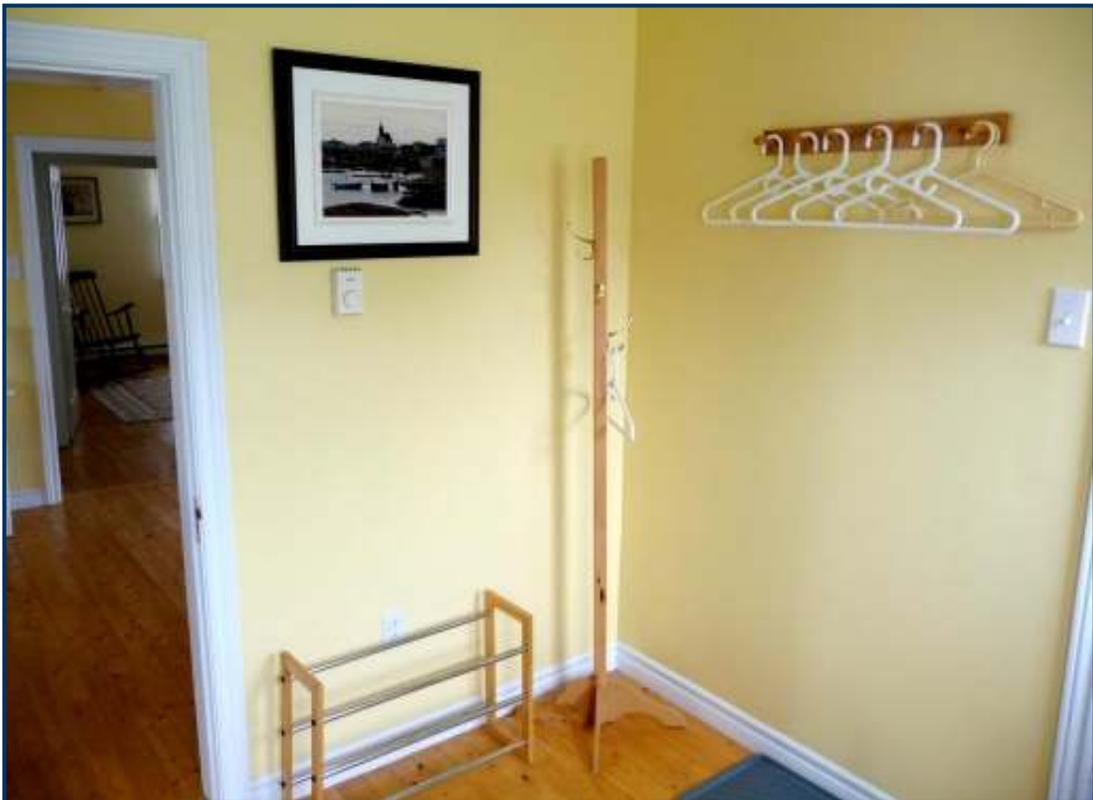
View-1: Bathroom showing shower and toilet



View-2: Sink and sliding doors to washer-dryer and hot water tank



View-1: East entrance looking into hallway and dining room



View-2: East entrance looking into hallway and guest room



A view of the fishing flake overlooking the Change Islands Main Tickle – the flake is great for relaxing, reading a good book or enjoying the activities on the Tickle.



The fishing flake has a set of stairs for access to the beach for kayaking or looking for smooth coloured glass. It also provides storage under the flake for storing kayaks.



The photo above provides a summer view from the hill just southeast of the Torrville Heritage Cottage, looking up the Main Tickle toward Diamond Point Rock. A portion of a retired fisherman's stage and flake is visible in the bottom right of the photo.



The photo above provides a winter view from the hill just southeast of the Torrville Heritage Cottage, looking up the Main Tickle toward Diamond Point Rock. The small store visible in the bottom right of the photo was used a twine loft, but now is used to store vegetables.



The photo above provides a northeast view of the Torrville Heritage Cottage, showing the East Deck (25' – 09" x 06' – 00") and the steps from the parking lot.



A photograph (~1950s) of the Torrville house (cottage) – built by Walter Torrville of Change Islands. The veranda located on the south side of the cottage was reconstructed as well as the fishing flake that is located in a cove on the Main Tickle of Change Islands. A wooden walkway and stairs was constructed to connect the cottage and Walter Torrville's fishing stage.



Aerial view of Change Islands centered on the Main Tickle. The Torraville Stage (Burgundy Squid Café) is located in the center of the photo just east of the bridge-causeway between the Change Islands South and North Islands. Fogo Island is located in the background – with the Brimstone Head (one of the 4 corners of the earth according to the Flat Earth Society) shown near the middle-top of the photo.

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