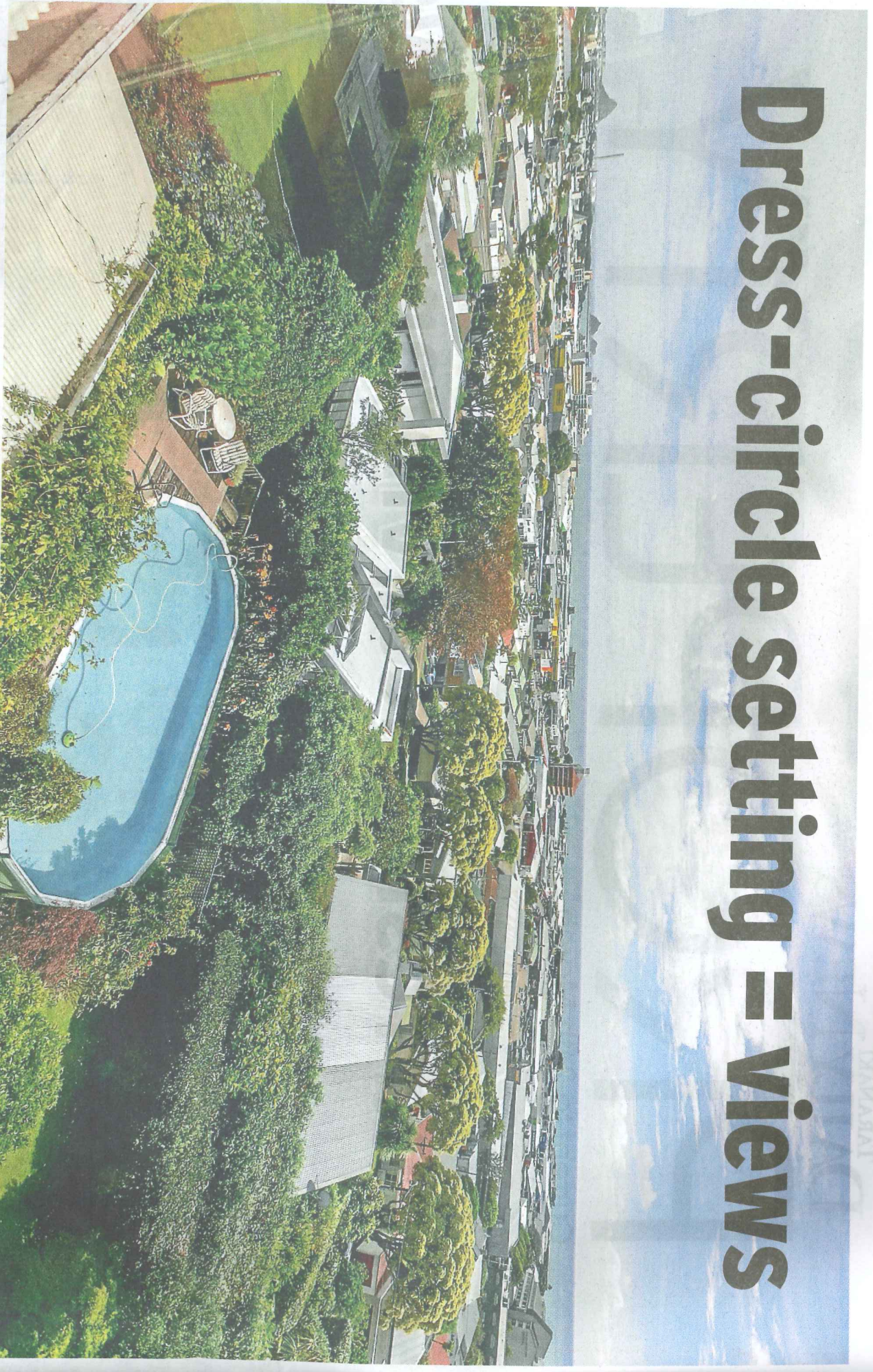


# Dress-circle setting = views



Elevation gives the historic home at 120 Pendarves St this panoramic outlook over New Plymouth city.

PHOTOS: DEANNE RIDDICK/OPENZVIEW

## MIKE SHAW

Two family owners in a century - that simple fact speaks volumes of a home's appeal. And a visit confirms the attraction that kept these families here at 120 Pendarves St for so long.

The address, and the benefits that come with it, is the key, of course.

This end of Pendarves St rises up from Eliot Street to finish just below the New Plymouth Boys' High School grounds. A shared driveway rises again from there to the gracious three-storey residence that Victor and Cecille bought 45 years ago.

### Elevation means views.

From up here, you can gaze out over New Plymouth city and its coastal marriage with the turbulent Tasman Sea. Look to the west and you take in Partutu Rock and Port Taranaki; turn east and you see the hockey turf below and the tree-clad high ground of Glen Avon in the distance.

Views were sought after by Victor and Cecille when they moved to New Plymouth from Auckland. "My husband wanted sea views," Cecille explains, noting that the aim took some time to achieve.

"I must have looked at about 100 properties," she recalls. "I came here at the end of my fether ... I wasn't going to look again."

That first visit was all that was needed. "I took one look and that was it."

She rang Victor to tell him about the property and he told her to buy it. "He didn't even look at it."

This property is more than just views, though, no matter how good they are. You admire them from an historic home that also attracts its share of appreciation. It was designed around 1918 by noted architect Thomas Bates for city solicitor John Connal (JC) Nicholson.

Bates planned a prestigious home of two storeys, an Arts-and-Crafts-influenced weatherboard residence shaped from quality materials. Cecille loved it. "It had all the features I was looking for," she says. "And it had a good feel, a bit of space ... it was not a box."

The home features heart rimu throughout, she says. "Nicholson himself inspected every piece of wood that went into building this home. If it was not up to scratch, it went back."

They found the home set in spacious

grounds of about a half-acre, with a lawn tennis court created to the side by Nicholson, who was an avid player. Cecille, too, appreciated that provision. "I grew up in a home with a tennis court. That was a bit of a bonus."

Victor also enjoyed playing the game and, all through the years, friends met weekly here to make use of the court.

One of JC Nicholson's sons, Harvey, moved into the house eventually after his father built a new home below this one. Victor and Cecille bought the property after Harvey died, and Cecille is now letting 120 Pendarves St go, following Victor's death last year.

New owners will gain a home that still celebrates the character and quality of its era. And it offers a little more than it did originally.

Cecille explains that they didn't have to do anything when they moved in, but in later years, they added several contemporary enhancements.

The feel of the old home was nice, she says, but it also needed to provide modern services. "We wanted to live in it."

A more modern kitchen was a family advantage, as was the larger laundry created adjacent. French doors were installed to

allow a pleasing flow out from the kitchen to a patio area with barbecue and alfresco dining opportunities.

The original porch across the front of the house was divided in two - one half becoming an extension of the formal lounge, the other a large and welcoming foyer entry for the house.

Another room - an office for Victor - was also added atop the house. Cecille calls it their 'folly', explaining that Victor's forebears in England had a folly - an ornamental or whimsical structure - on their property and this was their equivalent.

Creating it was anything but whimsical. New Plymouth architect Terry Boon designed it to complement the original design of the home, with matching detail such as exposed rafter ends along the roofline.

"He got all the detail right; he was very careful about that. In fact, Terry designed and supervised many alterations and additions over the years, all with integrity and sympathy to the home's style."

The lounge downstairs is quite original, even to the blue-tinged tiles that face the large timber-framed fireplace. Cecille found

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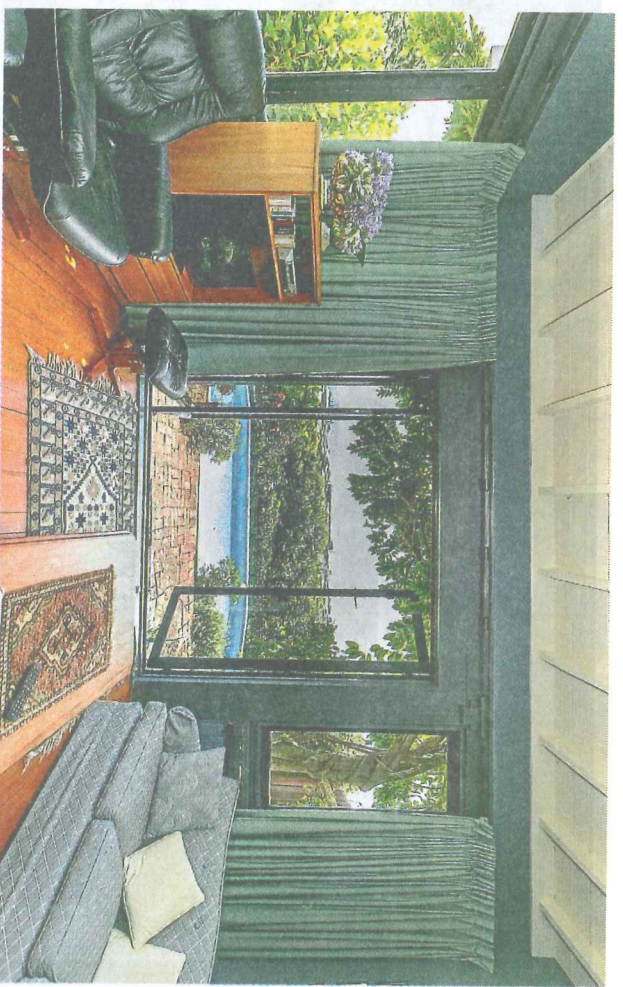
## 'Folly' another dime to vi

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## 'Folly' added another dimension to views

Continued from page 2



them when she cleaned a paint finish off. Paint was also painstakingly removed from interior doors to reveal the lovely colour and grain of rimu. A windowseat to the side is perfectly placed to look out over the tennis court.

A guest bedroom at the back corner downstairs was apparently the nursery during the home's early years.

Three more bedrooms are located upstairs, including the master bedroom which is a huge space with an expanse of glass to take in those views over the city to the sea. A loft area opens off the landing and has potential as an extra bedroom, Cecile suggests.

Stairs lead up further to the 'folly' - where you have to agree with Cecile's description of the views as "spectacular". The extra height adds another dimension to the setting and it's hard to imagine getting too much office work done with this outlook to capture your eyes.

"You can see people going to breakfast at McDonald's if you want to," Cecile says with a smile. "It's lovely at night with all the lights."

A stroll around the grounds framing the tennis court reveals plenty of native and exotic variety among established trees, shrubs and underplantings. Cecile points out young kowhai that will make up for older versions that had to be pruned out recently. Further on are a couple of kiwifruit vines, one of which is thought to go back to the early years of this property. Elsewhere, fruit trees such as apple, pear, feijoa, orange, lime and grapefruit provide tasty extras for healthy appetites.

In front of the house is the swimming pool that the family has enjoyed here for many years. Victor and Cecile put it in for their children and the grandchildren are now making the most of it on visits.

At the top of the section is the rear driveway entrance up from Hobson St via Niger Terrace to a carport and generous storage shed.

The Bayleys team of Neale Parkinson, Graham Cochrane and Philippa Hadlow are marketing the double-sized property, which they describe as "a rare beauty in New Plymouth".

Half-acre properties with a tennis court like this are hard enough to find, they say. Add in the location, dual access and views and it makes a unique package.

"This is one of the best addresses in New Plymouth and has one of the most commanding views over the city. It has been a much-loved family home for 45 years and now is the opportunity for a new family to make their mark on the property."

### QUICK LOOK

**WHERE:** 120 Pendaraves St, New Plymouth, about 290sqm in land.

**HOW MUCH:** To be set by tender, closing at 1pm on Thursday, April 13, 2017.

**WHAT YOU GET:** Gracious historic residence on New Plymouth's dress circle with a panoramic view over the city to the sea. The finely detailed design by architect Thomas Bates has stood the test of time, with carefully planned enhancements since to keep it a home that is a pleasure to inhabit. Grounds are double the size of a traditional section and include a lawn tennis court and swimming pool.

**MARKETED BY:** Neale Parkinson, Graham Cochrane and Philippa Hadlow at Bayleys - 06 759 0415 or Neale on 027 446 1550, Graham on 027 445 3002, Philippa on 027 249 4445.  
ONLINE: [open2view.com](http://open2view.com) - ref 391049.  
SEE IT: By appointment

