

Old meets new in Cognatum's most recent retirement estate

Howarth Park, Salisbury



At the heart of Salisbury's old town, a mile east of the cathedral, lies Howarth Park, a development of nineteen houses and apartments, Cognatum's most recent development for the over 55s.

Howarth Park is a striking combination of old and new. The original property, Millford House, was built in 1820 and is Grade II Listed. Its villa-style exterior with sash windows and wrap around wrought iron and glass veranda has been retained and refurbished, while the interior has been completely remodelled to provide contemporary, light-filled accommodation.

Milford House itself has had an interesting history. Originally built for a wealthy banker, Charles Everett; the house later became a guest house in 1953, and a youth hostel in 1955.

Richard Williams of Cognatum says, "A pleasing symmetry comes from considering that those young travellers who stayed in the 1950s and 1960s might now be considering a retirement property and have happy memories of the area. The new properties are arranged around the central focus, a majestic Cedar of Lebanon, planted over 200 years ago. Stately and aromatic, the layers of branches and grey-green foliage are symbols of eternal life – perfect for those who consider retirement to be the next adventure."

The design of Milford Hill House is thought to have emulated St Edmund's College, which had been redeveloped in the late 1700s, with 'natural' landscaped gardens: beds, curved lawns, meandering paths, wilderness areas and dense planting. They also have a cedar of Lebanon thought to date from this time which would have been a great novelty and an aspiration in terms of aping the latest in design.

The architecture of the new elements of the development is unapologetically

contemporary, and incorporates natural building materials such as the beautiful oak cladding. The properties benefit from extensive glazing, complementing the metal and glass veranda of Milford House; high ceilings, and open plan spaces overlooking the city and offering dramatic views of the cathedral spire.

The homes form a safe and secure community complete with CCTV allowing for a lock up and leave lifestyle whilst personal alarms that are monitored 24/7 bring peace of mind. Living on a Cognatum estate makes it easy to enjoy the freedom retirement brings; and both the city centre and public transport to further afield are within the immediate proximity. A visiting estate manager provides security and help if required, and all communal and exterior areas are maintained by Cognatum, along with the offer of use of an estate car. And property owners know that the flexible living space and future-proofing mean that their property will be suitable for years to come.

Every home at Howarth Park is perfectly positioned to take advantage of the landscaped gardens and courtyards that provide delightful communal grounds. There are eight separate buildings, each with a unique design maximising its location, offering a choice of two bedroom apartments, three bedroom houses, a two bedroom bungalow and a four bedroom house. Each property has its own private terrace or garden.

As with all Cognatum's new developments, the philosophy is to provide the young retired with a lasting uncompromised home that is equipped to adapt to changing needs. The homes have the capacity to accommodate new technologies through hard-wired internet connections and are designed with structural provision for retrofitting of a through lift. Features include:

- Smart technology
- Communal lift to the apartments
- Electric car charging points
- Private car parking spaces and garages
- Wide doorways and staircases, and level access to the outside
- Shared electric car for residents' use
- Flexible living – a separate room downstairs with adjacent bathroom can be used as ground floor bedroom on a temporary or permanent basis.
- Underfloor heating to principle areas
- Boen wood flooring to main living areas
- High ceilings

Howarth Park is located in the area of Salisbury known as Millford Hill, one of the city's oldest established areas, often referred to as Old Town. The many amenities of the vibrant city and its beautiful cathedral are just a short stroll away.

<https://cognatum.co.uk/retirement-estates/howarth-park/>

Prices for the homes at Howarth Park range from £475,000 - £790,000

Cognatum, an independent not for profit company, has 60 retirement estates across central and southern England. All are in prime locations within vibrant market towns or villages, within walking distance of shops and restaurants. Each estate benefits from thoughtful architecture, landscaped grounds, and a dedicated estate manager.

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