

Cartref-y-Mor (Welsh: House of/by the Sea)

Architectural:

From original Land Registry Documents, ownership listed as Elisabeth Fraser. Dr. Roderick L. Fraser (1859-1925) and his wife, Elizabeth (née Thomson, 1866-1934) The Frasers were responsible for original construction. This is supported by wooden beams that had been stenciled Fraser discovered during renovations in 2007-8. While historically they had employed the well-known Architect Thomas Hooper to design their building at Douglas and Kane Street in 1901 and the heritage listed Rockland home on St. Charles in 1912 it would have been late in Hooper's career since the last house he is credited with was built in 1918. The Colonial Bungalow style of the construction is reminiscent of the work of Samuel McClure according to Martin Segger, authority and author of the book "The Buildings of Samuel McClure". McClure was known to be very active on the Peninsula during the 1920's. Best estimate is that construction began during the early 1920's, making its Centennial eminent. The property has been lovingly maintained during its last 50-year stewardship by the same family. History abounds, including an original Liverpool gas lantern supplied by the Guinness Company from an essay competition for "home-sick" expat Liverpool residents. Rumor is the property was sold by the Fraser family from a generous offer by "Lucky" Johnson, the only Canadian to win the final draw of the Irish Hospital Sweepstakes.

Improvements:

The Estate Property has two addresses. The Manor Home is 605 while the Caretaker's Cottage is 601. A Workshop, Garage, Tool Shed, and a poultry house retain the cedar lap sided architecture of the Caretakers cottage on the Western side of the Estate. The Manor house and its carriage house are in the torpedo stucco siding and dormers of the Bungalow architectural style. Along the waterfront are additional improvements including a Boathouse with marine way.

Property:

With commanding views of Squally Reach, Senanus Island and the Saanich Inlet, the gently sloping South facing 5.0+/- acre Estate has two distinctive waterfront features. The first is a sheltered bay that makes for excellent swimming and tideline exploration, while the point offers deeper water access, beautiful Vistas, a venue for watersports, sunshine and sunsets. Given the relevance, history and original siting of this home, it is the pre-eminent location of the Saanich Arm.

Cartref y Mor is approximately 10,000 square feet and includes five bedrooms, six and a half baths, a library, a living room, a family room with bar, a dining room, kitchen, laundry, verandah, billiards, a rumpus room.

The Carriage house has three garage doors accommodating four cars and a golf cart/motorcycle entry. The second story of the carriage house has a full bathroom and large mixed use area suitable for an office or studio.

The Cottage has two bedrooms, one bath, laundry, kitchen and family room. A single carport is attached.

The Workshop has a twelve-foot-tall garage door to accommodate trailered boat storage or RV equipment. The remaining half of the workshop contains woodworking equipment and work benches. It has a mezzanine and a full attic storage. An attached Lean to provides dry storage for landscaping Equipment. There is a vehicle workshop/garage, a poultry house (chickens and ducks) plus a converted pump house used for tool storage.

A large deck and a boathouse are sited on the point. The boathouse has a mechanized marine way.

Included:

Landscaping and maintenance equipment.

