

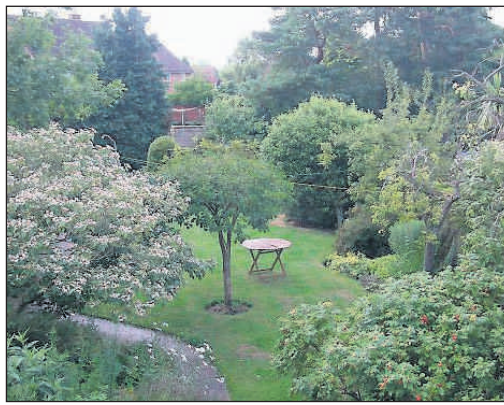
A rare chance to purchase in prime location

Detached houses on The Avenues, in the sought-after Golden Triangle area of Norwich, do not come on the market very often, but there is now a chance to buy one, for sale for £345,000 with haart.

The property offers an entrance hall, lounge with a bay window, dining room with patio doors to the rear



garden, a kitchen, and three bedrooms and a bathroom upstairs. Outside, there is a driveway



with space for several cars, landscaped planting at the front and a wonderful lawned garden with mature trees and shrubs at the rear. ■ For more information contact haart of Norwich GT on 01603 458400.

Fine property with Arts and Crafts style

By CAROLINE CULOT

In a secluded position up a tiny track off Yarmouth Road in Thorpe St Andrew, you find this impressive Arts and Crafts house, which was once lived in by the Leathes Prior family.

Built around 1903-07, Thorpehurst occupies a slightly elevated position in three quarters of an acre and boasts fine period features.

One of the features are at least five, if not more, beautiful stained glass panels, many depicting the tulip, which was a common theme in the Arts and Crafts movement, as well as some delightful little heart shapes depicted in the staircase and a fireplace.

Thorpehurst, Thorpe St Andrew, is for sale for a guide price of £895,000 with Jackson-Stops and Staff.

You enter through a lovely arched front door into an entrance lobby. This opens through further doors with stained glass panels into a large and light reception room, with



a fireplace and decorated in a pretty William Morris wallpaper. Off here are the principal rooms, including a large drawing room with a

marvellous ceiling featuring decorative moulded plasterwork, a dining room, drawing room and the kitchen/breakfast room with a

utility and cloakroom. Another wonderful feature of this house are a number of original fireplaces with tiled hearths in bright colours.

The solid staircase with a wide oak banister is another beautiful feature. It leads to the first floor, which has a large master bedroom, en suite bathroom and cloakroom, four further bedrooms and a study.

The top floor would make a great bedroom suite for a teenager or children, with a bedroom and a sitting room or seventh bedroom and a huge games room.

Outside, there is an immaculate lawn in front of the house with a patio area as well as a triple garage, freezer room, sheds and a greenhouse.

The Oakland's Hotel is situated behind the property – so if you don't fancy cooking, it's the perfect place to pop out to for breakfast, lunch or dinner!

■ Thorpehurst is for sale for a guide price of £895,000 with Jackson-Stops and Staff on 01603 612333.

Wonderful period home

Beautiful interiors really set off this Edwardian semi-detached house in Thorpe St Andrew, Norwich, which is spread over three floors. The property, 150 Yarmouth Road, is for sale for £325,000 with Hawkins. It offers two generous reception rooms and a fitted kitchen, five bedrooms and a family bathroom. The property is



ideal for anyone wanting a fine period family home. ■ For more information, call Hawkins on 01603 760700.



Comfortable family house with paddock

If you are looking for a family house set in half an acre with a paddock and orchard, this detached property in Hapton, south of the city, could be for you, priced at £465,000 with William H Brown.

Sycamore Lodge, on The Street, also comes with a self-contained annexe and is offered with no onward chain.

The house has three reception rooms, a kitchen and utility, four bedrooms, including a master suite, and a family bathroom.

■ Contact William H Brown on 01603 760044.



Clarification

The EDP would like to clarify that the Scandinavian timber homes featured in our supplement last week are located at the Fairway Lakes village at Fritton, near Yarmouth.

The new concept in dream retreats, which can be lived in all the year round, providing you own another dwelling, include different designs: the Randolph, priced from £179,950; the Belfort, from £237,500 and the Caldecott, from £375,000.

■ For more information about Fairway Lakes, contact Howards on 0845 389 0499.

BARN ED AND SOLAR SIMON



Help make your home an eco-haven

Simon: We are using recycled glass worktops at the barn – and now there is a company using the same process to make headstones.

Ed: I like the thought of that. I expect you come across lots of interesting products whilst carrying out research for your shop.

Simon: There are several products that use recycled glass; you can get paving slabs, tiles, glasses. Plastic is more difficult to recycle as there are different types of plastic. The Ecowool insulation is made from old plastic, the damp proof membrane at the barn is made from recycled polythene.

Ed: I noticed that John Lewis is selling fleeces made from recycled plastic bottles. It's great that things that were just once thrown away are now made into useful products.

Simon: I sell lots of stationery made from recycled material, such as rulers made from plastic cups and polystyrene packaging; you can get mouse mats made from old tyres, pencils made from recycled paper, and envelopes made from old maps are my favourite.

Ed: You have to wonder sometimes whether recycling a product is the best use of energy. It's great to recycle, but sometimes re-using something may be better.

Simon: Re-using materials is the best way of recycling as there is no more energy needed in its production. The building industry (especially renovation) has always been quite good at this.

Ed: I have used reclaimed tiles and wood on the barns I have renovated, and I always try to re-use the useful materials I find in the barn.

Simon: People are more aware of recycling and recycled products, but there needs to be more publicity; people need to be told it's much better to use paper made from post-consumer waste.

Ed: I agree. I try to use recycled and environmentally friendly products in my BarnMasters estate agency and at home.

Simon: Some people take recycling too far though, I have come across fruit bowls made from vinyl records. That's sacrilege in my opinion.

ECOBARN: OUR BIGGEST CHALLENGE

To help us cover all conditions, the barn has a solar photovoltaic array for sunny days and a turbine for windy days. The turbine is a Proven 2.5 kW on a 11m mast.



As the barn is off-grid it has 12 large storage batteries. These mustn't be over charged. When the batteries are charged, the photovoltaics turn off, but we can't stop the turbine turning. So we use the extra power for an airing cupboard heater.

TOP TIP

If you still have tungsten light bulbs then change one today for a more efficient compact fluorescent and start saving money now.

CRACKING THE CODE

Limestone flooring: There are many different types of this, such as Aegean, Marbella and Toledo, but the most popular must be Travertine. No two tiles are identical; each has its own

characteristics. When laying it is best to shuffle the tiles beforehand in order to balance colour and veining differences. Most limestone may be quite wet when supplied, and may appear darker than a dry reference sample. Some limestones may have discreet "pencil lines", which are natural veins and not cracks! Seal all floor and wall tiles before using, as they do discolour.

PRODUCT: FREELOADER SOLAR CHARGER

I have one of these and I leave it on the dashboard to charge. That way I always have a charger ready to recharge my MP3 player or



mobile phone. It comes with attachments for most phones, but it is reliant on the sun and we haven't seen much of that lately.

It's available from several local shops, including John Lewis and Maplins, and it costs £34.99.

■ If you have a question, get in touch with Ed and Simon by e-mailing caroline.culot@archant.co.uk. To contact Ed Masters at Barnmasters, ring 01379 852111 or visit www.barnmasters.co.uk For Simon, either pop into his shop on Church Street, Harleston, ring 01379 854840 or visit www.allthingsgreener.co.uk