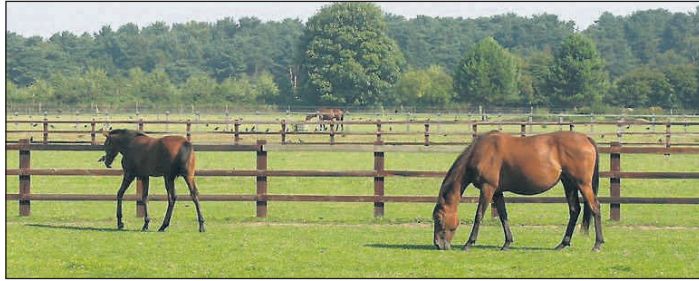


Farm offers an idyll for horse lovers

Equestrian enthusiasts looking for a substantial home will find all they need at Squirrelwood Farm. This is a substantial six-bedroom family home set within idyllic private grounds, extending to 26 acres.

Situated within the much sought-after location of High Kelling, and well-located for Gresham's School, it is on the market with Millsopps for £1m.

The main house offers well-proportioned rooms throughout, including a drawing room, kitchen/breakfast room, two further reception rooms, a



study, utility room and cloakroom, as well as six double bedrooms, four of

which have en-suite facilities, and a family bathroom.

Three acres of the grounds are located to the side of the main residence and currently form the formal gardens.

To the other side are 23 acres of post and rail land, used and equipped for equestrian use. There is also a main stable block and all-weather menage.

■ Squirrelwood Farm is on the market with Millsopps for £1m. For more details, call 01263 712656.

Sail away with a fine Broadland dwelling

Sun yourself by the water in the tranquil heart of the Norfolk Broads.

October Cottage, in Dilham, has just come on the market, with Waterside Estate Agents.

A deceptively spacious, detached, waterside home, it also boasts its own private 50ft mooring with slipway and dock.

And there are stunning views out over the water and the open countryside beyond.

The house itself has a large open plan sitting room/dining room, fully fitted kitchen/breakfast room, master bedroom with en suite shower room, two further bedrooms, bathroom and separate WC.

There's also a conservatory with triple aspect. This enjoys views out over the back garden, the river and the open countryside beyond.

The front garden has a variety of flowering and shrub borders and has gated access to the elevated rear garden, which is laid to lawn and has a varied selection of trees, shrubs and flowering borders.

An impressive raised decked area overlooks the garden, the mooring and the open fields beyond.

There is also a brick store, greenhouse and a summer house.

Steps lead down to the mooring, which incorporates the private dock (24ft by 8ft)



and slipway. The house also has a garage and workshop area.

Dilham is located on Tylers Cut, which in turn leads out into the Dilham Canal and then to the River Ant, Barton Broad and the rest of the Broads network.

■ October Cottage is on the market with Waterside Estate Agents for an asking price of £355,000. For more information call 01692 670400.

Opportunity knocks in coastal village

Dix Cottage, in Thornham, has just come on the market with Bedfords, in Burnham Market, and offers great potential to anyone prepared to do some work. Thought to date from about 1840, this is an attractive village house with brick and

flint elevations, which is situated in the centre of the village. The accommodation requires modernisation and is currently configured as two interconnecting cottages. The house looks onto charming walled

gardens, which face predominantly south and west. In all, the plot extends to approximately 0.48 acres.

■ Dix Cottage has a guide price of £695,000. For more information call Bedfords on 01328 730500.



BARN ED AND SOLAR SIMON



Help make your home an eco-haven

Ed: I'm worried about the precipitation at the moment – it's June and my ponds are as high as ever; global warming is starting to hit me. What will happen by 2016 when all our new homes will be carbon neutral, but some might be under water? **Simon:** We are already seeing unusual weather. I hope that this wakes people up to the fact that global warming is a serious problem. Living in such a low-lying area, we'll see the effects sooner than some.

Ed: Surely somebody needs to take total responsibility for flood awareness. The Environment Agency does most of the work and there are some charities promoting issues to do with flooding.

Simon: We both run small businesses and know about the bureaucracy involved. There seem to be too many agencies involved in things like this, with no one organisation willing to take it on.

Ed: Sea defence expenses have been cut, but we can't bury our heads in the Walberswick sand, or flooding will be upon us. Just look at the Waveney valley last week – at the

height of June, marshland was submerged. Investment has been slashed in some of these areas. I want to help create mass awareness of the effects of flooding on low-lying habitats. I'm writing about this topic particularly as planning permissions for any homes are affected if you live in what is potentially a flood plain. If you are in this zone then planning will highly likely to be refused, such is the case for proposed barn conversions.

Simon: We come back to there being too many bodies and authorities who would want to get involved. A clear strategy must be adopted.

Ed: In Japan, they are permanently training the population about the potential dangers of flooding.

Simon: They have studied the causes of various disasters and tried to prevent future flood risk through looking at previous failures – we humans cause nearly all our own problems. As we witnessed last year the human and financial costs of floods last for a long while, and we need to learn from the past and learn quickly.



ECOBARN: OUR BIGGEST CHALLENGE

We will soon start to second fix the electrics and plumbing, so the fixtures and fittings that will give this beautiful barn its individuality and quality are being chosen from the vast array available. We are using as many local suppliers as possible. This is something we have always done, for ease and to support local businesses.

PRODUCT: ISONAT

Isonat insulation is made from waste cotton fibres and hemp grown on British farms, it comes in 400mm and 600mm

wide batts in 50mm, 75mm and 100mm depths. From



www.eco-merchant.co.uk or 01795 530130 and www.allthingsgreener.co.uk.

TOP TIP

Don't be tempted by a fridge with an ice maker. Buy an ice tray or two – it's far more efficient to use your freezer.

CRACKING THE CODE

MDF: This is medium density fibre board, often associated with DIY programmes! Actually, it is a very versatile product: it can be veneered/melamine faced or neat matched. It is viewed as a hazardous material because of its manufacturing process (it

may be carcinogenic when cut), so always use a mask and breathing apparatus when working with the product. Its green credentials are viable, as it is simply using waste materials, and is therefore a form of recycling.

FSC: This applies to where timber is from. If a timber product has the FSC logo, then it contains wood from responsibly managed forests independently certified in accordance with the rules of the Forest Stewardship Council.

■ 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