

# Historic house is endlessly fascinating

By CAROLINE CULOT

It's not quite a case that this property was a butcher's, a baker's and a candlestick maker's – rather a baker's, chemists, grocer, draper and potter! Bugdon House in Loddon is a fascinating and quirky timber-framed house dating from the early 17th century and oozing character.

Over the years it has had all kinds of owners, working in all sorts of trades, but the property gets its name from one owner, a Jane Bugdon.

Budgon House, Loddon, is for sale for a guide price of £425,000 with Musker McIntyre.

It stands in pride of place right in the heart of Loddon, on the high street, but when you enter, you feel as if you are in a country farmhouse. Its kitchen and storey above plus the attic form part of the original house, built between 1610-1640.



With the house belonging to a family, this is where they all congregate and it has been opened up to create a large dining/sitting area with a working fireplace. It also has a unique feature – a pot which has been placed in the wall and painted over, and a saying over a door frame which reads, "A pot never diminishes" – a quirky reminder that one of the previous owners was a potter!



Off here is the dining room, believed to have been added during the mid 17th century, originally serving as a workshop or bakery, and stairs go up to a huge playroom.

At the rear is a large room, built as a stable block, which is thought to have become the bakery, but is now a garden room. It also boasts a lovely drawing room, which with the study at the front, is thought to

have been a late 17th century "extension". There are two staircases to the first floor where there are four bedrooms and a further two on the second floor, with great potential in the attic space. Outside, there is a surprisingly large garden and space for parking.

■ Bugdon House is for sale for a guide price of £425,000 with Musker McIntyre on 01508 521110.

## Chapel in a special place

This historic former chapel is in Walsingham, where hundreds of people have recently made the pilgrimage to the shrine for Easter services.

Walsingham, near Holt, became a place of pilgrimage in 1061 when a local woman had a vision of the Virgin Mary.

The former chapel for sale is on the high street and was built in 1890. It provides a lovely living space with plenty of original features. On the ground floor is a reception room, with a brushed stainless

steel staircase, and a custom-built kitchen/diner, with an oak floor and underfloor heating. There is also a cloakroom. Upstairs, there is a double bedroom with full-height glass panels overlooking the atrium and a luxury en-suite shower room with limestone tiles, a second landing and two more double bedrooms and a bathroom. Outside, there is a courtyard garden.

■ The chapel is for sale for £425,000 with House Revolution on 0845 0176060.



## Beautiful wildlife setting for barn

This stunning four-bedroom converted barn situated at Crostwright Hall, near North Walsham, is for sale for a guide price of £575,000 with Barnmasters. South Barn has been beautifully transformed into an impressive home. As you enter, there is a dining hall with a timber floor and from the table area it is possible to look up to the apex of the restored ceiling. Above part of this is a galleried landing with wonderful views. There is also a sitting room with a wood-burning stove and a superb kitchen and utility. On the ground floor is a pine-floored bedroom with full-height doors and windows and an en-suite. On the first floor there is a gallery and a triple-aspect mezzanine, used as an office, with a vaulted ceiling and again, splendid views. There is an owl box within the gable wall – so this barn is very eco-friendly too! Across the landing are two bedrooms, a



bathroom, and at the far end is the master suite. Outside, there is one-acre garden, including a patio, a meandering water feature to a pond where ducks and even an otter are visitors, and pathways down to the marshes. As previously featured in EDP Property,

Crostwright Hall is a hamlet close to North Walsham and used to form an estate partly belonging to Britain's first prime minister, Sir Robert Walpole. ■ South Barn is for sale for a guide price of £575,000 with Barnmasters on 01379 852111.

## BARN ED AND SOLAR SIMON

Help make your home an eco-haven



**Simon:** What things help to lessen a building's environmental impact?  
**Ed:** On barns, the roof tiles should go back on and not be exchanged for new Sandtoft or similar. On removal there will be a few breakages, but surely the cost of replacing those is less than buying all new tiles?

**Simon:** Every aspect of building and development should be carefully thought about, from waste to materials, with regard to the building's short and long-term impact.

**Ed:** You have to think about the building's future energy consumption, so implementing systems that will help to save energy are a good start; the simplest thing is insulation.

**Simon:** You can use sustainable fuel boilers, such as wood chip.

**Ed:** Or use some of the modern technologies to save energy, modern boiler controls or intelligent home automation systems.

**Simon:** Another thing to consider is how and where

materials are produced – do you need to buy oak from France when you can get local or reclaimed?

**Ed:** Do you need to buy Indian sandstone? We have limestone local to us in Lincolnshire, although it is £70 per sq m, compared with £12 for sandstone. Going reclaimed is a cheaper option, for example, I've seen some beautiful smooth slate floors from a Suffolk reclamation yard. There is also locally produced flooring, such as traditional Norfolk pamment tiles.

**Simon:** Light pollution should be considered. Think subtle lighting, highlight parts of a building – you shouldn't be able to see your house from a mile away.

**Ed:** Hence the increasing use of LED lighting, which is subtle and effective.

**Simon:** The interior of a building can be sustainable, too. Environmentally friendly paints can be used. And why not use carpets made of natural materials, such as wool or jute?



### ECOBARN: THE BIGGEST CHALLENGE

Preparations are well under way for the micro-generation that will make this barn self-sufficient in electricity. The foundations are ready for the wind turbine and the roof is being finished for the solar photovoltaic array. We are using big batteries to store the electricity, so we have had to dedicate one room solely to these. The utility room will double up as a plant/switch room.

### ECO PRODUCT: DAMP PROOF MEMBRANE

There aren't many products that can't be replaced with a green alternative. This eco membrane is made from 100pc recycled polythene and is available from [www.ecomerchant.co.uk](http://www.ecomerchant.co.uk) and building suppliers.



### TOP TIPS

As your old tungsten bulbs blow replace them with energy-efficient compact fluorescent lamps. Check out [www.megamanuk](http://www.megamanuk) to see the range of bulbs.

### CRACKING THE CODE

**Consumer unit or distribution board:** The fuse board, we tend not to call them fuse boards as circuit breakers are safer.

**Miniature circuit breaker (MCB):** The circuit breakers are what replaced fuses.

**Residual circuit device (RCD) or trips:** Should you have a short to earth this will cause an imbalance between live and neutral and the RCD

will turn off the electricity.

**Residual current circuit breaker:** These are similar to an RCD, but are installed in consumer units as miniature circuit breakers to give even more protection to the individual circuit rather than the whole unit.

**Service fuse:** This is the large fuse beside the meter that protects the meter and cables.

**Single phase (line):** One live wire, most houses have a single phase 230V supply, which is live and neutral.

**Three phase (lines):** Three live wires and neutral, most industrial sites are three phase.

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