

Landmark house with lots to offer

By **CAROLINE CULOT**

One of Cromer's largest late Victorian houses is for sale for a guide price of £750,000 with Stephen Davies chartered surveyors and estate agents.

Upton House, 2 St Margaret's Road, replaced an earlier residence, also known as Upton House, believed to have been demolished in 1883. And as this old photo shows, the current property can be seen under construction with its Victorian

builder's scaffolding. Believed to have been in the continuous ownership of the Buxton family until the middle of last century, the property was sold in 1963 to the Norfolk Assemblies Christian Brethren, which many local residents will remember provided a service to the elderly of the community for more than 40 years. This was continued under the trusteeship of the Keychange charity until last year, when the home closed. The building is for sale with vacant possession.

Thought to be potentially suitable for a change of use and development, the property comes with a cellar and 21 bedrooms and two apartments which incorporate the original coach house and garaging, parts of Victorian stables and a private, garden and forecourt. The corner site extends to about half an acre. ■ For more information contact Stephen Davies on 01263 712785.



DREAM HOMES

BARN ED AND SOLAR SIMON



Make your home an eco-haven

Barn Ed and Solar Simon discuss washing consumables...

Simon: Did you know most conventional wash detergents contain a chemical optical brightener, to make your washing look brighter than it really is? I speak from experience when I say that they can cause skin as well as environmental problems.

Ed: I guess it's really difficult to actually remove all the chemicals and phosphates from our dirty water that ends up in rivers.

Simon: I have been waiting to discuss cleaning products, just so I can say: "eutrophication". This is what happens when rivers are starved of oxygen, and can be contributed to by phosphates used in some cleaning products.

Ed: With barn conversions all of our soil/solid waste makes its way into a mini sewerage treatment plant, unless the property is connected to the mains

system. Apparently it is feasible to drink the water from these systems as they are treated either by pumps that generate oxygen or have air blown over the main section of the system and the combination of bacteria help break down the solids. However, it's important not to put vast amounts of detergents into the systems as this will cause problems to the results, that is, drinkable water!

Simon: There are several environmental cleaning products out there; the best-known is the Belgium company Ecover, which makes everything from dishwasher tablets to car-washing products.

Ed: Then I might try some vintage Klargest! These eco products are reasonably priced compared with chemically minded products.



■ This stylish mid-terrace Victorian house on City Road in Norwich is for sale for £249,995 with haart's Golden Triangle office. The property has been refurbished by local developer Jeremy Thompson and now boasts contemporary additions while period features have been retained. There is a hall entrance, two reception rooms, which have been given a makeover and now boast

impressive interiors, a contemporary kitchen/breakfast room with four skylight windows, three bedrooms and a Victorian-style bathroom. The property comes with an enclosed garden and there is no onward chain.

City Road is ideal for walking into Norwich's centre as well as gaining access to the ring road.

■ For more information contact haart on 01603 458400.



Romany Staithe Broadview Road Oulton Broad

A 1920s waterside residence boasting panoramic views over the broad with private moorings for two to three boats.

Where exactly is it?

Oulton Broad is near Lowestoft and 25 miles from Norwich taking about 45 minutes by car.

What do you get?

A house perfect for boat-lovers, but also a lovely family home with plenty of character.

Inside?

There is a reception hall, leading to a splendid lounge with a marble fireplace and a garden lounge with French doors. There is also a family room, dining room and kitchen/breakfast room, lobby, shower room and utility. Upstairs there is a galleried landing, a master bedroom with dressing area and shower room, three further bedrooms and a bathroom.

Outside?

There is a drive at the front and a paved path to a delightful rear garden with a summer house, shed and a double garage.

And you should also know...

There is a port hole leaded window as you go up the stairs.

Guide price? £860,000.

Agent? Waterside on 01692 670400.



Salix Barn Pixey Green Stradbroke, Suffolk

An impressive barn conversion in 1.8 acres with stunning interiors.

Where exactly is it?

Stradbroke is almost 30 miles from Norwich, heading off the A140 at Scole and near Eye.

What do you get?

This property has 2,000 sqft of accommodation and is set in a lovely rural location.

Inside?

The reception hall has floor-to-ceiling glazing, and an Indian sandstone floor. The property boasts in-built speakers/wiring and sensor touch mood lighting. On the ground floor is a bedroom and there are two on the first floor, all with en suites. The kitchen/breakfast room has stylish units and overlooks the pond to the front and courtyard garden at the back. There is also a utility and cloakroom.

Outside?

There is a Dutch barn, which could be converted, and a detached garage/workshop.

And you should also know...

Johnny Depp is reported to be living near Stradbroke so you could have a movie star neighbour!

Guide price? £595,000.

Agent? TW Gaze on 01379 641341.



Langley Road Chedgrave

A Grade II listed period cottage dating from around 1860 located on the border of the villages of Loddon and Chedgrave.

Where exactly is it?

Chedgrave is around 11 miles from Norwich and is close to Loddon, a popular village, and the River Chet where you can enjoy beautiful walks. And only around 20 miles away is the Suffolk coastline.

What do you get?

A character terraced property with three bedrooms and pretty gardens.

Inside?

There is a spacious entrance hall with pamment tiles and a sitting room with a working fireplace. There is also a dining room and a kitchen at the rear, with a walk-in larder and an original stable door to the garden. Upstairs are three bedrooms and a bathroom.

Outside?

The gardens have a vegetable patch, shed and greenhouse.

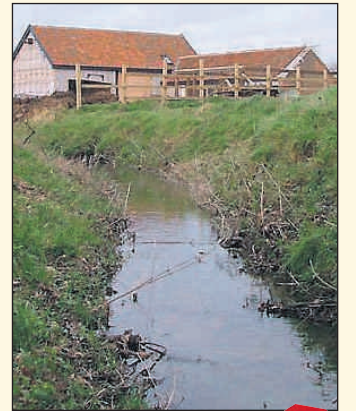
And you should also know...

There is a brick-built summer house which is perfect for entertaining, or it could be converted into an office.

Guide price? £217,500.

Agent? Musker McIntyre on 01508 521110.

THE BIG CHALLENGE One thing has challenged our eco-credentials at the Ecobarn – the choice of insulation, do we go for traditional un-ecological materials or the green alternative? So we met in the middle, with an insulator made from hemp and recycled cotton.



GREEN GIFTS

Mother's Day is on Sunday, but there's still time to bag a green present. Doy bags are made by a women's cooperative in the Philippines from juice cartons stitched into handbags, shopping bags, aprons and make-up bags, among many other items. Available from Oxfam and green stores. Or what about Simply Soaps, based in Norwich? They produce a range of organic soaps, oils and salts. ☎ 01603 720869. www.simplysoaps.com



CRACKING THE CODE

This is to help you when the electrician starts rabbiting on.

■ Two-way switch(ing) – where two switches control one light for example at the top and bottom of the stairs. Should you have three switches controlling one light, one of these switches will be an intermediate switch.

■ One/two/three gang switch – this refers to the number of switches on the switch plate, so if there are two switches it will be a two-gang switch.

■ Fused spur – most boilers are protected by a

fused spur or fused switched connection unit; it will normally consist of an on/off switch and a fuse. Fused spurs are used when the spur, or whatever is wired to it, needs to be rated at a lower current than the cable connected to it, for instance boilers normally require a 3A fuse whereas the ring main will be fused at 32A.

■ Double pole – this is normally used when referring to switches like fused spurs, they switch both the live and neutral to they are therefore double pole.

■ 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 Barn Masters, 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