

Sky's the limit with Georgian home and land

If you are looking for a substantial house with potential set in six acres with equestrian facilities, Blofield Lodge could be for you. The Georgian country house with later additions is for sale for a guide price of £850,000 with Abbots. It is close to Norwich and has many attractive features, but is in need of improvement inside. At the front is the



Georgian part of the house, with a reception hall with a lovely winding staircase, and two large reception rooms either side, a drawing room

and dining room, both with sash windows and marble fireplaces. There is also a morning room, cloakroom,

kitchen/breakfast room, utility, study and a cellar. Upstairs there is a master bedroom and guest bedroom then off an inner landing, two bathrooms and a third bedroom and off a rear landing, the fourth bedroom. There is also a further bedroom and cloakroom as well as an annexe with a sitting room, bedroom, kitchen and cloakroom all in need of updating. Outside, there are post and rail paddocks, outbuildings including a large coach house, a block of four stables with tack room, groom's room and a rear access, ideal for horse vehicles. ■ Contact Abbots on 01603 616898.

BARN ED AND SOLAR SIMON



Help make your home an eco-haven

Simon: Well Ed, the ecobarn is very nearly finished. What's the next project? Is it another barn or how about one of these kit-form eco homes?

Ed: Funny you should mention it, but I am being inundated with requests to build barns that won't cost people a penny to run in the future. Also, I am about to undertake (subject to planning) a kit-form house with eco additions.

Simon: I have looked around a couple of modern eco homes, and they are more my style of living. I know they lack the history of our usual projects, but they're super-insulated, airtight, low-energy and you can add solar thermal, solar PV and create a carbon-positive house.

Ed: Internally, that's all well and good, but they do need to suit the local environment externally. We have radically changed the look of the kit house to include red brick plinths, feather-edging to suit other local buildings and pantries.

Simon: To give it that barn feel, why not carve a few roman numerals into the timber so as to know which bits go where like

they used to in the barns. **Ed:** And drill thousands of 1mm holes in all the woodwork to give it that woodworm look!

Simon: I like the Braufritz carbon positive homes, they will supply bespoke or modular houses. They are light, use natural materials and the latest technology to create a low-energy home. Housebuilders could really learn from some of the eco home suppliers.

Ed: The biggest challenge has to be the heat loss parameter, therefore I trust they are almost hermetically sealed units with treble glazing.

Simon: I don't think timber eco homes will ever really catch on in this country – we seem to like bricks and mortar too much. But it would be nice if some of the ideas and technologies were used to create low-energy homes for the future.

Ed: I don't know. The fact that they are so quick to do is a massive advantage, especially for developers. It's just the cost of insulation that is involved – maybe Gordon Brown will give some relief on this to encourage their development.

Royalty for neighbours at historic gatehouse

By CAROLINE CULOT

Up until the 1960s, the location for this delightful period house was the railway stop for royal visitors to the Sandringham estate – Wolferton, near King's Lynn, but now that line is no longer in operation it serves as a pretty village in its own right.

Surrounded by the royal estate, Sandringham Country Park, The Gatehouse, Wolferton, is for sale for a guide price of £695,000 with Bedfords.

The property stands in the lee of the village church and with panoramic views over farmland towards The Wash. The brick and carrstone building dates from the 1860s and was originally associated with the royal station buildings.

Following the closure of the station, the Gatehouse was converted to a residential house and has been sensitively extended by its owners, with a detached annexe and a range of outbuildings, set in just under half an acre.

The property offers a porch, impressive contemporary kitchen/breakfast room, a dining room with exposed ceiling beams, a rear hall with French windows to the rear courtyard garden and a drawing room with an open



fireplace and two arched windows overlooking the garden and farmland. There is also a cloakroom, lobby, reading area and fourth bedroom with exposed brickwork. Upstairs, there is the master bedroom with double aspect windows offering fabulous views over Wolferton and the marshes and an en suite bathroom and two further bedrooms, both with en suite bathrooms.

Outside there is a detached annexe with a kitchen, inner hallway, reception room, bedroom and shower room with



a decked area. Outside the main house are sheds, a laundry room, garage, and wonderful gardens which adjoin Wood

Farm, which is part of the Royal Sandringham Estate. ■ For more information contact Bedfords on 01328 730500.

House on popular city road

This four-bedroom house on Earlham Road in Norwich is for sale for £385,000 with D&G Residential. The property, located on one of the city's popular roads, offers a fantastic kitchen/breakfast room, spacious family accommodation with four double bedrooms and a study. Outside, there is an enclosed lawned garden, a garage and parking. Earlham Road is ideal for getting into the city one way and the other, going out to the hospital and UEA. ■ Contact D&G Residential on 01603 666888.



Wonderful gardens surround idyllic retreat

Standing in an idyllic, unspoilt rural location, this established detached house offers character accommodation and is set in attractive gardens.

Willow Wren, Smallburgh Road, Barton Turf, is between the picturesque Broadland villages of Barton Turf and Neatishead and has grounds of two thirds of an acre. The property, for sale for £400,000 with Abbots Countrywide, offers an entrance hall, study, lounge, dining room, conservatory, shower room, rear entrance lobby, and,



upstairs, four bedrooms and a bathroom.

Outside there is a shingle driveway leading to car parking, a lawned garden with flower beds, bushes, and trees which include holly, laurel, yew and eucalyptus.

There is also a timber pergola, south-facing patio and a feature pond, timber decking and a summer house, as well as vegetable gardens.

■ For more information contact Abbots Countywide on 01603 783838.

ECOBARN: OUR BIGGEST CHALLENGE

The barn is very nearly finished, but my biggest challenge has been to set up everything to work together and make it a smooth-running home for the new owners.

It is proving a bit of a challenge because the technology is new to

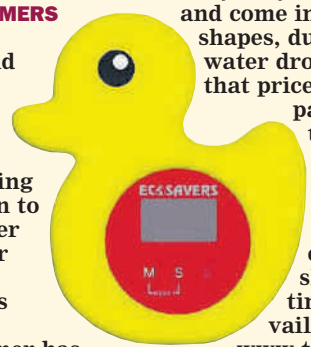
everybody and it is taking us a while to iron out problems.

It's been a steep learning curve for everyone involved – and we will use the experience in future projects.

The new owners have so many manuals to read they won't need to buy any books for while!

PRODUCT: ECOSAVER SHOWER TIMERS

I have to recommend these, especially as my son Benjamin likes nothing better than to stand under the shower until the water runs cold. The shower timer has an alarm to tell you it's time to get out.



They only cost £4.99 and come in three shapes, duck, frog or water drop. And at that price the

payback through water and energy saved will be very quick. The shower timers are available from

www.tango group.net or allthingsgreener

TOP TIP

Walk. It still amazes me how many unnecessary car journeys people make. Do you really need to drive 200m to the shops?

CRACKING THE CODE

Primer: The first coat of paint applied to protect wood or metal.

Undercoat: A layer or layers of paint used to cover the primer to help

protect the material before applying the top coat.

Thinner: A solvent (such as turpentine) used to dilute paint or varnish.

Cutting in: Painting up to the edge of a feature such as a door frame.

Paperhanger's brush: A brush with soft bristles used to smooth wallpaper onto walls and ceilings.

■ 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