



Charming old townhouse is given gorgeous looks

By CAROLINE CULOT

There cannot be many properties which were once a boxing club organised by a "fighting parson", a brushmaker's and a pub – but this gorgeous Grade II listed 200-year old timber-framed house in one of the most historic parts of Wymondham can!

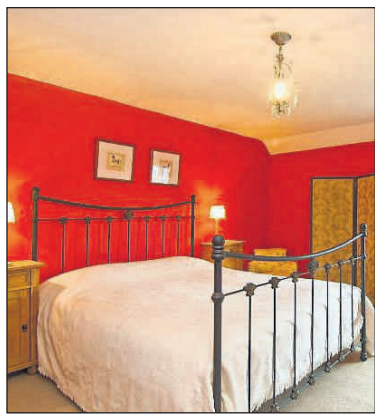
Dove Cottage, 9, Pople Street, used to be the venue for the K-Nuts Boxing Club, organised by none other than the Rev Gilbert H Bartlett, known as the "fighting parson". It closed in 1912 when it was taken over by William Carter's brushmaking business.

Dove Cottage, Pople Street, Wymondham, is for sale for £435,000 with Warners.

You can forget pulling pints or punches now, thankfully, as the property is a lovely family house, having been transformed by owners Clover and Andre Lucchetti.

The house is really smart from the outside, with black wrought iron railings (put in by the owners from a Hingham reclamation yard) and you enter into a vestibule off which is a beautiful kitchen with original pamment flooring, Shaker-style units and Fired Earth tiles. This looks out over the rear at the garden, which has a pretty patio area and at the side, room for parking several vehicles.

Off the kitchen is a large sitting room with a beautiful oak floor, exposed beams and trusses and a



large inglenook fireplace. There is a cute little study off this, a shower room and two bedrooms. The couple's two young children sleep in one and they have the other – although one could be used as a playroom and the other as a guest room. The interior decoration is beautiful, with neutral shades and in Mr and Mrs Lucchetti's bedroom there is an original bread oven made into a lovely feature.

Upstairs there is a wonderful bathroom with dark floorboards and a bath in the centre as well as two large double bedrooms, one painted a striking red. I loved this house – it is elegant (and clutter-free which is remarkable, considering two children live there!), yet has character and is right in the heart of Wymondham.

■ For more information contact Warners on 01953 604431.



Broadland village put on the map by national TV show

Loddon has been put on the map thanks to national TV coverage last week, which listed it in the top 10 best locations in the country to live in.

In our second look at the village, following last week's report, it seems another real attraction is the quality of education – particularly seen at Hobart High

School, which was said to be "outstanding" in a recent Ofsted report.

Other factors, says Loddon estate agent Joanna McIntyre, from Musker McIntyre, which specialises in properties in Loddon and the surrounding areas, with an office on the high street as well as in Beccles, are the close proximity

FOCUS on Loddon

to Norwich and the fact that all amenities are available in the village itself.

"There is a strong community spirit and activities are available for all age groups," she said.

Another real benefit is that Loddon offers direct access to the Broads – an attraction for boat lovers and tourists.

Property prices vary, with houses to suit all budgets – for sale is a five-bedroom semi-detached house for £299,950 and a three-bedroom bungalow for £249,500, among many others, with Musker McIntyre. And a six-bedroom detached house is for sale for £425,000 and a three-bedroom semi for £194,995, both with Watsons.

BARN ED AND SOLAR SIMON

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Simon: So, Ed, do all the barns that you sell have to have Home Information Packs (HIPs) now, or are there still some exemptions?

Ed: Yes is the correct answer, however there are a few exceptions. For instance, we have a couple of barns on our website that were marketed before the August 1, 2007 Hip deadline, and they don't need one if they've been marketed continually.

Simon: So what information is in them, and is there any information sellers can get out to speed things up?

Ed: It used to be down to your solicitor, but now a HIP provider can do that. I would always use a solicitor for a HIP and use their energy assessor for the Energy Performance Certificate. (If they've got the information wrong, then change solicitors!)

Simon: I can't see how this will actually help to speed up the process of selling houses.

Ed: In theory, they have been designed to speed up the whole selling process due to it incorporating the searches and fixtures and fittings list, which would have been completed after an offer has been accepted, however whether it has is up for debate. HIPs might have worked in some respects, but now it is mortgage offers that seem to take an eternity!

Simon: Would having a grade A in the energy assessment have any effect on a barn's value or is it more a case of location, location, location?

Ed: I'm sure it does as it's cheaper to run, with rising costs of living it's a real concern for people.

Simon: What's the cost involved in a HIP?

Ed: With my solicitor it is free if you use them for the conveyancing (no names here, just phone the office)! They were about £350, but due to competition they could be as cheap as £275 inclusive.

TOP TIP

Buy a reusable shopping bag. If you are forgetful like me, buy some that fold up small and put them in your coat pockets.

PRODUCT – JCC LIGHTING

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CRACKING THE CODE

SAP (Standard Assessment Procedure):

These calculations are an assessment protocol for the energy performance of new residential premises, which from the April 7, 2006, have been required for all dwellings. With a focus on CO2 emissions, architects and developers need to consider the impact that their designs are having on the environment like never before. Part L1a of the Building Regulations requires that SAP calculations are carried out on all new build developments including barn conversions to prove that they are not contributing excessively to carbon emissions. Each dwelling must demonstrate that it meets the target emission rate as stipulated within the SAP calculation.

CAD (Computer Aided Design):

Used by architects for plans, two and three-dimensional, but now seen across the board, from electrical service engineers to under-floor heating engineers to SAP calculators.

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