



Period village property set in beautiful grounds

This charming detached property near Harleston in south Norfolk, boasts features such as inglenook-style fireplaces and exposed beams, and is for sale for £475,000 with Durrants.

Fonnereau House, The Street, Weybread, is set in just under an acre with a feature pond.

The village of Weybread is 22 miles south of Norwich and 10

miles east of Diss, with its rail link to London.

You enter into a hall, which opens onto the a drawing room with a fireplace, bay sash window to the front and box bay to the side. There is also a sitting room with a heavily beamed ceiling, feature inglenook-style fireplace and exposed studwork. This leads to a study/bedroom four with a

red brick chimney breast, exposed beams and studwork and a dining room with a feature cast-iron fireplace, decorative ceiling rose, sash window to the rear and box bay to the side.

The kitchen/breakfast area has wooden units, integral appliances and a ceiling with inset downlighters and there is also a conservatory, utility,

and shower room downstairs.

Upstairs, the master bedroom has a dressing area and ensuite, and there is a mezzanine level, two further bedrooms and a bathroom.

Outside, there are lawns and a part-walled courtyard.

■ For more information, contact Durrants estate agents, chartered surveyors and auctioneers on 01379 852217.

Go west for charming house with cottage

This really pretty 17th century house and detached cottage in the heart of the thriving village of Snettisham in West Norfolk is for sale for a guide price of £495,000 with Bedfords.

The Old Bakehouse, Old Church Road, Snettisham, offers a main house with a kitchen/breakfast room, sitting room, drawing room and dining room as well as a study/cloakroom and boot room. Upstairs, there are four bedrooms and a master ensuite as well as a family bathroom. Outside there are attached outbuildings and a separate cottage, which has one bedroom, a sitting room, kitchen/breakfast room and shower room. There is also a pretty walled garden.

■ For more information contact Bedfords on 01328 730500.



Pied à terre in top spot

This cosy, two-bedroom terraced flint cottage on the edge of the highly sought-after Burnham Market is for sale for a guide price of £165,000 with Bedfords.

Flint Cottage, Back Lane, has a kitchen and sitting room downstairs and the two bedrooms and a bathroom upstairs. It is on the outskirts of Burnham Market with a yard and outhouse.

■ For more information contact Bedfords on 01328 730500.



■ Watsons Residential recently held a prize draw in which all potential vendors and landlords were eligible to win a £50 meal voucher for two at the Unthank Arms in Norwich. The lucky winners, a Mr and Mrs Waterton, are pictured with Watsons manager Stuart Brooks, receiving the prize at the Bank Plain office in Norwich.

BARN ED AND SOLAR SIMON



Help make your home an eco-haven

Simon: You use a lot of reclaimed materials Ed, is that for environmental reasons, cost or just because you like the finished look?

Ed: Developing barns revolves around a trio of considerations: aesthetics, cost and ethics.

Simon: A lot of people think that cost is the most important factor.

Ed: That's why I try to be different and look at other aspects, such as the "green issue", with every material I buy and also the look of that material in its final resting place! I really dislike it when barns have their original pantiles stripped from the roof and then sold and replaced with new.

Simon: Is it difficult to find things to match existing materials?

Ed: It really isn't. The reclamation yards are the place to start as they will generally have the better-quality materials and a wider selection (visit the BarnLife section on www.barnmasters.co.uk for further information).

However, also try all sorts of other avenues, for example, FreeAds or Ebay. I have even been known to

stop at the side of the road when I see something right and make an offer there and then!

Simon: What about timber – could you import a bug or disease by using reclaimed timber?

Ed: That is a possibility, but I always, once in situ, get all the timberwork treated against infestation.

Simon: I know on past jobs we have kept and used old fixtures again. What's your best or most interesting find when you've been renovating?

Ed: Lately, it has to be a welly boot holder made from an old hay rack. I have created fantastic chandeliers from old farm machinery wheels.

Simon: I've always thought I should start a museum with some of the electrical things I've discovered over the years. The oddest thing I have found was a wooden fuse board made from old packing cases; I would not recommend using that again.

Ed: The only thing electricians can recycle is the copper in old wire.

Simon: You can buy modern replicas of the old-style switches; you should not re-use the old ones!



ECOBARN: THE BIGGEST CHALLENGE

Our biggest challenge on-site at the moment is using all the electricity we generate so as not to damage the batteries. This has involved making large amounts of tea and coffee, and on a sunny day we have to switch the solar photovoltaics off. When somebody is living in the house they will be consuming power all the while so this will not be a problem, not that drinking tea is a problem – but have you ever had to use a porter potty?

PRODUCT: THE STAPELESS STAPLER

We have all got staplers at home that have no staples in and we all have boxes of staples that don't fit any of them. So why not resolve the problem by buying a stapleless stapler. They punch a



small hole through the page and fold it down to hold the paper together, it will easily hold four pages. It will not replace the stapler, but it will save you money and I think it's a cool gadget. There are a few available like the Ecozone one pictured, from stationers and eco shops.

TOP TIP

Keep car tyres at the right pressure – under-inflated increase your fuel consumption.

CRACKING THE CODE: BUILDING TERMS

Batt: A semi rigid form of insulation.

Mechanical ventilation: Fan-driven room or whole

house ventilation.

Passive ventilation: Drawing air through a building by the stack effects and wind pressure, helped by leakage and purpose-fitted vents.

Riser: The vertical piece of a staircase between each tread.

Stud: Vertical member of a timber wall.

■ 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