

DREAM HOME



The Street
South Walsham

An architect-designed bungalow with a garden boasting picture postcard views in the idyllic village of South Walsham.

Where exactly is it?

South Walsham is east of the city close to Thorpe End, has a lovely church and is on the doorstep of Ranworth Broad.

What do you get?

The bungalow was built in 1985, of old Norfolk brick, giving it a traditional feel. It is set back from the road with a private driveway leading to the home and a log store.

Inside?

There are four/five bedrooms, a generous lounge with fantastic views over the garden, kitchen with extended sun room, family bathroom, en-suite to the

master bedroom, utility, cloakroom and a study.

Outside?

There is a single garage and a lovely garden with great views.

And you should also know...

There is a flexible living area.

Guide price? £435,000

Agent? Elliots on 01603 716677.

Independent firm spreads its wings

By **CAROLINE CULOT**

Party spirit is in the air at estate agents Whittle Parish, which is celebrating 14 years of operating from its Diss office and has just opened an office in Long Stratton.

The new office is being managed by Adam Patterson, who has been with Whittle Parish for five years and is assisted there by Helen Cox and Pat Sharman.

Hilary Whittle, director of Whittle Parish, with her many connections in the past to Long Stratton, will also have a presence there. The agents offer properties in Norfolk and Suffolk, with marketing going into Essex as well, and properties offered at Long Stratton will also be available at the Diss office.

Whittle Parish is an independent firm, formed by directors Ms Whittle and Kevin Parish in 1994.

The new Long Stratton team aims to bring an energy, enthusiasm and experience to



a more difficult housing market.

Whittle Parish is also pleased to carry out free valuations where people are thinking of selling.

It operates a well-established residential lettings department in Diss which also offers its services from the new office.

This will cover a 10-mile radius of Long Stratton. Landlords can have a free rental valuation.

Brian Rumsey is an independent financial adviser

who has been at the Diss office for 10 years, with 20 years' experience dealing with mortgages. Being independent, Mr Rumsey can give unbiased assistance on all mortgages and with specialist-link computers he can access all banks and building societies, saving clients the lengthy visits to different lenders. He can also advise on life cover, critical illness cover, investments and pensions.

■ You can contact Whittle Parish on 01379 640808.

■ This carefully renovated cottage with period features situated in the attractive, unspoilt North Norfolk village of Hindringham is for sale for a guide price of £399,500 with Bedfords.

Harvest Cottage has an entrance hall, kitchen/breakfast room, sitting room, three bedrooms and a bathroom. Outside there is a garden, room for parking and an outhouse.

■ Contact Bedfords on 01328 730500.



BARN ED AND SOLAR SIMON



Meet our new green duo, who will advise on how to turn your home into an environmentally friendly haven.

ED MASTERS and **SIMON MARJORAM** are new columnists for EDP Property. Ed runs his own barn-finding business which takes on and sells barns around the county and he is in the process of a mammoth project to build a new carbon neutral or eco-friendly barn in which he and his wife Clodagh and their children will live (see below). Simon is an electrician by trade but can help with any building project, however large or small, to advise on installing green systems and he has also just opened a new business All Things Greener in Harleston promoting eco-friendly products. This week, they introduce themselves...

Simon: First, I would like to say that I am not an environmentalist nor am I a naturalist; in fact I am nothing with an ist at the end. I am an electrician who believes we should all be trying to help the environment in which we live. Every little thing we do can and will help.

Ed: Well, actually I am an ist. I am a barnist! Sounds a bit weird, I know, but it means someone like me who is obsessed with barns and all those that live in them, whether animal or human. My aim is to promote eco-living in the property world, because I've found it can be done quite easily at not a huge overspend. It's a case of looking around for alternatives. Barns

are simply to me the best model for doing this, as they adapt so well to the greener technology, but also give you a feel of tradition and age, unlike a new-build. So what can we do for Norfolk and East Anglia then, Sparky?

Simon: Did you know 25pc of carbon emissions are from our homes and there are a lot of simple things that we can do to cut our CO2 emissions and the bonus is most of them will also save you money. I aim to help people find the best way to do this. Through this column I can advise people on eco-options. There are some brilliant products out there, such as recycled glass worktops. I will highlight new ideas (LED technology) and decipher jargon.

Ed: Yes, one section will be Cracking the Code, where you can find out exactly what a U-value is or a kilowatt hour.

Simon: You couldn't do that without an electrician. Electricians are so undervalued - check out the amount of British Standards we have to know. It's a highly technical job and we have to contend with Building Regulation part P. Plus construction sites would grind to a halt without our wit and sarcasm. Plumbers get all the press. Well, not now. Ha!

Ed: Enough, enough, I believe you have a wood chip on your shoulder or is it a wood "pellet"? Ok, that dilemma is for another week...

THE BIGGEST CHALLENGE

"The Ecobarn is an ambitious project that will be a zero carbon property, says Ed. "Lots of people have been very dismissive of our ideas; most people said it is impossible, but we have ploughed on regardless and from this agricultural building a beautiful home is now beginning to appear. We didn't want to build just a zero-carbon home, we wanted an eco



development. So we have sourced materials locally, recycled the old materials and even bought a site generator that runs on bio-diesel. It is a real

challenge, but we like a challenge and through this column, we will be bringing you a regular update of how work is going.

What is the one biggest thing I can do to my home to reduce its environmental impact? From Andrew Mills of Harleston.

S: I would have to say insulating your house. One third of the energy produced is used in our homes and more than 80pc is used for heating. So you need to prevent as much heat loss as possible. Insulating your home will have an enormous effect on reducing your energy bills. I hate crawling through lofts filled with fibreglass because its so darn itchy, but I can live with a little discomfort if it helps people. I do think that lambs' wool insulation is very good but can you imagine how many electricians and plumbers you'd find wrapped in your insulation asleep?! Don't forget cavity walls and floors when insulating your homes as well.



Next time you are stuck for gift ideas or simply want some good quality paper, try the Ellie Poo paper made from 100pc recycled paper and, yes, you've guessed it...dung. If you buy the Rhino poo paper some of the money goes to Save the Rhino International. You can get everything from phone jotters to A4 artist pads. The company also makes banana paper, coffee paper and pencils from twigs. ■ For more information and prices visit www.elliepoo.co.uk

TOP TIPS FOR GOING GREEN

Change your electric supplier to a green company - investigate which is the best environmentally. There are several companies which supply green electricity - check out www.ecotricity.co.uk or consider companies that buy renewable energy at www.good-energy.co.uk and www.greenenergy.co.uk.

CRACKING THE CODE

What are Compact Fluorescent Lamps, often referred to as CFLs? Compact fluorescents are just a smaller, greener version of the lighting tubes everyone has seen. Every shape of lamp can now be changed for a CFL (with the exception of 12V lamps.) For example, you can get

lamps that can be dimmed for those romantic nights in. And the quickest way is convert CFL watts into more common tungsten watts is to multiply by five. So if you get a 20W CFL (20x5) that will be equivalent to a 100W tungsten, a 7W CFL will be equivalent to 35W and so on.

■ If you have a question or dilemma over green issues to do with property, you can get in touch with Ed and Simon by e-mailing caroline.culot@archant.co.uk To contact Ed Masters at Barn Masters, ring 01986 781484 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