

Property Information Sheet



Name and Address

Sue and John
Dolma Lodge,
Nant y Caws,
Oswestry,
SY10 9FG

Property Description

Timber cladded and framed detached bungalow built into a bank on a concrete slab foundation to make it south facing.

What changes have you made to your home / what green features did your home come with?

Dolma Lodge is a new build that comes with a heat recovery ventilation system, solar photovoltaic (PV) panels, solar thermal panels and a log burning stove that provides hot water for us and the underfloor heating system. All cooking is done via bottled gas. Our home is purpose built and designed for energy efficiency, matching Passive House standards. Our Energy Performance Certificate (EPC) rating is A+ (who knew you could get an A+?!).

Why did you make these changes / choose a home with these features?

We built an energy efficient house for our future needs and to add to the housing stock.

What were the approximate costs of each of the changes you made?

Approximately £142,000 including VAT was spent on all the materials, this was later reclaimed. Labour came to around £35,000. We saved a lot on costs by doing much of the work ourselves.

What have been the approximate energy savings?

We use the log burning stove roughly 2 hours per day during the winter months compared to using the stove all day in our previous home. As the house reaches Passive House standards, a lot less energy is used to keep the interior warm.

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What have been the benefits to you / your home?

We are very pleased with our home; we find it so straightforward to keep warm and comfortable. We purpose built this lodge to suit our needs.

Who undertook the work?

We carried out a lot of the work ourselves and employed specialists like bricklayers (Mal Haynes) and plasterers (since retired) who could do these jobs more efficiently than we could. There was a lot of groundwork required to dig into a north facing slope and create a flat building area; Pete West did amazing work with this.

Would you recommend them?

Most definitely.

What else would you like to do?

Nothing aside from finishing touches with decorating.

Have you considered any measures but rejected them? Please give details of what and why.

We had considered compost toilets and reed beds, but we rejected this as we had to put a bio digester in our other property's garden so used that for simplicity.

Any further comments?

We have our own water supply, having discovered a spring and gathering rainwater so we have no water bills.

Visiting instructions / information

We are open on the 26th of October between 10am and 4pm. Parking is available on the driveway and the lodge is accessed via long paved and wooden slopes.