

Property Information Sheet



Name and Address

Helen
Brooklands Farmhouse and Studio,
Gravels Bank,
Minsterley,
SY5 0HG

Property Description

Circa 1900 detached stone and rubble walled farmhouse. Brick and blockwork extensions in the 1960s and 1980s respectively. Stable barn converted into a detached studio property in 2010. Stone and rubble wall with blockwork above at one end, new timber frame at the other end.

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

As far as what was practical and affordable, I had internal batten insulation fitted in the farmhouse alongside a 16kW air source heat pump (ASHP) to replace the solid fuel Rayburn. The stable barn conversion was completed in 2010 and is now a detached studio with 2 bedrooms and an office space. Double glazing and insulation fitted, matching standards at the time. Insulation in the roof space is glass fibered across the roof crossbar, behind the sloping ceilings and around the dormer windows. A heat recovery system was installed which is backed up by a woodstove, rainwater tank and solar water heating. Ground mounted solar photovoltaic (PV) panels was also installed in the nearby field.

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

I wanted to reduce carbon emissions, heating costs and to generally make the farmhouse more manageable. The barn was converted into a studio as I wanted an affordable and environmentally friendly house, one that I could downsize from the farmhouse next door which at the time was expensive to heat and difficult to maintain.

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

Insulation and the ASHP in the farmhouse cost roughly £2,000 and £15,000 respectively with the latter cost including the replacement of almost all the radiators and the installation of an extra one. The barn conversion cost approximately £80,000, plus fees and so forth.

What have been the approximate energy savings?

Hard to say as it has coincided with the ongoing energy crisis. Currently, the annual electricity costs for both properties combined are estimated at £830 per year.

What have been the benefits to you / your home?

The farmhouse is finally warm and easier to manage, it has not been this way before. As intended, the studio is less expensive compared to the farmhouse. Heat is easily generated by solar gain, sometimes via the woodstove or small electric heaters.

Who undertook the work?

A local builder carried out the insulation and conversion whilst EnergyZone installed the ASHP and Intellergy fitted the heating in the studio.

Would you recommend them?

Yes, I would however the local builder has since retired.

What else would you like to do?

I am considering battery storage to aid the solar panels.

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

I did consider every possible form of non-fossil fuel heating but unfortunately, I found that several were either impractical, too expensive or both for my properties.

Any further comments?

N/A

Visiting instructions / information

It is a fairly rough single-track road to get to both properties, parking should not be an issue, however. The studio has wooden balcony steps to the living room entrance.

View of studio from behind:

