

## 1 Leith Close, Cliburn, Cumbria, CA10 3AL



**Price : £320,000**

The last property in the eco-housing development of 4 Luxury Environmentally Sustainable Homes currently under construction by The Eden Frame Partnership, LLP.

Cliburn is a attractive Eden village, pleasantly positioned in open countryside a few minutes' drive south-east of Penrith (6 miles approximately).

This unique development incorporates the Tradis System of construction, achieving levels of insulation that are twice those required by the Building Regulations. Providing a warm and ambient low energy home that requires the minimum of heating, with exceptionally low energy requirements, the Masonite structure allows usage of the roof area for storage, a facility so often unavailable in modern new homes. Recycled and recyclable materials will be utilised where possible, including new products from sustainable sources. Materials with low-embodied energy have been used in preference to standard building materials.

Ventilation is provided by the installation of an Heat Exchanger, which cleverly utilises the heat of the household to warm fresh, filtered air into the dwelling whilst, at the same time, removing stale air and odours. A traditional fireplace is also installed. Decoration has been tastefully undertaken using eco-friendly organic paints and stains.

*"Not only do the houses benefit from superior levels of insulation, there is also the added the benefit of an array of photo-voltaic cells on each dwelling, capable of creating over 60% of the electricity requirements of the house. A meter in the garage registers the amount of power being produced. The site has been orientated to take maximum benefit from the sun's energy. Solar panels on the rear of the garage roof also provide over 50% of any hot water requirements."* - **Trevor Lewis, Eden Frame**

## **SPECIFICATION**

### **WINDOWS & DOORS**

High specification Nordan windows and doors throughout, made locally by Ling Joinery and decorated using eco-friendly organic stain.

### **ROOF**

The roof is slated using reclaimed Welsh slate.

### **WALLS**

The elevations are of reclaimed brick, complemented with either larch or cedar cladding.

### **FLOORS**

The timber flooring throughout is in sustainable redwood.

### **INSULATION**

Insulation is achieved through the use of Warmcel in the external fabric, creating a Low Energy House which reduces considerably the loss of heat through the walls, floors and roof. Warmcel is 25% more efficient than traditional insulation, the thickness of material utilised is over twice that required by current regulations. No other houses currently being built in Cumbria have equivalent levels of insulation.

### **ELECTRICITY**

The Redland Solar Power System harnesses the power of the sun to provide environmentally friendly electricity and works in conjunction with the main supply to the house. Redland claim that 4 units (80 panels fitted to the property) can produce approximately 66% of the average electricity consumption for a four-person household. The output is estimated at 2.8KWp or 2,200 KW hours per annum (peak output). Surplus electricity may be sold back to the Grid to reduce bills even further. A 20-year Guarantee and Performance Warranty will be provided.

### **HOT WATER SUPPLIES**

The Solartwin panel located on the garage roof will help provide adequate hot water at no cost to the owner. The hot water is stored in the insulated cylinder, and the solartwin is self-reliant, with its own photo-voltaic panel to pump the water through the system. To supplement the supply either the back boiler from a woodburning stove may be used or, in the case of immediate requirement, there is an immersion heater within the water cylinder.

### **HEAT RECOVERY SYSTEM**

The house is provided with a heat recovery ventilation system from Stiebel Eltron. This is the most efficient unit available and runs off as little as 16 watts, with a maximum power requirement of 120 watts. Warm, stale air is extracted from the bathrooms and kitchen, and used to warm incoming filtered, fresh air which is distributed to all other rooms. 90% of the heat from the extracted air is recovered, creating a healthy environment, helping to reduce condensation, and protecting the fabric of the building. Pollen levels are also drastically reduced.

### **DECORATION**

Environmentally friendly finishes, Keim Biosilto walls and ceilings, OS Color hardwax oil to floors and doors, etc.

### **EXTERNAL**

Paved drive and flagged patio and paths. Lawned garden to rear and sides. Vegetable plot.

## **ROOM DIMENSIONS**

Hallway - 4.0m x 1.0m / 13'2" x 3'3"  
Cloakroom - 2.0m x 1.0m / 6'6" x 3'3"  
Living/Dining - 8.3m x 5.5m(max.) / 27'0" x 18'0"  
Kitchen - 3.5m x 3.3m / 11'5" x 10'10"  
Pantry/Store - 2.0m x 1.9m / 6'6" x 3'11"  
Entrance Lobby - 2.0m x 1.9m / 6'6" x 3'11"  
Garage - 5.4m x 3.3m / 17'9" x 11'0"  
Utility - 2.5m x 1.9m / 8'2" x 3'11"  
Fuel Store - 1.9m x 1.0m / 3'11" x 3'3"  
Master Bedroom - 3.8m x 3.7m / 12'5" x 12'4"  
En Suite - 3.2m x 1.8m / 10'6" x 5'11"  
Bedroom Two - 3.5m x 3.3m / 11'7" x 11'0"  
Lofted Area - 3.8m x 2.5m / 12'5" x 8'2"  
Bedroom Three - 4.2m x 3.1m / 13'8" x 10'2"  
House Bathroom - 2.4m x 2.4m / 7'11" x 7'11"  
Attic/Office - 4.6m x 3.5m / 15'0" x 11'7"

All sizes are approximate and for guidance only

## **SERVICES**

Mains water; mains electricity with a generous supply of power points; drainage to main sewerage system; 5 T.V. co-axial sockets; numerous telephone points subject to standard BT regulations. Access road adopted.

Note: The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

## **PROTECTING YOUR HOME FROM RISING FUEL COSTS**

With the highest levels of insulation in Cumbria and energy creation with photo-voltaic cells and solar panels, the property is protected from the soaring energy cost increases this year and every year.

Electricity Bills – Potentially under £150.00 per annum

Gas Bills – No Gas Bills

Logs - Potentially under £150.00 per annum.

## **TENURE**

Freehold; Title Deeds have not been inspected.

*SEPTEMBER 2010: The property is currently occupied on a six month short-term letting tenancy. Any purchase date is therefore subject to the termination of this lease by Eden Frame.*

## **VIEWING**

Please contact Eden Frame.