

**Neil Kennedy
Mellowstones
Staples Hill
Freshford
BA2 7WL**

26th September 2023

Freshford Energy Group open day

Mellowstones - Staples Hill

We bought Mellowstones in 2018. The property is c.300 years old and was formerly 3 small cottages. These were combined into a single property and extended by the previous owner.

We completely re-furnished the house in 2019/20 and replaced the oil central heating with a Daikin air source heat pump. The propane gas cooker was replaced with an electric Aga enabling the house to go "all electric". To ensure we were able to maintain a comfortable interior temperature over the winter, the walls were all dry lined and insulated, the windows and doors were replaced with improved thermal double glazing, the loft insulation improved and underfloor heating was installed in the kitchen, utility room, hall-way and bathrooms.

The heating system can be controlled remotely via the Nest App.

The wood burner in the lounge was replaced with a more modern, fuel efficient model with secondary burning.

12 solar panels and a Tesla power wall were installed on the small south-facing piece of land in front of the patio. The power wall ensures any electricity generated during the day can be used later in the day/night. We have a Zappi control unit on the drive which controls when is the best time for our EV to be re-charged. The EV charger is rated at 7kw/hour, which means the car is fully charged overnight.

The Tesla power wall, Zappi and EV operate through an integrated/internet based system which monitors the weather; if a storm is forecast the power wall will draw power to be fully charged to provide a back-up in the event of a power cut. Power can likewise be drawn from the EV as a secondary back-up.

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