

CRADOCK HOUSE TRUST



Clifton Street: Karoo Style House

The inspiration for the Clifton Road row houses came from South African Karoo roots mainly Graaff-Reinet (Parsonage Street – De Kothuise) and Cradock (Mark Street – Tuishuise).

The intention is to celebrate a truly South African style of architecture. Although much has been done to ensure the form of the houses, the functional aspects were fully considered specifically to ensure sufficient solar gain and insulation. The dwellings living spaces are linked to a north facing aspect which permits both light and warmth throughout the house. For the cold nights, tile underfloor heating is efficiently captured by triple insulation in all ceilings. All floors have polystyrene insulation under them and all walls are void walls with polystyrene insulation between the skins.

Double glazing on the weather side of the house protects against the cold fronts and storms, while the laminated glass on the northern side ensures solar thermal gain. The geysers are solar collector compatible, although no collectors are sold with the house. The Hand moulded Karoo style double combustion fire place provides an efficient and authentic source of warmth for winter nights.

The house is situated on a secondary road and has access off an inter-block lane which lends itself to privacy as well as easy access to the rest of the estate and a wonderful walking environment.

The bedrooms are large and all have built-in-cupboards. The main bedroom has a Victorian style bath en suite and private patio whilst the two bedrooms share a large full bathroom and both open onto a back garden patio and front garden patio respectively.

As you enter the house you go straight into the living room and beyond that you will find the open well-appointed kitchen/dining room. Clever use of internal doors provides options for entertaining and daily living.

It has a flat garden perfect for a pet or for games with the family. This house is an entertainers dream as the kitchen opens straight out onto the outdoor braai area. A professionally landscaped garden is already well established.

