

— STUART THORNER —

PROPERTY INVESTOR & DEVELOPER

ISH
SUMMER
HOUSE


PROPERTY
NETWORK

ABOUT ME: *STUART THORNER*

With extensive experience in full home refurbishments and property development, I like to bring a hands-on, detail-driven approach to every project.

Founder and Director, I've spent more than 12 years building Summer House into the trusted, family focused design studio it is today.

For me, scaling a business is about clear direction, strong structure and running multiple projects at once, while planning carefully and surrounding yourself with the right professionals.

SUMMER HOUSE



2014 - Present

PROPERTY DEVELOPMENT



2019 - Present





ABOUT ME: *FAMILY LIFE*

I have 2 beautiful young girls, Annie and Pippa with my wonderful wife Katie. Together, we balance expertise with authenticity, creating interiors that feel personal, thoughtful and effortlessly refined.

We both share a love for interiors, design and family which makes for a perfect team at home as well as at work.

With a strong online presence celebrating timeless interiors and local renovation inspiration, Katie's style in particular has been featured in a selection of well-known magazines and online social platforms.

Building a business while raising a family is a constant balancing act, but it's also the *greatest motivation to keep growing.*

WORKING WITH



HOW I DISCOVERED THE PROSPERITY NETWORK

I first met Ben Holroyd at another property development course in 2021, and he was the person who introduced me to The Prosperity Network. I had also been following Danny for some time before that.

At that stage I had noticed that many of the people doing well in property all seemed to have coaches or mentors, which was something I had never had before. For a while I simply watched from the sidelines, trying to learn as much as I could.

Most people *succeeding* in property had
mentors or coaches.





WHY IT'S BEEN SO VALUABLE

One of the biggest benefits for me has been the community and friendships I've built within the network. Where I live there aren't many people involved in property, so opportunities to connect with others in the industry are quite limited.

Being part of the Prosperity Network has allowed me to surround myself with people facing the same challenges. Whether that's dealing with solicitors, navigating councils and planning, or simply sharing the day to day ups and downs of property. Having that group of like-minded people around you makes a huge difference.

*The network and friendships
I've built are unmatched.*

THE IMPACT OF MY MENTOR: *DANNY*

Once I joined the network, I knew I needed a mentor and Danny was the person I wanted to learn from. I'd followed him on Instagram for a while and felt he was the right fit for me.

When I told my wife about the commitment I'd made to invest in a mentor, it sparked quite an interesting conversation about what else that money could have gone towards. I also had my own doubts at the time not about Danny, but about myself.

I'd never had a mentor before, and I had a lot of questions.

What would it be like? Would it actually help me?

What if it didn't work?

Looking back now, it was
hands down the best decision I made.





THE POWER OF THE RIGHT *GUIDANCE*

The confidence and new way of thinking Danny gave me made a huge difference. He helped me recognise the credibility of my business and build confidence in what I was doing.

Before working with Danny, I had never raised a penny, but his guidance helped me understand funding, refine my strategy across developments and cashflow projects. This made me think more clearly about both short and long-term opportunities.

He also encouraged me to coach my team internally so I could spend more time working on the business rather than in it. Having someone to sense check ideas, challenge my thinking and connect me with a wider network has been invaluable.

He helped me become *comfortable*
with being *uncomfortable*

AWARD WINNERS



AWARD WINNERS PROSPERITY

PROPERTY TRANSFORMATION OF THE YEAR...



THE FOAM HOUSE

OUR BIGGEST TRANSFORMATION TO DATE

Nurse accused of dishonesty over expenses

A Shropshire nurse has been accused of claiming a conference she did not attend.

Deborah Jane Hudson is subject to a Nursing and Midwifery Council (NMC) substantive hearing, which started on Tuesday.

It is alleged that she wrongly received and retained payment for study leave for the purpose of attending a Primary Health Care (PHC) conference on May 11 and 12, 2022 when she did not attend.

However she told the hearing: "I attended the venue, so I am still standing by that side of it. Yes, I did have difficulties at the time, but I did attend the venue."

Mrs Hudson also does not admit that, on October 20, 2022, in a meeting with a colleague, she incorrectly stated that she had a certificate of attendance for the conference but had not brought it to the meeting.

However, Mrs Hudson has admitted that, on September 6, 2022, in a meeting with another colleague, she incorrectly stated she had attended one or more sessions at the relevant PHC conference, and had a certificate of attendance. "I thought I had a certificate, but I didn't for those dates at the time," said Mrs Hudson. The hearing continues.

Arrest is made after man hurt at boxing event

A man is in hospital after an incident at a boxing event held in Powys last weekend.

Dyfed Powys Police is investigating after a 28-year-old man was taken to hospital following an incident at the Pavilion in Llandrindod Wells on November 15.

A man, aged 25, has been arrested on suspicion of assault and has been released on bail.

A Dyfed Powys Police statement said: "Police were called just after 8.35pm on Saturday November 15 to a report of an incident at The Pavilion, Spa Road, Llandrindod Wells.

"A 28-year-old man was taken to hospital. A 25-year-old man was arrested on suspicion of assault. He has been released on bail pending further police enquiries.

"Anyone with information, or anyone who was present and has video footage of the incident, is asked to report it to Dyfed Powys Police, either online at: <http://bit.ly/DPPReportOnline>, by email at: contactcentre@dyfed-powys.pnn.police.uk or by calling 101. If you are deaf, hard of hearing, or speech impaired text the non-emergency number on 07811 311 908.

Alternatively, contact the independent charity Crimestoppers anonymously by calling 0800 555111.



The Summer House Interiors team working on the renovation. Picture: Summer House Interiors

110 St Michael's Street in Shrewsbury was filled with concrete foam to help prevent its collapse

From foam to luxury home

DOMINIC ROBERTSON
newsroom@mnamedia.co.uk

Way back in 2021, building workers were called into emergency action to stabilise a Shrewsbury house at potential risk of collapse.

The property in St Michael's Street became known as 'the foam house', thanks to the unusual and striking method used to prevent disaster.

Workers packed the house full of plastic tubes and concrete foam to stop any risk of it coming crashing down.

Fast-forward four years and it is difficult to believe the extent of the property's transformation, which has been carried out by Shrewsbury business Summer House Interiors.

The business, owned by husband-and-wife team Stuart and Katie Thorne, has completely transformed the property, from the ground up.

Summer House Interiors is a design studio and build team based in Shrewsbury, which offers a full package of support to its customers, from design to supply to installation.

The 'Foam House' project is just one in a 12-year history of remarkable renovations undertaken by the



The house has undergone an incredible transformation.



The outside of the property with the finishing touches being put on its renovation earlier this year



The building has been converted to four luxury apartments. Pictures: Summer House Interiors



The inside of the property has been completely transformed

company, which now employs more than 30 people. Stuart said that he had bought 'the foam house' in January 2024 and had then gone through planning permission for the extensive project.

The house, which has been transformed into four luxury apartments, will now become an Airbnb, as well as providing a place for potential clients to visit, and stay, while they discuss projects and possibilities with the team.

It means the property will become something of a habitable advert for Summer House Interiors' work.

Stuart explained that his own passion for period buildings had drawn him to the house - and its potential - despite the obvious challenges.

Work

They bought the house at the start of 2024, and since planning permission was agreed it has taken around eight months for the work to be completed.

As a nod to its history Stuart said they plan to place a plaque outside detailing its past as 'the foam house'.

The firm has shared images of the transformation online, and this week is hosting an 'open house' event which has attracted huge interest.

Stuart said the response had been unprecedented, with around 100 people wanting to get a glimpse inside.

He said: "We have people ringing all the time and asking if they can go and see, that's why we decided to do an open day."

Although the home's past has undoubtedly inspired some of that interest, the striking redesign of the property will also have drawn in many eager to look at what the firm can do.

Offering a complete 'turnkey' operation, Stuart said it is a "practice what we preach business".

He said: "Clients come to us knowing they are going to get honest advice.

"Everyone that works with us takes a massive amount of pride in what we do. I am so proud of our fantastic team's delivery on the 'foam house' project and we are really excited to be delivering a large number of other projects in 2026."



The newly renovated 'foam house'

THE FOAM HOUSE

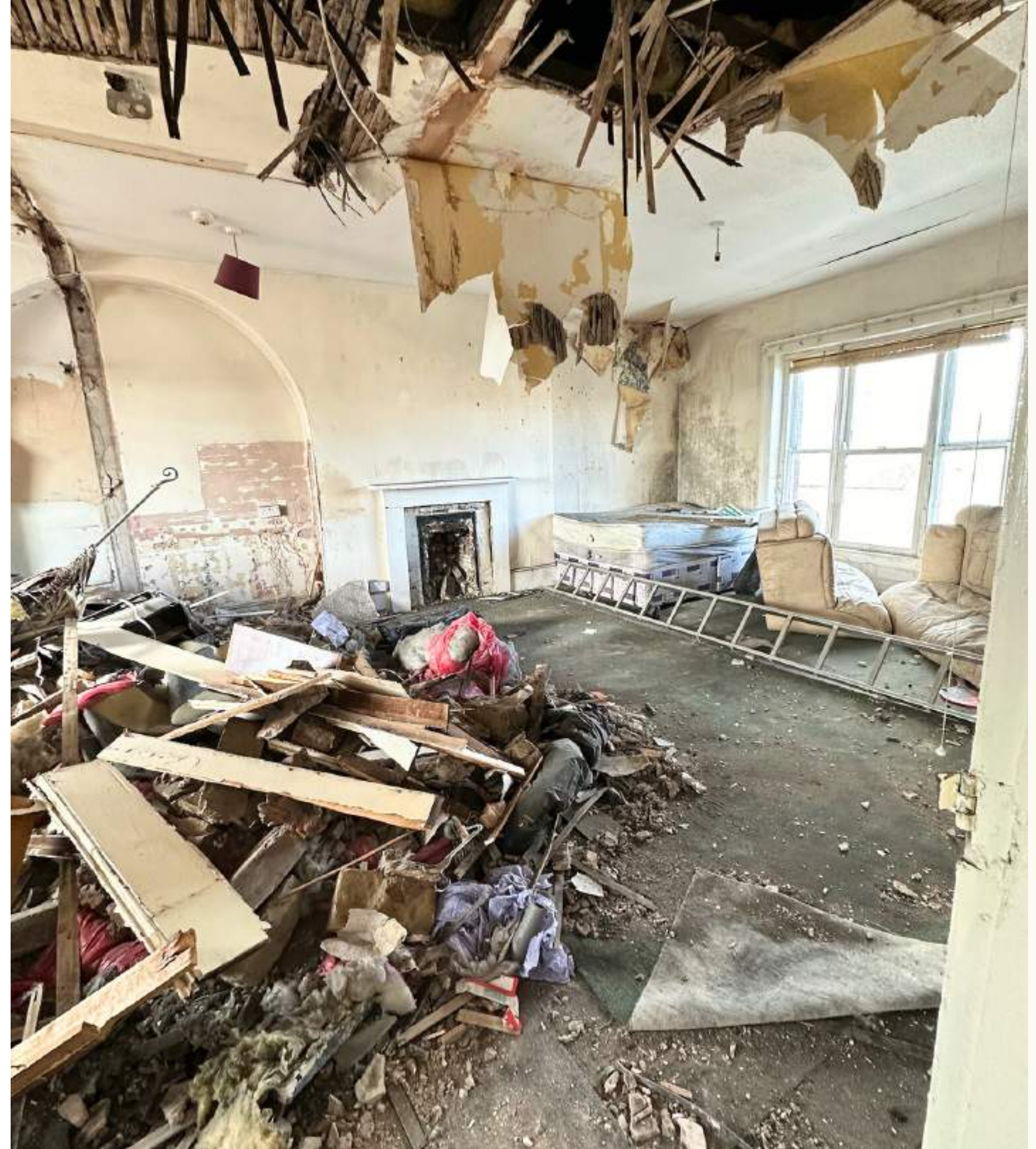
Locally known as “The Foam House”, this property had a history, quite literally filled with expanding foam to keep it upright!

Over months of hard work, thoughtful design and real teamwork, we rebuilt and reimagined it from the ground up.

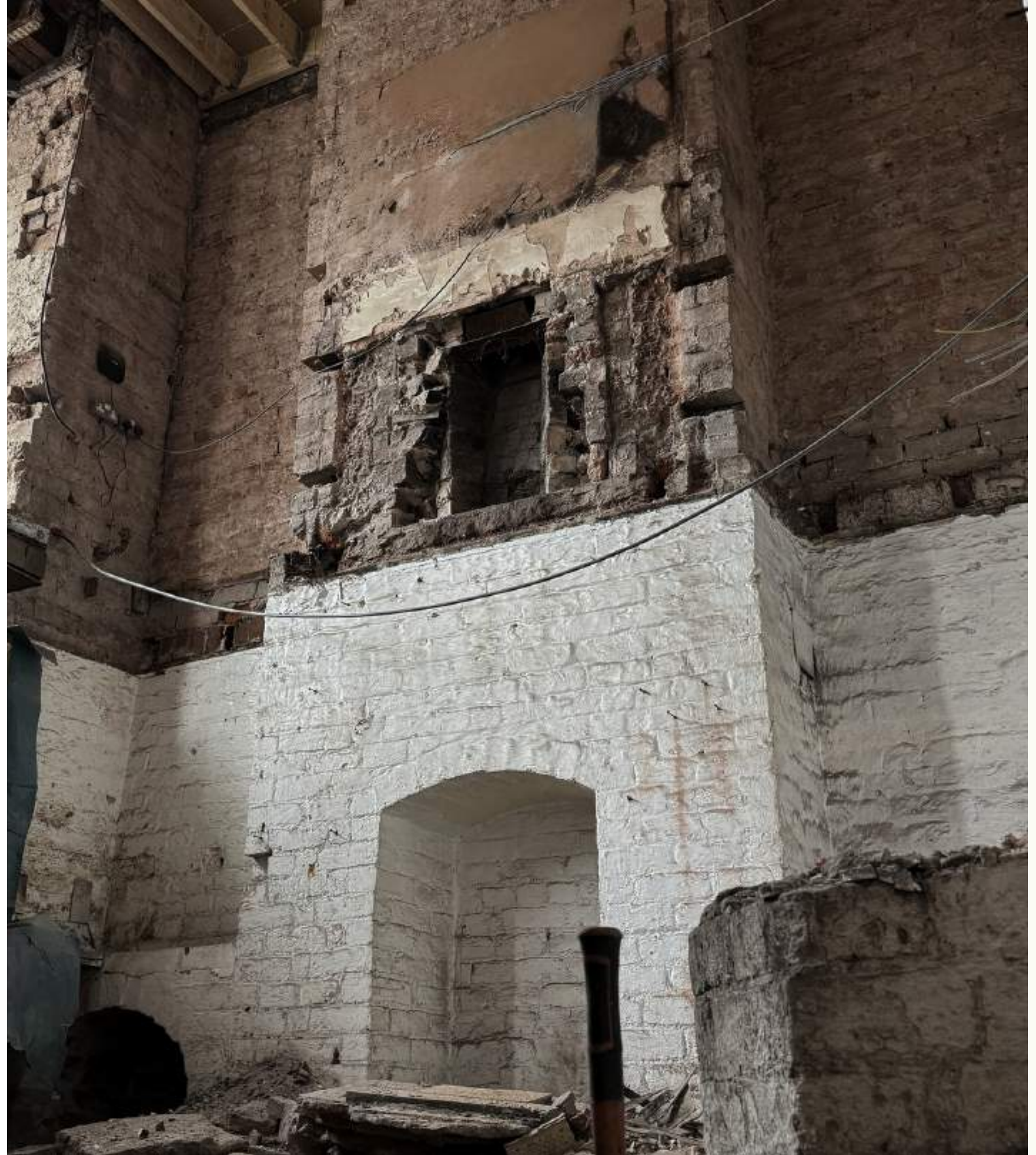
Today, The Foam House stands as one of our proudest transformations, proof that with the right vision, and team, no project is too daunting.

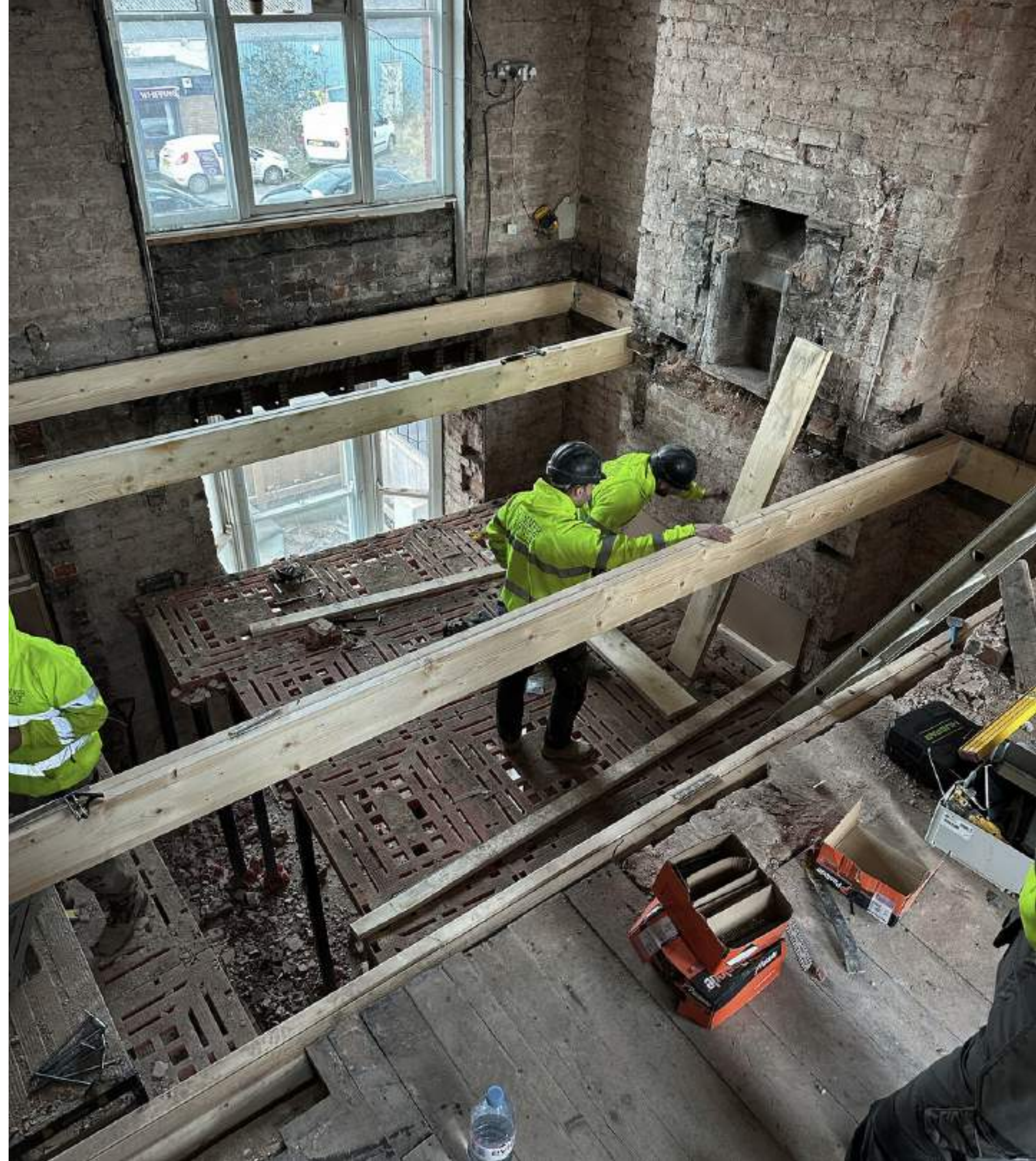
It was a challenge few wanted to take on...
but we did.

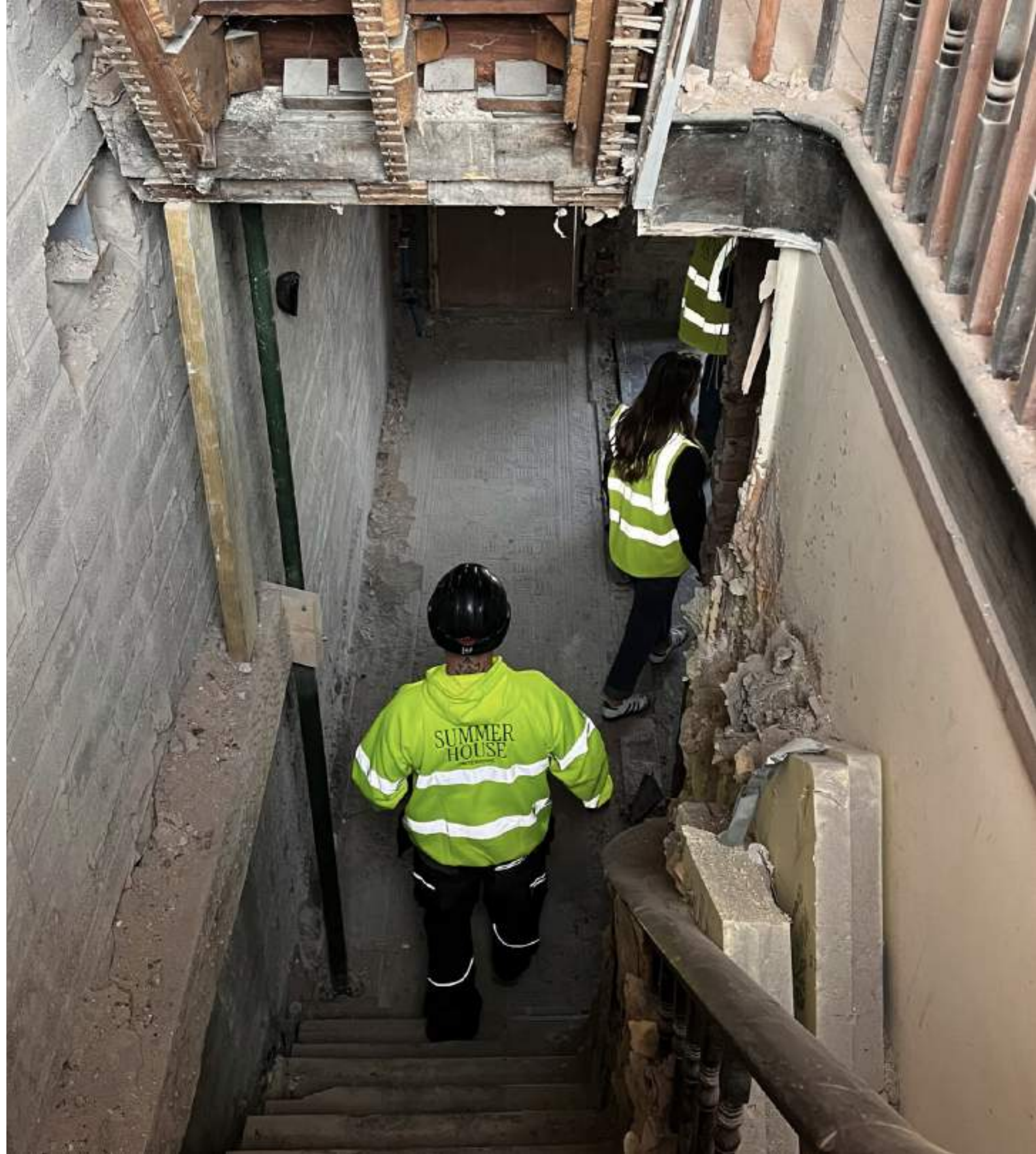




DURING



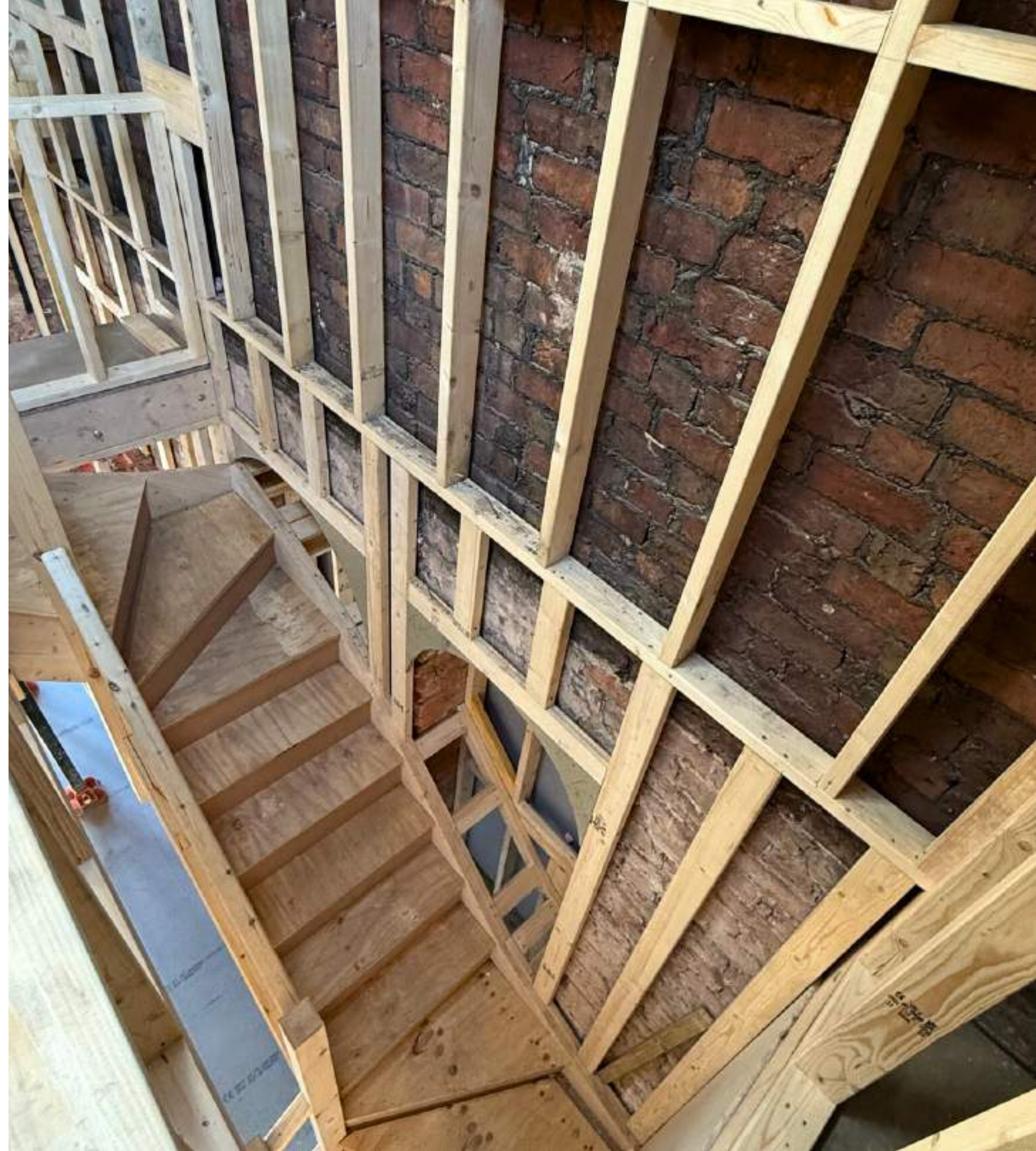












COMPLETE





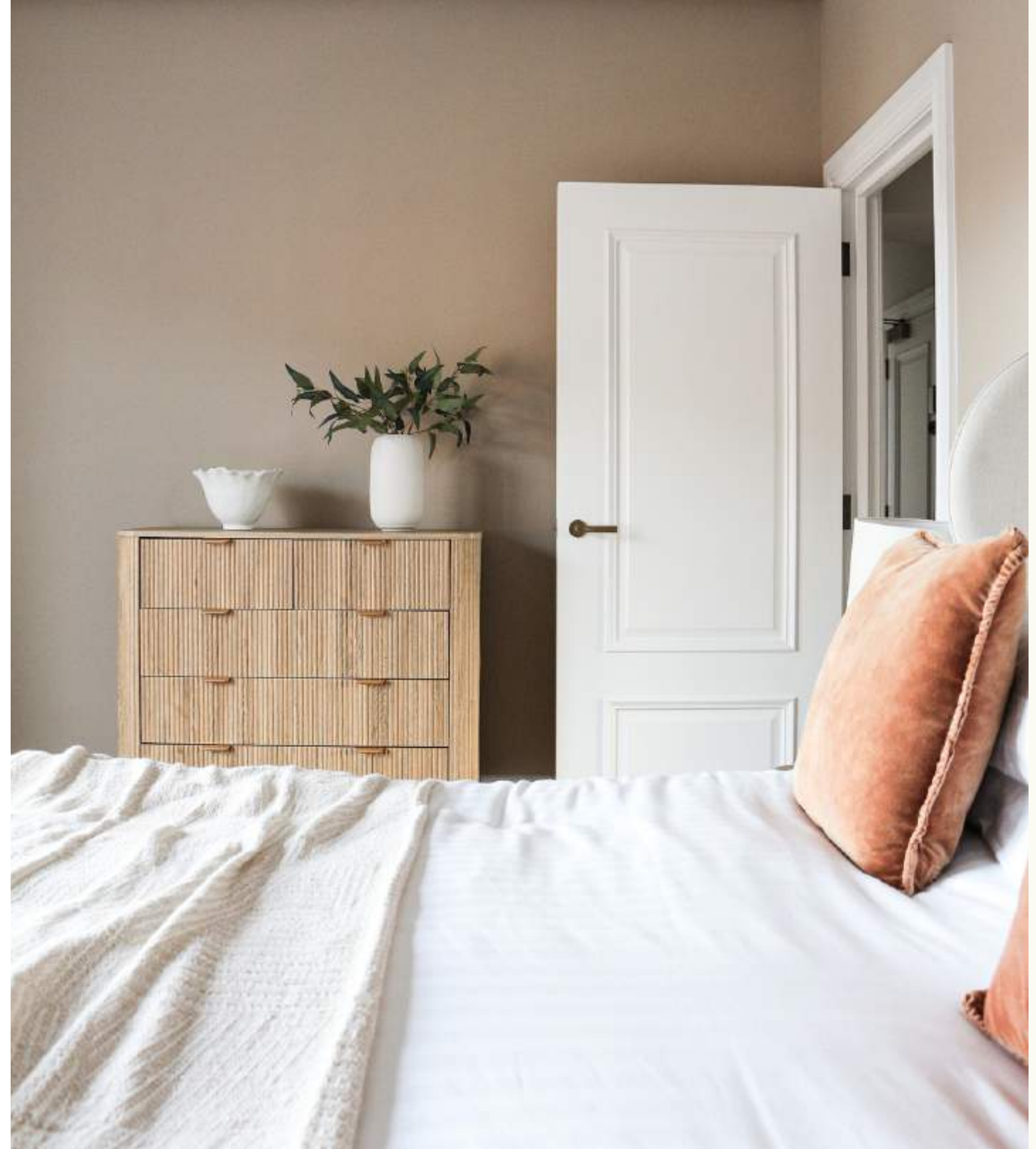


























GRAND OPENING











FOAM HOUSE FINANCIALS

Purchase Price - £127,500

Renovation, Fees, Interest - £415,000

Valuation - £960,000

All Money out PLUS approx. £280,000 out too.

Cashflows approximately £5k PM net.

It was a challenge ... but it was so worth it!



SUMMER HOUSE

SOCIAL MEDIA



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PREMISES EVOLUTION & EXPANSION



2014



2019



2025

OUR SHOWROOM EXPANSION



OUR SHOWROOM EXPANSION



OUR SHOWROOM EXPANSION



GROWING TEAM 30+



PROJECT MANAGERS

2



DESIGN TEAM

8



CONSTRUCTION TEAM

25



MARKETING TEAM

2

WHAT WE DO



INTERIOR DESIGN

WHAT WE DO



FULL PROJECT MANAGEMENT FROM START TO FINISH

WHAT WE DO



CONSTRUCTION & BUILDING WORK



COMPLETED PROJECTS















































OUR REVIEWS

We hope you are enjoying your new bathrooms and ensuite.

Summer House Interiors

Hannah Moore
10 reviews · 4 photos

★★★★★ 4 years ago

Summer House Interiors are a must have in your home! At our consultation, Stuart was able to lay out the designs, demonstrating his experience and expert eye to detail. We had both our main bathroom and ensuite completed, both of which had very different designs. Summer House provided the design, removal, fitting and decorating, leaving us with nothing to do but admire. The fitters were incredible, care was taken everyday to minimise the amount of mess & a lot of patience was given towards the tedious tile pattern that we requested. I wouldn't hesitate to use Summer House again and have already recommended to others. Professional service from start to finish.



Summer House Interiors (owner)
4 years ago

Thank you very much for your kind review Hannah it was a pleasure to work with you and Kev. Your two new bathrooms are absolutely stunning, the tiling patterns look great too. Thanks once again
The Summer House Team

Deborah Abel
2 reviews

★★★★★ 3 years ago

We have recently had our bathroom completed by Summerhouse to an exceptionally high standard. From our initial meeting with Stuart & Annie, it has been a complete pleasure. They planned & reconfigured our bathroom & we are thrilled to say the least, with the result. Our fitter, Rob, was an absolute joy to have in our home, as was, for a short period of time his apprentice,

leona holyhead
2 reviews

★★★★★ 3 days ago **NEW**

After struggling with the design aspect of our kitchen I came across Summerhouse interiors. After a visit to our home, Chloe presented us with the design in the showroom and for the first time I actually felt like someone had really listened to what we were trying to achieve. We felt so welcome by all of the team there and immediately knew this was the company we had to work with. Chloe provided excellent customer service throughout the process and dealt with any issues efficiently. We are absolutely delighted with our kitchen from the look to the quality of the product and have already recommended Summerhouse interiors to our friends.

Den Hammond
3 reviews

★★★★★ a year ago

Absolutely love our new Kitchen!
Certainly has the Wow factor!
Summer House Interiors what a fantastic Company
From our First consultation with Annie the designer who came up with fantastic ideas and Computer images to the finished product.
It was installed by Tim who applied the highest standards of fit and finish.
Along with Dan Thompson and the rest of the team who were superb!
Can't thank you all enough to have the most beautiful kitchen of our dreams.

Rachel
1 review

★★★★★ 10 months ago

Thank you for your great design and supply of loo and bathroom sink for our downstairs cloakroom, it looks so lovely and made the room look fab! Excellent quality and great service, definitely recommend summer house interiors

Christopher Norris
3 reviews · 4 photos

★★★★★ 10 months ago

Our kitchen is just over a year old now and is still our favourite part of our home. Thank you to the team at Summerhouse interiors and especially Annie who designed it.

Caroline Edwards
1 review

★★★★★ 2 months ago

We absolutely love our new bathroom and can't recommend Summerhouse Interiors highly enough. From the very first design consultation through to the fitting and after-sales support, the whole process was handled with complete professionalism.

The design stage was thoughtful and collaborative, the installation was carried out to a high standard with great attention to detail, and any follow-up questions were dealt with quickly and efficiently. It's clear that customer satisfaction really matters to them.

A brilliant experience from start to finish — thank you to the whole team at Summerhouse Interiors for creating a bathroom we genuinely love.

Matthew Cosentino
8 reviews

★★★★★ 2 weeks ago **NEW**

We are thrilled with our ensuite. The process has been excellent from start to finish. The team installing were highly skilled, keeping us well informed and handling any unforeseen issues. Would highly recommend.

Sara M
13 reviews

★★★★★ 9 months ago

I received excellent service from the team, from first approach in the showroom, to visit in my home and throughout the design stage of my project. A big thank you to Bethany and Chloe for their help and skills in getting us ready to implement a much better design than our fitter could have done. They also offer a complete service with their own fitters and great quality products!

Robert Harris
6 reviews · 2 photos

★★★★★ a year ago

Stuart and everyone at Summer House were fantastic to deal with when we were planning our kitchen remodel. Ironically the fact that they didn't end up being our final supplier ended up being something that made us appreciate them even more. Because they were 110% helpful and supportive throughout, they didn't pressurise us in any way, they provided an extremely welcoming and professional service - including preparing excellent designs and giving us different ideas - and all in all they made us feel like the decision was something that we should make, not them. We highly recommend them.

dorothy atkin
1 review

★★★★★ 3 months ago

We are delighted with our new bathroom. From Beth's great design for our very small room to Gareth and Jamie's excellent workmanship everything has worked well. We would highly recommend this company. Nothing was too much trouble.

Lydia Nimmo
2 reviews

★★★★★ 5 months ago

We have recently had 3 bathrooms and a dressing room designed and installed by Summer House Interiors and we are absolutely delighted with the result.

From our first meeting with Stuart, he listened carefully to what we wanted and came up with ideas we would never have thought of ourselves. The whole team were professional, friendly and nothing was ever too much trouble.

The fitters were meticulous, tidy and always kept us updated, which made the whole process run smoothly and stress-free.

The finished rooms are everything we hoped for and more, and we wouldn't hesitate to recommend Summer House Interiors to anyone looking to transform their home. Thank you so much to the whole team!

REVIVING NO 37

REVIVING NO 37



reviving_no37 ...

Katie & Stuart | Property Renovation

824 posts 152K followers 1,136 following

Digital creator

Renovating, raising two little ladies, winging life in general 🌈

👤 @summer.house.interiors

📞 @olrohome

🏠 Location House

📍 Shropshire

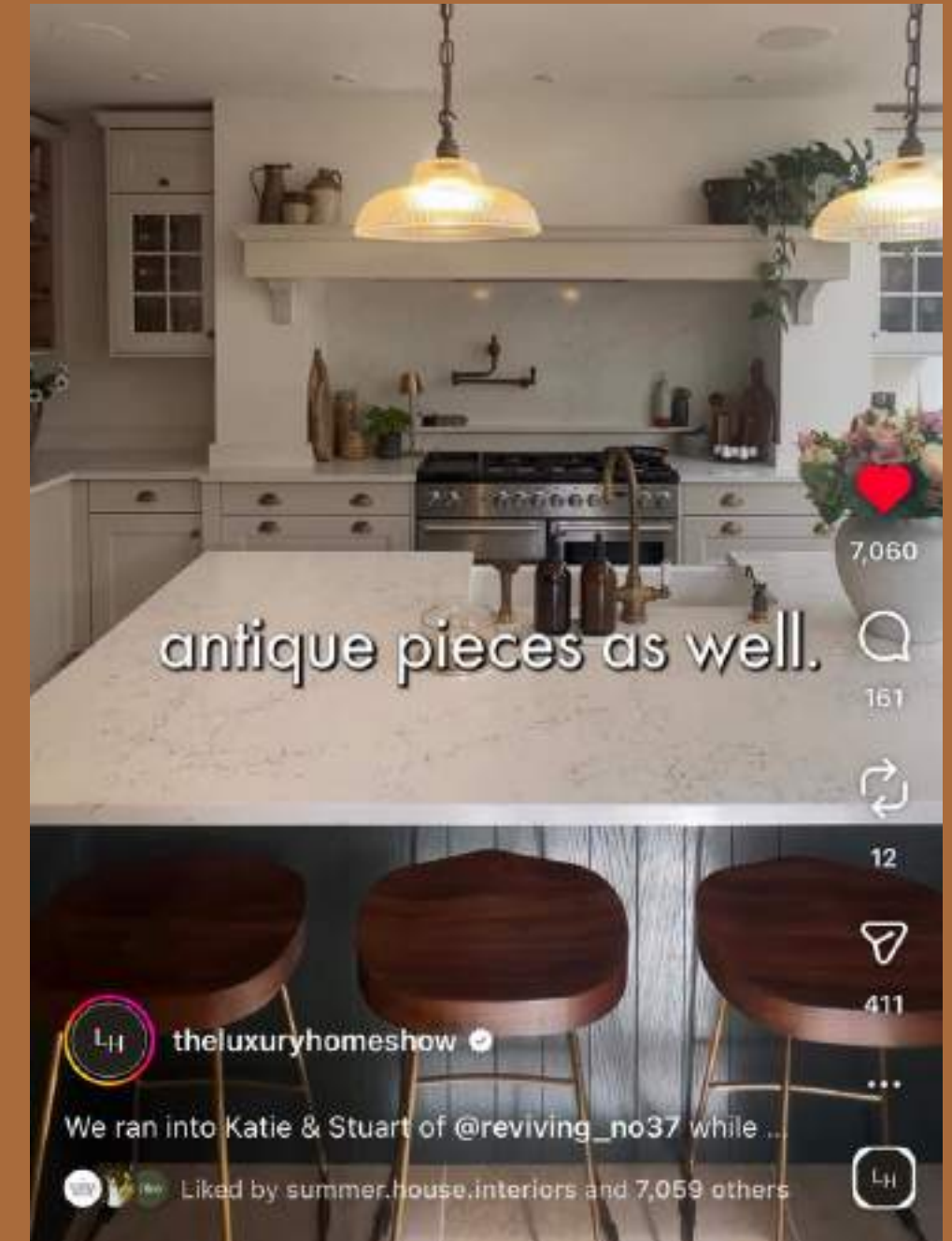
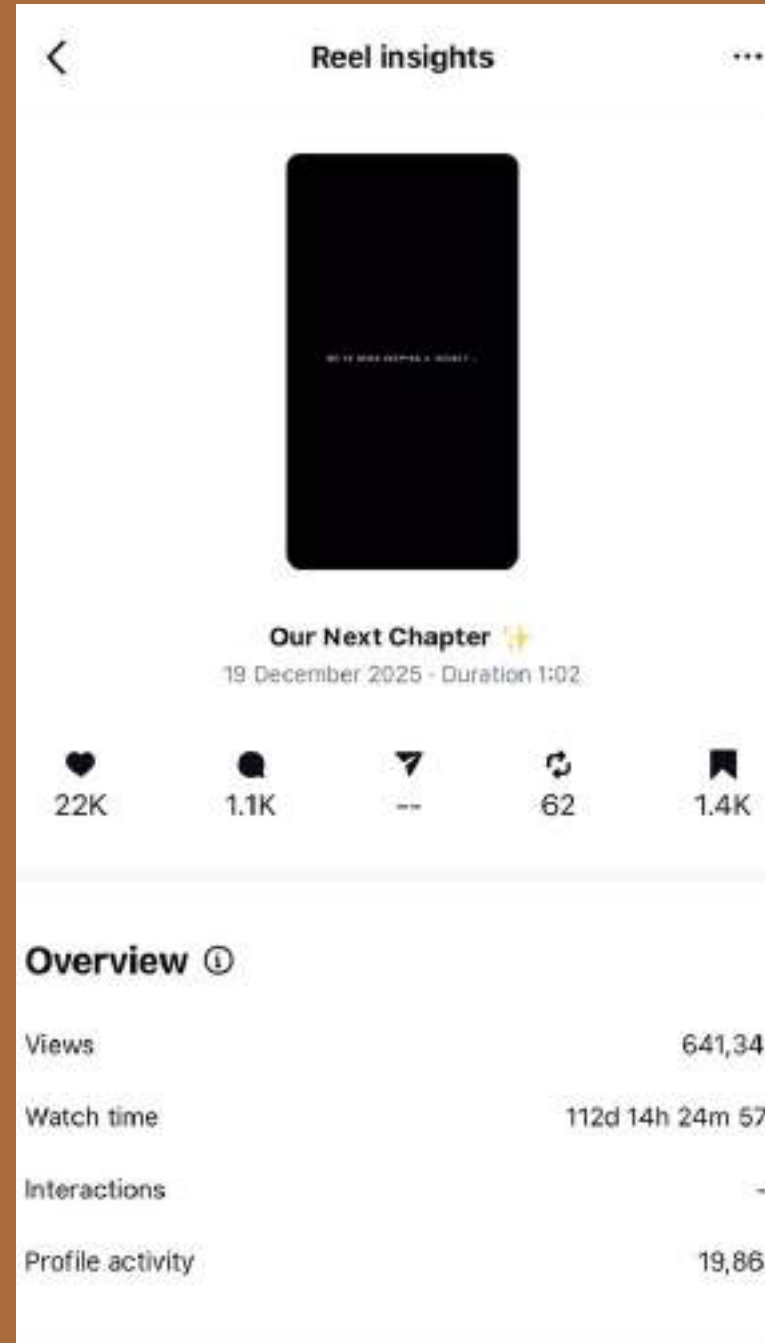
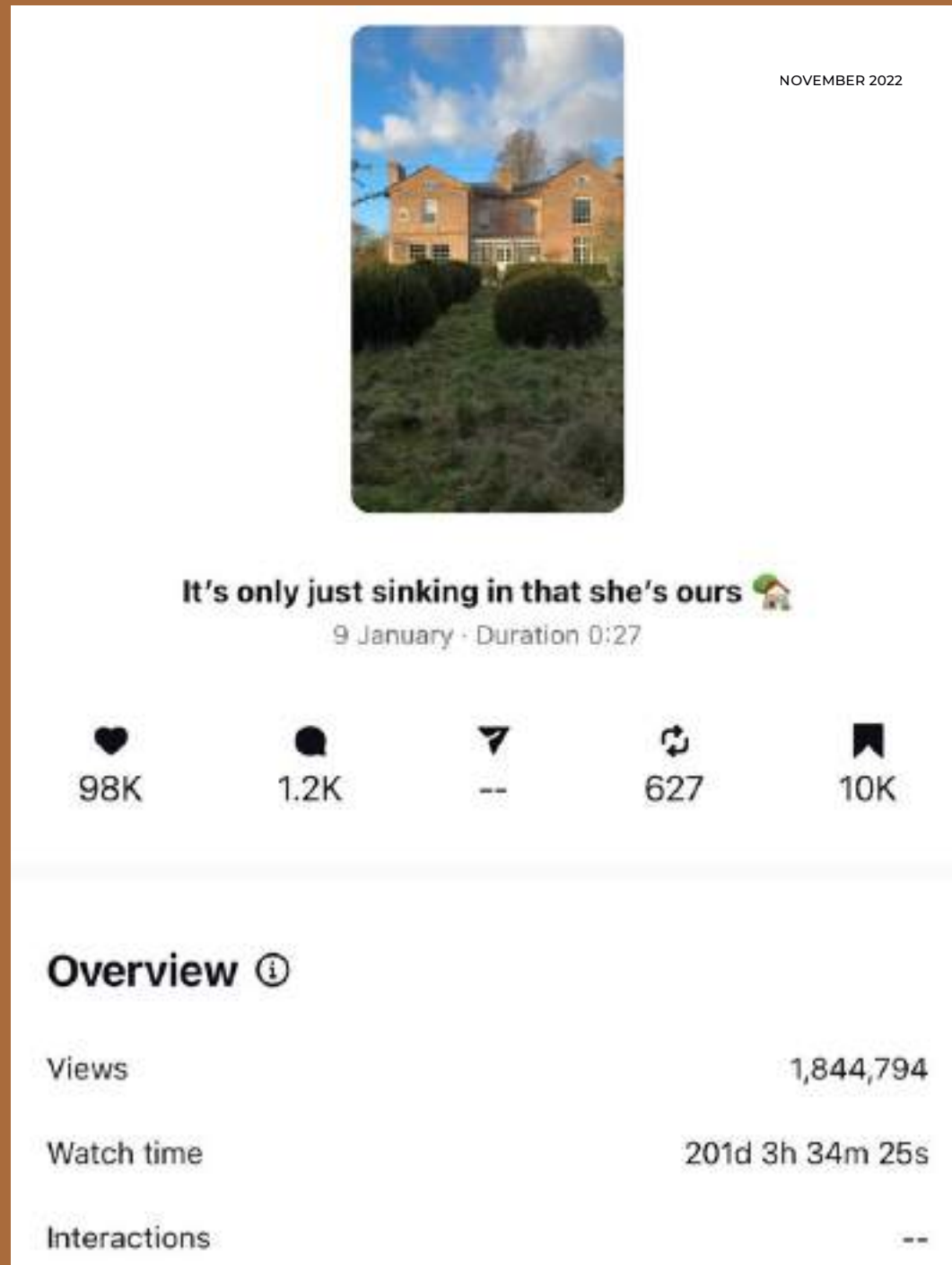
🔗 www.airbnb.com/slink/q9eI8ToX @reviving_no37



Followed by j.m.price_carpentry, olrohome and 277 more

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REVIVING NO.37 ONLINE





Katie has led the revival of our No.37 Instagram account, rebuilding engagement and strengthening our online presence.

REVIVING NO 37



Inside Katie and Stuart's 1930's English Victorian Home Renovation

295k views • 6 months ago

 The Luxury Home Show 

In today's episode, we're taking you inside Katie and Stuart's beautiful renovation of a 1930s home in Shropshire,

4K



16 chapters Introduction | Kitchen | Open Plan Living | Bootroom | Downstairs WC | Formal Lounge

LUXURY HOME SHOW FEATURE

[View Here!](#)

MAGAZINE FEATURES

NOVEMBER 2022

Real HOMES

Money matters
Cost-cutting DIY advice
Update your heating
Kids' rooms that'll last

Create your dream home on any budget

50 under

£50
Stylish buys to cosy up your space

Going open-plan
Spacious schemes for family life

Bright ideas
How to set the mood with lighting

BEFORE + AFTERS
50+ pages of stunning home transformations

AUTUMN LIVING

Beautiful homes to inspire your next makeover

KITCHENS, BEDROOMS & BATHROOMS

KATE AND STUART THORNER @reeliving no37 A DETACHED, FIVE BEDROOM, 1930'S HOUSE IN TELFORD, SHROPSHIRE

Good Homes

AUTUMN HOMES THIRTIES RENO

'It took us 18 months to fall in love with'

Carefully designed and meticulously planned, Kate and Stuart Thorner's 1930s house has been injected with character and reconfigured to reflect their lifestyle

By LAURA EWART Photographs by JAMES FRENCH Styling by MARGHERITA WYCKE

GOOD HOMES

REAL HOMES

THE NEW KITCHEN ISLAND GUIDE TO WORKTOPS | APPLIANCES TO BUY NOW | OPEN PLAN VS BROKEN PLAN

KITCHENS BEDROOMS & BATHROOMS

BRITAIN'S BEST-SELLING KITCHEN, BEDROOM AND BATHROOM MAGAZINE

DECEMBER 2020 £4.99

Inside
Ensuites: how to get that extra bathroom
Cool kids' dens
Boost your bedrooms with a loft conversion

thesearerooms.com

Family SPACES

Create a kitchen that suits everyone in the house - from ideas on zoning your layout to making sure there's enough seating and storage

REVIVING NO 37

BRANDS WE'VE WORKED WITH

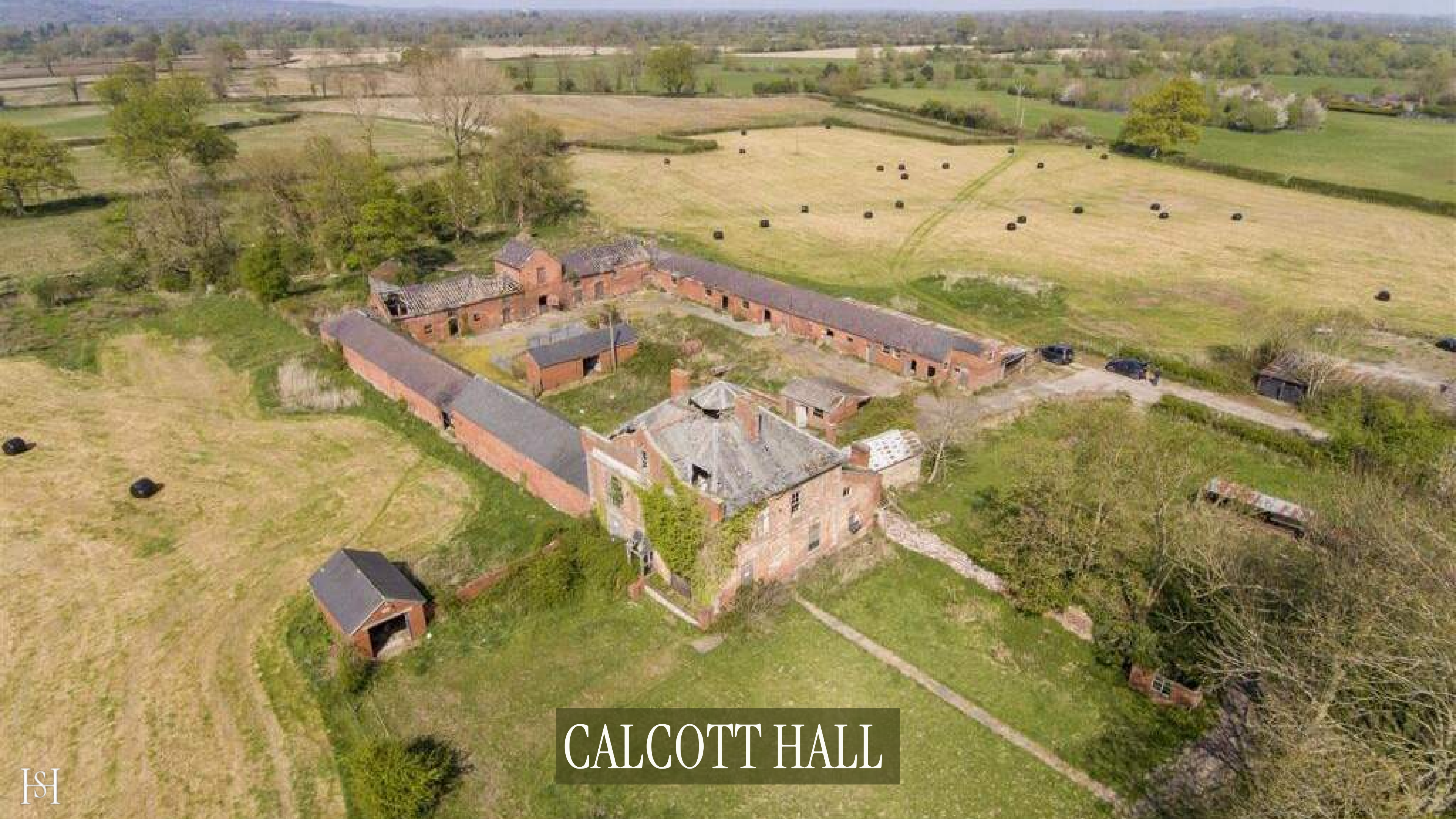
- Loaf
- Balsam Hill
- Quorn Stone
- Cult
- Haier
- Rangemaster
- Blinds2go
- Dusk
- Graham & Brown
- Little Greene
- Cotswold Co
- Amtico







UPCOMING PROJECTS



CALCOTT HALL



CALCOTT HALL



CALCOTT HALL



CALCOTT HALL PROPOSED



CALCOTT HALL PROPOSED



CALCOTT HALL PROPOSED



CALCOTT HALL FINANCIALS

Marketed for £700,000

Purchase agreed for £1:
Deferred Payment for 2 Years of £300,000

Development Costs approx. £3.4M

GDV: £5.1M

*Also: Agreed the purchase of 10 Acres for £70,000,
which we will go in for planning for more homes
at a later date.*



LLANDRINIO HALL



LLANDRINIO HALL



LLANDRINIO HALL PROPOSED



LLANDRINIO HALL PROPOSED



LLANDRINIO HALL FINANCIALS

Previously Marketed for £1.35M

Purchase price £580,000
Exchanged & Completed in 14 days

Renovation Costs £550,000

GDV £2.3M

(Grade II* Listed)



WOODSTYLE FARM BARNES



WOODSTYLE FARM BARNs FINANCIALS

Marketed for £1.2M

Purchase Price £300,000

Plus the cost of renovating 2 barns on his other site
(which will cost us approx. £450,000)

Development Costs & Interest £3.1M

GDV - £5.45M

(Grade II* Listed)



Windsor House

WINDSOR HOUSE



WINDSOR HOUSE



WINDSOR HOUSE FINANCIALS

Purchase Price - £665,000

Currently Cashflows £110,000 PA

The plan is to secure planning permission for an 18-bedroom boutique aparthotel, increasing the income potential to over 2.5 times its current level.

(Grade II* Listed)



MIDDLETON



MIDDLETON FINANCIALS

Purchase Price - £480,000

Renovation Costs £110,000

Valuation £950,000

All Money Out Plus 70k and Nets approx. £2.5k PM

Located in *Manchester*



BROCKTON HALL



CANON STREET



QUEEN STREET

KEY THINGS I'VE LEARNT

Property is a long-term game. There is no such thing as quick wins success comes from delayed gratification and if you want to keep scaling, your money will almost always be tied up in projects.

It's also so important to document your journey. Looking back over the last 4-5 years and seeing how far we've come is incredibly rewarding and reminds you why the hard work is worth it.

Building the right culture within the business is also key. Creating an environment where people enjoy working and feel part of a team helps you retain great staff and grow together.





KEY THINGS I'VE LEARNT

We've chosen to manage a lot in-house from design and project management through to trades. It can be slower and more costly in the short term, but in the long run it gives us greater control, better margins, and more speed on projects.

Finally, property teaches you patience. Five years in property really isn't a long time, but the opportunities and flexibility it can create later in life make the slow and sometimes painful journey worthwhile.

Lessons learned that
will guide future *growth*

5 YEAR PLAN

Larger scale of commercial property's with a multitude of tenants to limit exposure

Creating equity on the way in

Residential Developments

Commercial Developments

Being busy is *easy*, being busy and getting things *done* is what *counts*





QUESTIONS?