



DREAM HOME

Luxury and fine views with this barn conversion

Flint House, Banham
Sapey & Co, £550,000
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DREAM HOME

A 1950s home with its own mooring basin

The Moorings, Neatishead
Waterside, £625,000
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Your largest choice locally



PROPERTY OF THE WEEK

A house to thrill: can Norfolk offer anything better than this?

It has been described as one of the best country houses to come up for sale in East Anglia in a quarter of a century. Breaking the price tag limit for a house of this type in the county is this fabulous Queen Anne home which has one very big fan – EDP property correspondent **CAROLINE CULOT**, who fell in love with it on her visit. See pages **2** and **3** for the full story on Great Hockham Hall, for sale for **£3.25 million** with Savills. See the video at www.homes24.co.uk/edp

BRIEF-CASE

Legal advice for FTBs



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HANDS-ON HIPS

A proposal on HIPs



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HOME STAGERS



Ideas for 2010

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New NDAEA acting chairman



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dream property

PROPERTY OF THE WEEK

BRIEF CASE

Your legal dilemmas solved by **PHILIPPA RUDD**, a partner with Cozens-Hardy solicitors in Norwich.



I am a first time buyer and, after a couple of years of saving, at last I have a big enough deposit to buy a house. However, I don't fully understand what happens – and when; can you talk me through the process please?

Once you have worked out how much you can borrow, you can start house hunting in earnest. You probably have a rough idea of what your price range is, but you should also budget for legal fees.

In terms of legal fees, is it best to shop around for the cheapest conveyancer, as it is just procedural steps?

The short answer is, no! I suggest you ask the estate agent or family and friends to recommend a local solicitor and then call them for an estimate. Assuming there is an up-to-date Home Information Pack, the basic searches (local and water) should already be available, which means that the solicitor will quote for his fee (plus VAT), stamp duty and the land registry fee, together with any additional searches which may be appropriate or useful. It's really important to find a solicitor who sounds proactive and helpful – and don't be afraid to ask about his or her qualifications. You should be aware that many of the large 'call centres' are staffed by people with no legal qualifications.

What will the solicitor do for me, in a nut shell?

Your solicitor will check your ID and speak to the estate agent and the seller's solicitor. He will check the Home Information Pack and, once received, he will copy to you the contract and Property Information Form as well as the Fixtures Fittings and Contents Form. He will check through the title and ask you to confirm that the plan in the deeds correctly shows the property. He will also check through your survey result and mortgage offer with you; there is a lot of paperwork which has to be examined carefully. Once all is in order, you can pay the deposit and sign the contract and proceed to exchange.

What does that mean?

On exchange, both you and the seller are committed and the completion (moving) date is fixed. On that date you can collect the keys from the estate agent – and you will then be a home owner!

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■ **www.cozens-hardy.com**
 ■ **If you have a question or dilemma over the legalities of buying or selling a property which you would like to appear in this supplement, please contact Philippa by e-mailing caroline.culot@archant.co.uk**

■ **These questions and answers are not intended as a complete statement of the law. Specific legal advice should be taken.**



illustrious history. It was built by Philip Ryley in 1702 and acquired in 1783 by the Dover family who sold it in 1810 to Henry Samuel Partridge. He, in turn, sold it in 1930 to Sir George Lacon who sold it to another family, the Trappes-Lomax family, six years later, the last owners before the current ones.

This house is a genuine Queen Anne, an era which fell between the reign of William III and Mary II and the Georges.

As an architectural style, it was revived some years later so the period is difficult to define, however, Great Hockham Hall boasts a steeply pitched roof and rows of symmetrical sash windows, much of which was seen in the explosion of Georgian and Regency houses later.

For me, it is breathtakingly beautiful, and sits so gracefully in its parkland setting of more than 47 acres.

You enter into a palatial reception hall with a long entrance and a winding staircase at the end. Off this are the principal and stunning reception rooms, which have been dressed divinely. These include a large drawing room in sky blue with



floor to ceiling sash windows and a fabulous open fireplace. Another really impressive room is the dining room, in a deep red, with formal columns and again large sash windows at one end overlooking the gardens. There is a study, an ante room, again beautifully decorated, and a fabulous big kitchen divided

into the working area and the eating area with a large wooden table. The main rooms all lead off the central section of the hall and you can actually walk through the doors into each in a circular motion.

Then there's the indoor heated swimming pool complex which would surely persuade even the

hardest non-swimmer to take a dip. The blue of the walls mirror the colour of the water and at one end is a delightful fireplace and comfy armchairs with lots of candles, which evokes a real feeling of romance.

I could just imagine taking a late evening swim with my beloved then wrapping up in big towels to sit by the fire for a nightcap! If that is not steamy enough, there is a sauna too! There is also a conservatory and billiard room and so much more; I can only give you a taste of what this house has to offer. Up the main staircase brings you, over two floors, to a total of nine bedrooms and seven bathrooms which are all elegantly presented and boasting contemporary bathroom and shower suites. This property also comes with five cottages as well as stabling, outbuildings, garaging, and a former coach house. The grounds also are extensive with a walled garden, hard tennis court and that wonderful outstretching parkland. Country houses do not come much better than this!

■ **Great Hockham Hall is for sale for £3.25 million with Savills on 01603 229229.**