



DREAM HOME

Peace and quiet in tucked away home

Tanglewood,
Sapey & Co, £595,000
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DREAM HOME

Barn conversion with meadow and pond

The Old Stables
Sowerbys, £450,000
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PROPERTY OF THE WEEK

A period farmhouse which comes with an abbey too!

You can own a part of English history with this property which comes with a 12th century abbey monument next door. And in your grounds of 54 acres is also a medieval banqueting room with dungeons! **CAROLINE CULOT**, EDP property correspondent, went on a fascinating visit to Pentney Abbey, for sale for offers over **£1 million** with **Belton Duffey**. See pages **2** and **3** for the full story. See this property by watching my Through the Keyhole video at www.homes24.co.uk/edp

DREAM HOME



On the Blakeney high street

Hollyhock Cottage
Bedfords, £285,000
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BRIEF-CASE

Dealing with noise!

Philippa Rudd
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WILLIAM H BROWN



Tips to sell now

Giles Hart,
Page 2

COMMENT

Time running out for FTBs



Philip Macdonald, Abbots,
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piece of history

incorporated into the main rear entrance door and rises above to the first floor. This is believed to have been an entrance arch to the abbey itself which would have been a ruin and then over time, used in the building of the farmhouse. In fact, apparently many properties nearby have stone in their structure which would have been acquired from the ruins.

The farmhouse, built with carr stone, flint and cut stone, is very quirky and full of character with beams aplenty.

An entrance hall with a pamment floor leads to a sitting room with a stone open fireplace and a family room with exposed timbers. There is a fitted kitchen, study, an atmospheric dining room with three arched windows and exposed beams,

a boot room and study. Upstairs, there are four bedrooms, a shower room and bathroom.

Outside, there is an abundance of land surrounding the property and as well as the banqueting room there is another barn converted to accommodation, stores and stables, so again, plenty of potential to perhaps have a bed and breakfast business running in conjunction with the banqueting suite. Of course, you could simply just keep it all to yourself and enjoy it!

■ **Pentney Abbey is for sale for offers over £1m with Belton Duffey on 01553 770055.**

■ **See this incredible property for yourself by watching my Through the Keyhole video, or read this article and the entire property supplement online at www.homes24.co.uk/edp**



PROPERTY OF THE WEEK

BRIEF CASE

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



■ **We have recently moved into a semi-detached house and an embarrassing problem has arisen. Our neighbours are a young couple and just about every night and most mornings and frequently at weekends they make very loud and drawn out "bedroom noises" which we can all hear. We have young children and the noise is very difficult to explain to them. We have told them it is playing fight but we really just want our neighbours to be more discrete and respectful. What should we do?**

I would suggest that you have a quiet word with your neighbours. Perhaps they don't know that you can hear them. Also, I suggest you start to make a record of the noises, and the times.

■ **What if that does not work? They do not look approachable.**

If they continue to make the noises, you should contact your council. Usually the environmental health department deals with noise issues. They will give you practical guidance. They may give you a noise record sheet. There may also be a mediation service.

■ **And if the problem persists? I fear that they won't just stop altogether.**

The assessment of noise nuisance is based on whether it is "reasonable" bearing in mind the locality, how often the noise occurs and how many people are affected. If the council thinks that the noise constitutes a statutory nuisance, they will serve an abatement notice on your neighbours. Noise nuisance can be difficult to establish as often noise considered enjoyable by one person may be found to be a nuisance by another. Generally speaking, however, if the average person would consider something unreasonable, a court may be satisfied that it is a statutory nuisance. An abatement notice will set out what is required of the neighbour. And if an order is served and your neighbours do not comply with it, then they could be fined up to a maximum of £5,000. In extreme cases, prosecution can be made for anti-social behaviour, if the police have enough evidence.

■ **Philippa Rudd is a Partner with Cozens-Hardy LLP Solicitors, Castle Chambers, Opie Street, Norwich, NR1 3DP. Tel: 01603 625231 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 always be taken.**