



**DREAM HOME**

A period classic in a popular village

**The Street, Brooke  
Musker McIntyre, £500,000  
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**ASSOCIATION NEWS**

View from the chairman

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**Eastern Daily Press**  
**homes24.co.uk**

Friday, December 3, 2010

Your largest choice locally



**PROPERTY OF THE WEEK**

# A house that sits high up to offer a vista of green

In Norfolk, we don't really say hills, but an "elevated position" and that provides the setting for this impressive looking, three storey property which has been extensively renovated. **CAROLINE CULOT**, EDP property correspondent, reports on the aptly named High House, Cromer Road, Thorpe Market, for sale for **£695,000** with **William H Brown's Select**. See page **2** for the full story or read it online at **www.edp24.co.uk** or **www.homes24.co.uk/edp**

**UNDER THE HAMMER**

The latest in auctions



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Property Shop's historic move

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**BRIEF-CASE**

When there's a flood...



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Is it boom or bust?



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When it's cold outside...



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# A beauty in Brooke



I have to admit I was not feeling at all in the Christmas spirit until I took a drive to what has to be one of south Norfolk's prettiest villages, Brooke. Covered in snow, this idyllic location just looked like the front of a Christmas card, so was the perfect place to be for the start of December.

Number 83, The Street is a super find, half of an imposing 17th century, timber framed Grade II listed property which, when it was one house was called the Reading Rooms and was once a venue for gentleman of the village to come together and play games such as cards! This was then divided into four residences including a house at the rear and the property for sale is two now converted into one. Being the section at the end, it is incredibly deceptive, going back along way at the rear and currently offers five bedrooms but with versatile accommodation to offer more if needed. Its owner is a stylist, who has just started up a new business providing fashion advice and she has dressed her house to perfection. It boasts really pretty interiors; I loved the dining room with the bright pink wall, yet with its timber frame and many exposed beams, the true character of this house also shines through.

The kitchen is really homely and you walk through into a large sitting room with quite a high ceiling for a property of this age and exposed ceiling beams. There's a big fireplace and a woodburner and then across the hall, into what would have been the rear house, I really loved the original brick floor in the dining

By CAROLINE CULOT



This week I visited a property with really pretty interiors

room. Apparently every single brick was taken up, damp proofing put in and then each one was re-cleaned and relaid.

There's a project for new owners, however, if required as in the back room is believed to be an inglenook fireplace behind a wall and an original bread oven. At the rear is a second kitchen, currently used by the owner's lodger which again offers flexibility if you do want to rent a room out or use it for elderly relatives as upstairs there is a sitting room, bedroom and en suite which can be used separately from the main accommodation. There is also a playroom and upstairs, a wonderful reception/sitting room space.

There are four bedrooms on the first floor as well as a reading room/study/studio space and on the second floor, a most impressive master and en suite, with a vaulted, beamed ceiling.

Outside is a good sized garden, drive and two garages. And if you buy this house, you get to live in Brooke!

Number 83, The Street, Brooke, is for sale for £500,000 with Musker McIntyre on 01986 888160.

## BRIEF-CASE

The problem of flooding is discussed by **PHILIPPA RUDD**



How do I find out if the property I am hoping to buy is likely to flood?

Firstly, you can check whether the property is in a river or coastal flood risk area on the Environment Agency's website.

Beware, though, these maps give a general guide only and are not accurate down to individual properties.

They show areas at risk and, if there is a risk, whether adequate flood defences are considered to be in place.

These maps do not take into account local variations in physical features, so the risk of flooding to individual properties within these risk areas is varied - one property with a low-lying ground floor, or a basement, may be vulnerable whilst a neighbouring property on slightly higher ground may be at a much smaller risk.

Also, they do not give any information on surface water or ground water which accounts for about 50pc of UK flooding.

Does the insurability of the property depend on the postcode?

The Environment Agency maps will give you a risk factor for your property based on its postcode.

If your property is in an area identified as being at risk of flooding, the risk is graded as low, moderate, or significant.

What searches could my solicitor apply for?

For a more accurate assessment of flood risk your solicitor can obtain a more detailed, property-specific report.

This will determine the risks from the different types of flooding, including local ground water and surface water flooding risks, which are not currently included on the Environment Agency's flood risk maps.

However, this type of report will not identify how flood water may enter and damage the property itself, as it does not involve a survey of the property and therefore does not take into account such factors as whether there is a basement or how the structure and contents of the property will be affected by a flood.

Your solicitor should also enquire of the vendor whether there have been any incidents of flooding to the property in the past or any related insurance claims - and if so, when and with what additional consequences.

Tel: 01603 625231, [www.cozens-hardy.com](http://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](mailto: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.