



DREAM HOME

A stunning
waterside
Broadland home

**Little Holland, Ludham
Savills, £1.65m
Page 22**



DREAM HOME

A converted
barn with a
fantasy island

**Stable End, Smallburgh
Fine & Country, £495,000
Page 49**

Eastern Daily Press
homes24.co.uk

Friday, March 5, 2010

Your largest choice locally



PROPERTY OF THE WEEK

Walk where a little girl once played who would be Queen

You can walk where a little girl once played who would go on to become Queen Elizabeth I. This Grade II listed, 18th century property is set in more than 72 acres including a medieval moat, parkland and a 16th century Great Barn. **CAROLINE CULOT**, EDP property correspondent, enjoyed indulging in the history of Shelton Hall, for sale as a whole or in two lots, for **£1.6m** and **£600,000** respectively with **Savills**. See pages **2** and **3** for the full story or visit **www.homes24.co.uk/edp**

DREAM HOME



What's really
in a name?!

**Stubbs Hill, Besthorpe
TW Gaze, £535,000
Page 49**

WILLIAM H BROWN

An
auction
success

**Simon Arnes
Page 2**



BRIEF-CASE



Our
expert's
advice

**Philippa
Rudd
Page 3**

ABBOTTS' COLUMN

The
"nesting"
instinct



**Philip Macdonald,
Page 49**

in this historic home

PROPERTY OF THE WEEK

BRIEF-CASE

This week our legal columnist **PHILIPPA RUDD** looks at dealing with solicitors



■ **My mother is in her late 80s and she is selling her large house so that she can move into sheltered accommodation. I live some way away and I am hoping to help her with the paperwork but her solicitor refuses to speak to me; what can I do please?**

Your mother's solicitor has a duty of confidentiality to her and he cannot discuss her matter with you unless she authorises him to do so. She should put this authority in writing to her solicitor. He will then be able to deal with you directly.

■ **How do we, the family, know that she won't be overcharged by him, or worse?**

Your mother should have a detailed breakdown of the solicitor's estimate, including all the expenses, such as stamp duty land tax and land registry fees, together with their terms of business including their complaint handling process.

■ **How do we know that my mother will receive the full amount of money due to her from the sale?**

You can check the contract she will have signed and also the completion statement which will be sent to her once the property has been sold, together with a copy of the mortgage redemption statement (if she has a mortgage) and the estate agent's bill. Solicitors are subject to very strict accounts rules. These rules state, for example, that clients' money must be kept separate from the practice's own money and strict systems have to be complied with. Most firms deal with hundreds of transactions every day and are scrupulous about observing these rules and all are subject to annual audit by an independent accountant who has to submit a report to the SRA (Solicitors Regulation Authority).

■ **Can I check to see if my mother's solicitor is genuine?**

You can search on the Law Society website to see if the solicitor has a practising certificate and also on the SRA website to see if the solicitor has ever been disciplined for dishonesty. If you remain concerned you should speak to the senior partner at the firm or the SRA.

■ **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.**



executed in this year) and of course Elizabeth went on to become Queen.

Elizabeth does seem to have spent much of her childhood in Shelton where the church has an elaborate pew, shaped more like a little throne, with her name on it. So, when you walk around the grounds or over the bridge, it is intriguing to think that perhaps these are areas the toddler Elizabeth played in.

Were her days there blissfully happy, unaware of what was happening to her mother, I wonder; or was it a dark time when, as a tiny child, she just tried to make sense of what must have seemed like a cruel world?

Shelton Hall is for sale as a whole or in two lots for £1.6m and £600,000 respectively with Savills.

In more recent years, the property has been beautifully restored after

being let to farmers in the late 19th century, and now boasts elegant and spacious interiors in that superb country setting of more than 72 acres – all yours!

The house is Grade II listed, partly timber frame with 18th century brickwork and later alterations and additions. You enter into a hall and off left is a gorgeous drawing room with bay windows which was added in 1898, with a bedroom above. This is a superb period room, with a wooden floor and is just perfect for sitting and taking in the views.

However, my favourite room was a stunning, large kitchen/dining room which again has marvellous views over the moated site from a window put in by the owners replicating the other oak mullioned windows. You can watch out for the wildlife here, including the kingfishers. The

owners have created a really contemporary look with curved, double thickness granite work surfaces, but there is a really cosy area at one end too.

An oak staircase takes you to a wonderful master bedroom suite where you can really appreciate the timber frame and some super, really wide original floorboards. There is an adjoining bathroom and dressing room as well as four further bedrooms, two with shower rooms, a family bathroom and a super cinema room, or it could be a playroom or another bedroom. There are also three attic bedrooms.

Outside, there is the Great Barn which has planning permission for conversion to a separate dwelling with an annexe. I have to admit, usually I can't get too excited looking around rather derelict looking barns,

but even I could see this is quite something with its Tudor brick, beams and roof timbers, so it must be good!

You approach the house through a long tree lined drive and the grounds offer so much from a "crinkle crankle" wall to a large stone terrace accessed by the French windows from the drawing room. The land which surrounds the house is meadow, with many of the original hedgerows intact and there is also the site of a former Saxon village, adding to the history.

■ **Shelton Hall is available for sale in two lots; the first lot is the hall, gardens, grounds and parkland totalling 63.83 acres for £1.6m and Lot 2 is the Great Barn, pond and land extending to 8.82 acres, for £600,000. For more information contact Savills on 01603 229229.**