



DREAM HOME

A moated hall that's a star lot at auction

Goswold Hall
Durrants, £400,000-£425,000
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DREAM HOME

A gem in the city's Golden Triangle

52, Mount Pleasant
Hadley Taylor, £335,000
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Eastern Daily Press
homes24.co.uk

Friday, November 6, 2009

Your largest choice locally



PROPERTY OF THE WEEK


A sumptuous converted barn that's full of Eastern promise

You may not expect to find a taste of the exotic Far East in a South Norfolk converted barn which used to house pigs and tractors. But that is exactly the mood evoked from the richly decorated, utterly romantic interiors, as **CAROLINE CULOT**, EDP property correspondent, found out when she visited Le Grys Barn, Wacton Common, near Long Stratton, for sale for **£625,000** with **Fine & Country**. See pages **2** and **3** for the full story or read this article, and the entire property supplement, online at www.homes24.co.uk/edp or visit www.edp24.co.uk and click on homes24

PROPERTY NEWS



A new estate agency opens

Kudos Residential launches in Brundall, Page 46
See the online video 

BRIEF-CASE

How to get rid of pests

Philippa Rudd
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HOME STAGERS

Be an inspired seller!

Collette Hanlon
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DREAM HOME

A house with a view



64, Morston Road, Blakeney
Watsons, Page 18

exotic delights

PROPERTY OF THE WEEK

BRIEF-CASE

Pictures: HAAKON DEWING



farmhouse kitchen which leads into the main open plan space, which is superb; it has a stunning, vaulted ceiling and is timber framed, so it is full of exposed beams and supports. The colours of the Eastern-style decoration bring this space to life, although there are quieter corners, such as a separate snug used by bed and breakfast guests.

Up the stairs to the mezzanine level takes you to a study which has also been a music room in the past. Once, the saxophone could be heard playing here and it was also the venue for some pretty exciting discos!

Opposite this is the master bedroom with an en suite, which is situated well away from the guest rooms, meaning that if you do run a bed and breakfast business, you do have your own space and visitors have theirs.

The master is a gorgeous room situated in what would have been



the hayloft. It's quite a romantic notion, sleeping in a hayloft – although this hayloft is a very

luxurious one! Off the other side of the main reception room, off a covered walkway or inner hall

which links the buildings which would once have been separate, are four further bedrooms boasting gorgeous rural views, two en suites and a family bathroom.

Outside, there are grounds of just under an acre, which include a tennis court, an orchard and a summer house where you can sit and watch the sun go down with, according to the owner, a sun downer – I really like the sound of that!

But I think the prettiest outside area was the courtyard full of colour from plants and flowers, even at this time of year, where the owner held a special party.

A canopy was put over the top and apparently you could smell the aroma of the honeysuckle all evening; how wonderful is that?

Le Grys Barn, Wacton Common, near Long Stratton, is for sale for £625,000 with Fine & Country on 01603 221888.

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



■ We have recently moved into our new home, which is an old farmhouse. Everything was perfect until we discovered that we seem to have inherited a few unwelcome guests from the previous owners. The carpets are riddled with fleas and we are all itching like crazy. Can our solicitor do anything?

The concept of 'caveat emptor' still applies. This means 'let the buyer beware'. You should have inspected the property carefully before buying it. If the previous owner had lots of cats, you could have asked your solicitor to enquire about the presence of fleas; however, this is not a normal pre-contract enquiry. Likewise, your surveyor would not have checked for fleas. I suggest you make contact with Pest Control Services at your council.

■ It gets worse. I think we have bats in the loft. I am terrified of them and we have recently been able to hear them moving around. Can I send my husband up to the loft with a tennis racket to shoo them away?

No! Bats and their roosts are protected by law. You will be committing a criminal offence if you injure or kill a bat or disturb its roost. You could be fined up to £5,000 or face up to six months in prison for breach of this law. Bats will not necessarily be in the roof void. Depending on the species they might be under hanging tiles on the front of the house, or under the roof tiles. Most bats are seasonal visitors to roosts in houses – they are unlikely to live in that roost all year round, although they are loyal to their roosts and so usually return to the same roosts year after year. I suggest you contact The Bat Conservation Trust who will be able to advise you as to how to live with the bats.

■ My daughter thinks she saw a fox one night in the garden near her rabbit hutch. Can my husband shoot it?

No, it is against the law to treat foxes cruelly. Again, your council's environmental health department will be able to advise you on measures to make your garden less attractive to foxes.

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■ 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.