



DREAM HOME

Live in one of the prettiest pockets of north Norfolk

**The Old Parsonage
Bedfords, £1.35m
- Page 53**



DREAM HOME

A romantic period delight in four acres

**Lark Rise
Watsons, £495,000
- Page 24**

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Your largest choice locally



EDP PROPERTY OF THE WEEK

There's no place like home, as this farmhouse proves...

There really is no place like home as this property proves – its owner grew up there and decades later bought the house for himself when it came up for sale. And with character features, grounds of 1.6 acres and its own idyllic holiday cottage, it's no wonder. **CAROLINE CULOT**, EDP property correspondent, took a trip to see The Old Farmhouse, Great Ellingham, for sale for **£775,000** with **Jackson-Stops & Staff**. See pages **2** and **3** for the full story or visit **www.homes24.co.uk/edp**

HOME STAGERS



Eco designs on a grand scale...

**Collette Hanlon
Home Stagers column
- Page 53**

BIDWELLS' COLUMN

There's a buzz in the air!

**Jonathan Wood -
Page 2**



BRIEF-CASE



Making sense of jargon

**Philippa Rudd
- Page 3**

PHILIP MACDONALD

Welcome to a new era for property



Abbotts column - Page 53

PROPERTY OF THE WEEK

BRIEF-CASE

with special home

This week our legal columnist **PHILIPPA RUDD** talks about legal jargon...



■ **I am in the process of buying my first home with my partner and I am struggling with my solicitor. He seems very efficient, but he does not talk the same language as us. When I telephoned him today to ask what was happening, he told me he was checking to see if there was a HIP (but he said that these are now 'obsolete') and if there isn't one I will need to give him a cheque for the disbursements. What does he mean?**

He means that he is checking to see if there is a Home Information Pack. These are no longer required but, if available, they contain useful information such as a local search and a water search. If there is no HIP, he will need you to pay him up front so that he can apply for these searches at your expense.

■ **He told me that he was also waiting to hear from the other side. I wasn't sure if he meant this in the spiritual sense?**

He means the solicitor acting for the seller of your house!

■ **He then asked me when we want to exchange and complete?**

By exchange, he means the date when you are committed to buy the house – and by completion he means the date when you can collect the keys from the estate agent.

■ **He asked me if we want to be joint tenants or tenants in common, but obviously we want to buy the house outright. He said to let him know before he drafts the transfer?**

You and your partner need to be guided as to how you own the house, whether or not you have equal shares in the house and what will happen if you split up or if one of you dies. He should explain the various options to you and then he can word the legal document accordingly.

■ **He's going on holiday soon and told me he was therefore passing the file to another fee earner.**

Luckily he is passing your matter to one of his colleagues who will hopefully talk to you in plain English!

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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.**



Also downstairs is a conservatory overlooking the super rear garden and there is a traditional farmhouse kitchen with a two oven Rayburn, utility and a pantry. Upstairs, there are five bedrooms in total and I just loved the quirky nature of some of them, with little steps down into one room, which was apparently a favourite with guests. The main bedroom has exposed beams and a former inglenook fireplace, now acting as bookshelves, and there is an en suite. Again, this house is well equipped for guests, with a further bathroom and another en suite. However, this does feel like a family home and it does indeed boast a super setting.

Outside, there is a sweeping drive and at the immediate rear is a formal garden with more land beyond. There is a garage, two store rooms and an enclosed courtyard. Trees include a monkey puzzle, hornbeam, a walnut and an ash. An ideal hideaway, yet close enough to the A11 if you need to get out of Norfolk!

■ **The Old Farmhouse, Great Ellingham, is for sale for £775,000 with Jackson-Stops & Staff on 01603 612333.**

