



DREAM HOME

Seek inspiration at this idyllic retreat

Swallow's Flight Arnolds, £435,000
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DREAM HOME

Elegance and interior delight in city home

10, Eaton Road, Norwich Fine & Country, £565,000
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Your largest choice locally



PROPERTY OF THE WEEK

Take a trip through history in not one, but two special homes

This impressive mid-16th century Grade II listed former farmhouse, with some parts that even date to the 1200s, is steeped in history, as seen by its large cross on the front wall, and one ancient tradition still survives today. The property offers something very special too in its grounds; a completely separate contemporary house set in beautiful gardens and almost hidden from view, which is also for sale. **CAROLINE CULOT**, EDP property correspondent, took a trip through history when she visited Oaklands and Swallow's Flight for sale for **£525,000** and **£435,000** respectively, both with **Arnolds**. See pages **2** and **3** for the full story.

See My Video

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BARN ED AND SOLAR SIMON



Help make your home an eco-haven

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PHILIPPA RUDD

Your legal dilemmas solved

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SIMON ARNES

Don't put your house sale on hold, says Simon Arnes, of William H Brown

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will inspire you



green painted window frames helping it blend into its surroundings. With a pergola, beneath which is a large table and chairs, you could be in the south of France or Tuscan countryside, it really is idyllic. And this is an easy house, it's a house built for enjoying life in, so it is low maintenance and offers windows with gorgeous views and even has a turntable at the rear so you can turn your car around without any hassle! Most of the rooms have French doors as this is all about the outdoors being an integral part of your home, but you can enter into the kitchen, which boasts some beautiful, brightly-coloured glossy hand-made tiles on its work surfaces which Mr Temple imported from Spain.

Off this takes you into a rear lobby/hall where there is a delightful cloakroom, hand painted with a bright scene with palm trees, a giraffe, parrot and monkey. The main living room is very impressive, indeed boasting a

massive floor to ceiling glazed panel, French doors and some ceiling beams and off this is a rather luxurious bathroom. Green tiles like the ones in the kitchen are the main decoration and there is a separate

sauna and a walk-in shower. In fact you feel almost as if you are somewhere wonderful in the jungle with greenery coming from a little "fern garden" outside which has a water feature and ferns sourced

PROPERTY OF THE WEEK

BRIEF-CASE

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



After years of living in London we are looking for our dream home in Norfolk. We are fortunate enough to be able to afford a large country property with lots of space and intend to view a few houses. The estate agent has suggested that we use a local solicitor rather than the solicitor who handled our conveyancing when we bought our townhouse in London. Do you agree?

The agent will be able to recommend a local solicitor with lots of knowledge about matters relevant to the area, such as any possible proposals to build a wind farm in the vicinity, a bypass through the village or a new housing estate. Also, a local solicitor will know which searches are appropriate for the property. Nowadays there are many optional, additional searches which can throw up information relating to such diverse matters as flooding or whether there is an obligation on the owner of the property to repair the chancel of the church. A local solicitor can also recommend experts such as surveyors, architects and tree specialists – and should also have useful contacts at the local council.

Are country properties different to town houses? I thought it was just a question of checking the title deeds?

Some country properties have been in the same family for decades and therefore the title deeds may not yet be registered at the land registry. London solicitors probably haven't come across unregistered title deeds since their days at Law School. Local solicitors also know what enquiries to raise with the seller's solicitors on matters such as drainage (septic tanks and cess pits), the water supply which may come from a bore hole (if so it should be tested every year by the council), access (often over a long drive), listed buildings, grazing agreements, sporting rights and other matters which are particular to country estates. As you are about to make such a big investment, I agree with the estate agent and for your peace of mind I would suggest that you find a local solicitor who has probably handled many purchases of country estates over the years and so will have a wealth of experience to draw upon.

■ **Philippa Rudd is a Partner with Cozens-Hardy LLP Solicitors, Castle Chambers, Opie Street, Norwich, NR1 3DP.**

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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.**

from around the world.

Opposite this is the master bedroom, again with French doors to the outside, and I loved the mosquito net over the bed! The house boasts underfloor heating and downstairs there is also an office/second bedroom. Upstairs there is a large guest suite.

Outside, as well as the studio/annexe, there is a rear walled courtyard, a large garage and workshop as well as a rear garden area.

■ **Oaklands and Swallow's Flight, Norwich Road, Strumpshaw, are for sale for £525,000 and £435,000 respectively with Arnolds on 01603 620551.**

■ **Take a look yourself at my Through the Keyhole video which uploads automatically from the digital version of this supplement. To access it go to www.homes24.co.uk/edp and click on the Property of the Week feature box to the right hand side of the location map.**