



DREAM HOME

16th century timber-framed home in grounds

Tibenham Farm
Gaze & Son, £870,000
Page 46



DREAM HOME

Let some light into your life by the sea

The Lite House,
Kessingland
Abbotts, £700,000
Page 46

www.edp24.co.uk

Eastern Daily Press
homes24

Friday, June 26, 2009

Your largest choice locally



PROPERTY OF THE WEEK

Reminder of long-lost summers in this calm Georgian paradise

If you are looking for a quintessential Georgian house with everything a property from that period has to offer, this is it. In fact, this house is a complete indulgence; not only because of its architectural features but literally, thanks to more than 18 acres of gardens and grounds, where throughout the seasons you can sample home-grown strawberries, fresh green vegetables and even chestnuts. **CAROLINE CULOT**, EDP property correspondent, really did indulge herself in the delights of Blofield House, near Norwich, for sale for a guide price of **£1.55 million** with **Savills**. See pages **2** and **3** for the full story of her visit.

DREAM HOME



Pure heaven for garden lovers

Yaxham Park
Sowerbys, £895,000
Page 46



Rural retreat with historic pedigree

Marham House
Strutt & Parker, £1.375m
Page 45

BRIEF-CASE

Your legal questions answered

Philippa Rudd
Page 3



BRICKS AND MORTAR

The art of an enticing show home

Tony Abel
Page 2



English summer

PROPERTY OF THE WEEK

BRIEF-CASE

Your legal questions answered by
 Philippa
 Rudd of
 Cozens-
 Hardy
 solicitors



We are often asked by anxious clients to tell us what could go wrong during the course of a conveyancing transaction. We try not to alarm them but of course we have plenty of horror stories where something has gone badly wrong. One question we are often asked is what happens if there is an untimely death?...

■ I am buying a house from an elderly, frail vendor. I feel we need to hurry up as I am worried that he will die. If he does, what will happen?

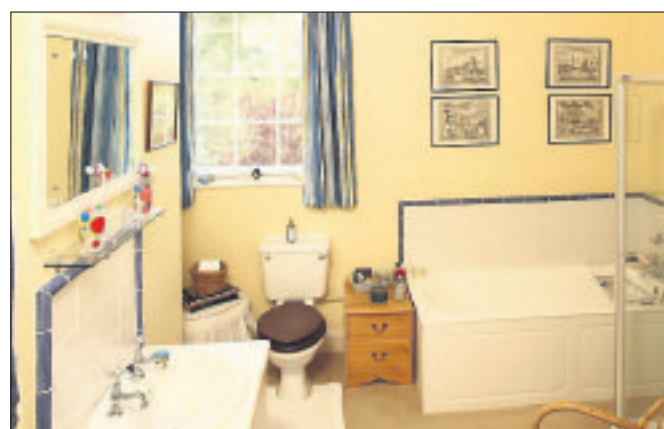
If this should occur before exchange, then there is nothing you, as the purchaser, can do other than hope that the executors will wish to still sell the property to you once they have the grant of representation which is needed to make title. Should your vendor die in the period between exchange of contracts and completion, then the sale will be binding on his estate and his personal representatives are bound to complete the contract but they cannot actually do so until the grant of representation has been issued, and this could take several weeks. Completion will undoubtedly be delayed while waiting for the grant, and you will be entitled to damages. If you have a sale of your own, you may be forced to complete your sale and move into temporary accommodation until you can finally proceed with the purchase.

■ Similarly, can you tell me what will happen if we are selling our house to someone and once we have exchanged contracts, our buyer dies?

The contract will be binding on the buyer's estate and his personal representatives step into the shoes of the deceased. They will be bound to complete the contract. Again, there will be a delay while the personal representatives obtain the grant of representation. If the buyer was relying on mortgage finance, his mortgage offer will obviously be revoked and the personal representatives will have to try to find an alternative source of finance. You will be entitled to keep the deposit paid on exchange and to claim damages. You, as the vendor, may be prepared to negotiate a release of the personal representatives from the contract.

■ 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.



of the house bringing in light from above. Off left you have a drawing room with a large dark grey flecked marble fireplace and sash windows, which are enhanced at this time of year by the vibrant green of the gardens beyond.

Also downstairs is a dining room, a sitting room, study, a really good-sized kitchen/breakfast room and other ancillary rooms, including a marvellous original larder with traditional cooling shelves and cupboards covered with the old

fashioned fly screens. Upstairs, on the first floor there are seven bedrooms including a master bedroom suite with a period fireplace and a dressing room and one bedroom with a guest kitchen.

On the top floor there is the eighth bedroom. Outside, as well as the gardens and grounds, there is also a cottage with a living room, kitchen, two bedrooms and a bathroom.

■ Blofield House is for sale for a guide price of £1.55m with Savills on 01603 229229.

fireplaces and a lovely staircase. Over the years, the owners have maintained the property, each year undertaking some project and so it

is in excellent condition. You enter into a traditional entrance hall with a fanlight over the door and a beautiful lantern or cupola at the top