



DREAM VIEW

Imagine waking up to this each day...

Church Farm Barns, Sparham
Homeworks, £329,950
Page 37



DREAM HOME

Live the outdoor life in luxury

Tanglewood, Skeyton
Fine & Country, £795,000
Page 53

Eastern Daily Press
homes24.co.uk

Friday, March 4, 2011

Your largest choice locally



PROPERTY OF THE WEEK

A restored, Grade II listed home that hits the top note

This 17th century property, restored to finery, hits all the right notes; you can't help but sing its praises. And that's not surprising seeing as its owner is a well reputed opera singer. **CAROLINE CULOT**, EDP property correspondent, visited the beautiful Old Mansion, Swaffham, for sale for **£975,000** with **Bidwells**. See pages **2** and **3** for the full story or visit **www.homes24.co.uk/edp**

ASSOCIATION NEWS



On their bike for charity...!

Strutt & Parker fundraising Association News,
Page 37

ON THE MONEY

Why write a will?

Chris Hall
Page 53



BRIEF-CASE

Legal help with your will

Philippa Rudd
Page 3



JOHN WATSON

Working with your mover

John Watson
Page 53



PROPERTY OF THE WEEK

in this joyful home

BRIEF-CASE

Do you need a solicitor to write a will? **PHILIPPA RUDD** discusses



this takes you through into a large reception hallway; this house is deceptive in size as it suddenly opens up into large rooms. The hall is very pretty with a super curved wall with formal ionic columns and a winding staircase with a pale green tread leading to the first floor. Off the hall brings you to Ms Francis' beloved music room with a grand piano and this is a lovely, light room with windows on three sides. Somehow this room had a really

restful feel and you can imagine it would be a perfect sanctuary for any musician. However, a surprise awaits when you climb the stairs and on the first floor is a gorgeous drawing room with the most beautiful central arched window and a fireplace. Throughout, the decor is simple but elegant and I loved this room which had splashes of colour in some contemporary artwork and again, just little touches such as a pot of fuchsia pink cyclamen on the

sill. Off the drawing room is a large sitting room or family room as well as two bedrooms, a bathroom, and the master bedroom with an en suite. This bedroom was so pretty, dressed in fresh pale green and pink colours and with a Victorian cast iron fireplace. On the second floor are two further bedrooms, a sitting room and a bathroom which would make a perfect children's annexe. Outside, in 0.8 acres, there are

some lovely views over to the adjacent church but also a private, walled kitchen garden and an orchard bearing apples and pears. There are also a range of outbuildings including a former coach house dating from 1835, a garage and a summer house. Certainly plenty to sing about! **■ The Old Mansion, Pit Lane, Swaffham is for sale for £975,000 with Bidwells on 01603 763939.**

■ I have just moved house and my solicitor told me I should now think about writing my will, but his fee sounded high to me. Could I buy a standard form off the internet or use a will writing service. This would be much cheaper!

Solicitors generally charge a fixed fee and they do not make additional charges for storing wills. Very often people are attracted by a 'headline fee' from will writing companies, but when they look at the small print over the long term they will pay more.

If there are mistakes made, the costs of rectifying the problems in money, emotional distress and time far outweigh any savings.

■ But surely these are fairly standard documents and I don't really need a solicitor?

Will writers are unregulated - this was highlighted in the recent Panorama programme on television. Solicitors are regulated by the Law Society and if there was a problem, for example if the solicitor made a mistake, then there is redress available through the Legal Complaints Service.

Wills are complex documents and there is much case law on problems arising from badly drafted ones.

■ My situation is fairly straightforward however. I would have thought my will is going to be very simple to prepare?

Many people nowadays have extended families and an experienced solicitor will be able to draft a will to suit your circumstances. Many clients require specialist advice regarding the use of trusts to ensure that their children ultimately receive the estate assets. If, for example, you have remarried and all monies are left to a second spouse, he or she may remarry and the new spouse may inherit rather than your children.

■ What about tax issues and planning for retirement? Isn't information on these issues available for free on the internet?

There are other considerations to take into account when drafting a will and a well trained solicitor will consider all your circumstances. You may also be concerned about care home fees and there are mechanisms whereby, for example, if you leave a one half share of a property in trust on the death of the first spouse, this would prevent the value of that half share being taken into account when assessing care home fees if the survivor were to go into care.

■ Philippa Rudd is a principal at Cozens-Hardy solicitors on 01603 625231, www.cozens-hardy.com

■ If you have a question for Philippa, please email 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.

■ For more on wills, see Chris Hall's On the Money column on page 53.