

Home of the week
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Solicitors for all your conveyancing needs



sun was streaming through and you have super views over its gardens. I think the house is deceptive in that it is more manageable inside than one might think. There are five main bedrooms with the master having a really lovely large traditional en suite bathroom. In this room the owner has filled a recess with all the artefacts he found when restoring the house which includes an old Victorian doll, its face intact but clothes dishevelled, keys, nails and even a spoon, many of which were found down floorboards, presumably lost by former owners over the generations. There are eight attic rooms so there is the flexibility of making this suit a much bigger family if required. The reception hall and staircase hall are stunning as are the formal dining room and first floor sitting room and because of the owner's occupation, there are bookcases filled with tomes in many of the rooms. Being a writer myself, I just love this - you can almost smell the

knowledge in the air! What is particularly striking is the fact the owner has retained this property's traditional manor house feel and not over modernised it but has maintained it and kept it in immaculate condition making it a fascinating and special house for a new family to take on for another generation. It sits on about 3.6 acres with parkland beyond and the village of Morningthorpe, which many people do not seem to have heard of, is very pretty with its round tower church and some charming properties yet it is only 20 minutes drive from Norwich, situated off the A140 so you also have Diss train station nearby and the link to London. Its owner is utterly charming and I was made to feel very welcome with coffee and sausage rolls, so a real pleasure.

Morningthorpe Manor is for sale for a guide price of £1.5 million with Savills on 01603 229229.



We proceeded through the home not unlike any other appointment, sat down gave my valuation and the Fine and Country talk.

He liked what he heard and proceeded to let me get on with the paperwork and my descriptions.

What a nice man, I thought; we got along really well and I was glad that he had given us a call as there are a lot of agents out there in the market place to choose from.

On my way to my next appointment

I received a phone call from the office. They had received a call from an irate man who said that I never turned up for my 9.30am appointment.

Somewhat confused, I told my office that I had only just left there 10 mins ago having signed them up.

It turned out that I had gone to the property next door, probably persuaded by the for sale board, and knocked on the wrong door which was why the gentleman was a bit startled because I shouldn't have even been there!

Why the gentleman never said anything I don't know, but I'm glad he didn't because, after his 14 day notice period he gave the previous agent, we sold it in our first week.

So although I turned up at the wrong house I still walked away with an instruction - not many agents can say they've done that!

And yes, there is a happy ending. The gentleman whose house I was supposed to go to signed up to Fine and Country shortly after, due to the

quick sale of his neighbour's home. Everybody's a winner!

Please feel free to give us a call if any of our properties tempt you or equally if you are thinking of selling your home.

And spare a thought for me during this stressful time!

Cameron Black is director for Fine & Country Norfolk and North Suffolk, sponsor of this column. Contact him on 01603 221888.

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Solving your legal dilemmas

Q I am buying a house and, the seller's solicitor is being hopelessly slow. My solicitor says I can't phone the other solicitor and chase him. Is this correct?

A The other solicitor cannot talk to you for ethical reasons. He has a duty of confidentiality to his client and he can't give you advice so you can only talk to your own solicitor.

Q I have told my solicitor that I was planning on giving the seller some cash direct to keep the price below the stamp duty threshold. She said this would not be possible, why is this?

A You will be committing fraud on the Inland Revenue if you fail to disclose the total sums you pay to the seller. Your solicitor will refuse to assist you with this type of proposal.

Q I obviously don't want the mortgage company to know this, but I may be made redundant soon. My solicitor said if I do lose my job she would have to tell my mortgage company. Surely that is not right?

A Your solicitor will also be acting for your mortgage company and she will have a duty to tell them anything that may affect their security. If you are made redundant then you may not be able to pay the mortgage and the mortgage company need to know this.

Q I am raising funds for the purchase from my business, which is very much 'cash in hand'. My solicitor says they can't take cash from me, which is fair enough, but now she is asking me lots of probing questions about my money. Is she just being nosy?

A Solicitors have obligations under the money laundering laws to report any incidences of money laundering or other criminal activities. Solicitors will therefore ask you questions if they have any suspicions about your funds. These rules can override their duty to you of confidentiality.

Q I thought solicitors just carried out the job we appoint them for. Where do all these duties arise from?

A Solicitors are obliged to act with integrity and in your best interests at all times. These duties are set out in their code of conduct.

Please note you should always seek specific legal advice if in doubt. You can contact Philippa Rudd, head of conveyancing at Cozens-Hardy on 01603 625231 or www.cozens-hardy.com You can follow Philippa on twitter @philipparudd

Cozens-Hardy has sponsored this column.