

PROPERTY

Your weekly local guide to buying and selling

Home of the week

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The glass house

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by the sea... property editor Caroline
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Nick
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Hadley
Taylor



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Put your laptop away...

Less than half of home movers end up buying a property they found on a portal.

Property portals, such as rightmove.co.uk and onthemarket.com, have become a key component in how we search for a new home but they are in fact less influential in the process than we are led to believe according to a recent survey by consumer organisation, Which.

Property portals would have us believe that the vast majority, if not all house hunters find their dream home using the internet. The truth is very different. In fact only 45% of buyers end up buying a property they found on a portal. This begs the question as to how they found their home if not on the internet.

The majority of buyers find their new home by traditional mechanisms. For example, 11% find their home in an estate agents window which is bad news for any agent that doesn't have one. A further

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Property portals would have us believe that the vast majority, if not all house hunters find their dream home using the internet. The truth is very different.

11% are introduced to their new home because an agent telephones them or emails them about it, which is more bad news for online agents who don't do this because they don't believe in human intervention. If you have a for sale board outside your house this will increase your chances of selling because 10% of buyers find their new home by driving round your area looking for boards. Make sure your agent advertises in the local paper because 6% of buyers still find their new home in the local rag. The remaining 17% of buyers found their dream house using other traditional mechanisms such as word of mouth or because they have visited and talked to an estate agent.

What this survey confirms is that selling property isn't just about the internet and that most properties are sold by property professionals using traditional methods of sale. If consumers think they are being clever by using an online agent, the truth is they are only getting their property marketed to part of the market and if they are to achieve the optimum price for their biggest asset they need to be using the whole of the market which is where the proper estate agent comes in.

With housing stock in short supply the best advice from Which was to put your laptop away, visit estate agents, get to know them and make sure they understand what you are looking for.

You can contact Nick Taylor at Hadley Taylor on 01603 250248. Hadley Taylor has sponsored this column.

Notting Hill comes to Norfolk



Notting Hill comes to North Norfolk

Property editor **Caroline Culot** took a visit to Brancaster Staithe to see a contemporary home which combines the beach with Bohemian chic.



This is most definitely a show stopper - a leading lady of properties boasting some spectacular features and situated well and truly in the limelight, in one of the most desirable locations in North Norfolk. Seaglass is a triumph of architecture, created using flint, brick and chalk which had to be hand-cut, a job which took a local craftsman three and a half months. As its

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Seaglass is a triumph... using flint, brick and chalk which was hand cut

name implies, the house also boasts lots of glass in the form of a wall of glazing in the dining/family room looking out to the terrace and garden, a custom-built oak and glass staircase and a glass and chrome curved balcony overlooking the marshes. It is, in the best sense of the phrase, a 'trophy house' - owning this means you are where you want to be. The house was built by Fleur Developments, renowned for its Foundry Field homes

in Burnham Market, with Joff Brooker designing the house and wife Juliette dressing it with style and glamour. It was built on a plot, probably the last one available in Brancaster Staithe, with an orchard at its rear and offers 4,500sqft of prime, gorgeous accommodation. Set back from the road, there's a large gravel drive at the front and you enter into a delightful hallway off which, right is a large drawing room with a seating area which could be used as a separate reading space at the front and doors at the rear which open right up and back leading to a wide terrace and the garden beyond. Juliette has taken some inspiration from high end London homes, with a Notting Hill feel, as well as reflecting the North Norfolk coast so there's an eclectic mix including some artwork with Geisha girls in various poses to large mirrors and a pair of grey sofas facing each other in front of a double sided fireplace. You also have a spiral staircase taking you to a mezzanine floor designed for teenagers and their X-boxes perhaps or a little getaway area for reading or relaxing. One of the selling points has to be the large open plan kitchen/breakfast room with a vaulted ceiling and again some very fashionable touches including mirror splashbacks boasting an 'idolised' patterned to look aged and interesting and I loved the



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Inspiration behind the design of Sea Glass

Inspiration for Sea Glass's design came from Juliette's desire for it to blend with its coastal surroundings. This meant using only local materials - brick, flint and chalk - and staying true to the indigenous architecture.

While Sea Glass's exterior is traditional - with the exception of its sleek glass and chrome balcony - the interior is Juliette's response to aspirational 21st century living. Designed to

accommodate the natural ebb and flow of family life, Juliette spent hours considering the diverse needs of a family and how the space might be used to best effect. From cosy family suppers, to a party for 100 people, Juliette wanted the house to work for all occasions.

To create a home that radiates light and space, Juliette incorporated vaulted ceilings and a central courtyard reached

via generous bi-fold doors. It is a house that allows for easy movement between all the rooms yet also includes pockets of individual space, such as a mezzanine floor reached by a spiral staircase.

Juliette creates a relaxed, coastal feel to the house via a palette of warm, natural tones and rustic textures, but combines this with luxurious features and cool, contemporary design.



Features of note:

- Double sided fireplace between hallway and drawing room
- House situated in an old orchard
- A bespoke oak staircase, inspired by a visit to multi-million pound apartment in Kensington, London
- First floor balcony off Master Suite looking over the Staithe
- Natural limestone mosaics covering chimney breast in family room
- Grey lacquered bookcase and spiral staircase in family room.



Philippa Rudd Brief-Case



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Listed buildings

Can the questions please be in bold type and also the first few words of the titles under the third question. ie repair windows and doors to be in bold and the rest of the line in normal text.

I am hoping to buy a Listed Building but I am nervous about the responsibility I will be taking on. Why are some houses Listed?

A Listed Building has "special architectural or historic interest". The older it is, the more likely it is to be Listed. Buildings built before 1700, which remain in their original condition, will be Listed as are most built between 1700 and 1840. A building will be Listed as Grade I, II* and II.

If I carry out any work, will I need special consent? In addition to planning permission or building regulation approval or Conservation Area Consent, you will need Listed Building Consent for any work that will affect the special character and appearance of the house. It is a criminal offence to carry out such works without consent.

I have the following works in mind (the house needs renovating). Which will require Listed Building Consent, please?

- Repair windows and doors - No, providing they are 'like for like'
- Replace windows and doors - Yes, even if the new ones are identical to the old ones
- A new conservatory - Yes
- An annexe in the garden - No
- A satellite dish - Yes, if the dish is to be erected on any part of the building or curtilage buildings
- Repaint the exterior of the house - Yes, if the building has not been painted before or if the proposed new colour affects the character and appearance of the building
- Repair/replace the roof covering - No, providing the repairs or replacement roof covering are done using the same materials. Where possible, pantiles and tiles should be re-used. Consent is required if it is proposed to cover a timber roof structure with boarding as part of re-roofing works
- Put up a fence or wall in the gardens - Yes, if attached to the main building or curtilage building

The house is falling into disrepair. Can the council take action against the owner? Are grants available for essential repairs?

The council can take action to require the owners to carry out urgent repairs. There are no grants available unless the property is on the Buildings at Risk register.

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The column is not a comprehensive statement of the law and you should always seek legal advice.

lime washed wooden floors giving it, in contrast, a very contemporary feel. Juliette is adept at making houses really look like home, right down to a panettone loaf on the work surface, which certainly looked good enough to eat! You also have a beautiful cloakroom, a separate snug or it could be a downstairs bedroom or study on the ground floor with four bedrooms over two floors, two with en suite bathrooms. The master bedroom is simply gorgeous, dressed by Juliette with a large bed boasting a dark grey crushed velvet headboard and this has a splendid en suite - everything is so beautifully finished off in this house. The doors are really chunky with contemporary handles and I loved the dressing area with fitted wardrobes with dark wooden doors and leather handles. The second floor bedrooms are equally dramatic and boast velux balcony windows which open right out giving you panoramic views. Outside you have that large limestone terrace and a south facing, 100ft long garden, with the apple trees and at the front a very large garage with remote controlled doors, which could be the perfect man cave. Glamorous and inspirational, this home takes centre stage any day.

Seaglass is for sale for £1.99 million with Sowerbys on 01328 730340.