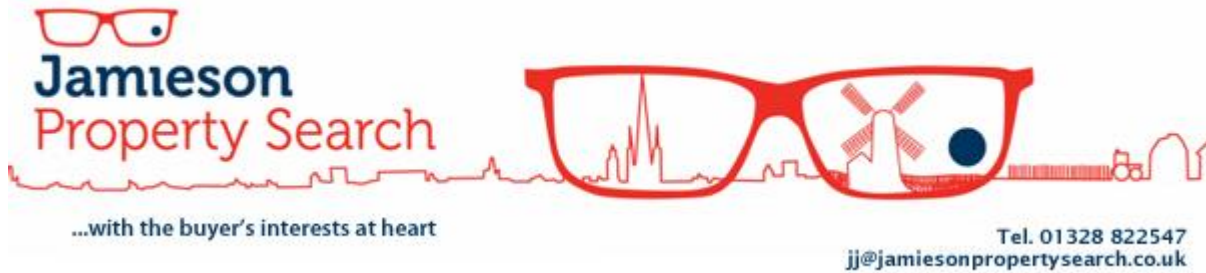


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## NEWSLETTER

DECEMBER 2014

I consider myself to be an early riser – much more than a night owl. I very nearly leap out of bed as soon as I wake in the morning, which is usually before 6.00am and have an uncanny habit of always waking exactly two minutes before my alarm clock is due to go off. Quick cup of black coffee and a croissant later and I am off for the day. I would be happy to start viewing houses at 8.00am in the morning, but appreciate that not everyone is as bright eyed and bushy tailed as I might be, so it seems standard that the first appointment of the day is around 9.00am. My *third* appointment of that particular day was at a very respectable half past twelve. I turned up at the assigned property to find the estate agent hovering outside, peering in through one of the downstairs windows. Clearly the owner of the house had not come to the door yet – or had forgotten our appointment perhaps? “He’s on the sofa” the agent croaked in a loud stage whisper. “What do you mean he’s on the sofa?” I replied. “He’s on the sofa, his mouth is open, the curtains are half closed and there are no lights on!” the by now quivering agent declared, hopping nervously from foot to foot. Without wanting to be over dramatic, I did however wonder if the man inside the house was dead. Dead – or hung over perhaps? Too early for a post-lunch nap... “How long have you been peering through the window – and have you seen him move?!” I enquired. “Been here ten minutes and no, not an inch!”. We decided to call the home number, but naturally in a near-comical situation like this, there was no mobile phone signal between us. We were thinking about contacting the police when the home owner simply got up, brushed himself down and made his way to the front door. “Ah, gentlemen – good afternoon, I have been expecting you!”..... The good news was he was still alive. The bad news was his breath was more pungent than a skunks’ backside! Would we ever resolve the mystery?!

*Jamie Jamieson*  
**Jamie Jamieson**

## MARKET UPDATE

As the traditional season for dinner parties and social events moves ever closer, chances are conversations such as these will be heard the length and breadth of the county:

"When's the best time to put our house on the market?" "When is the best time of year to buy?" "Should we wait until Spring?" "With the popularity of Rightmove and Primelocation, do the seasons really make a difference anymore?"

We've all been there – discussion after discussion about seasons and house buying/selling. So for this month's enews we thought we'd speak to some of our friendly agents and solicitors and see what the stats actually say...

So, what did we learn? Well, we learnt that weather really can make a difference – sometimes... Our dry and unusually warm March this year prompted vendors to put their properties on the market a month earlier than the two previous years. Inversely, we expected to see a considerable drop off over the dark winter months – but the data didn't support our theory. Of all the agents we spoke to and gleaned data from, activity in November/December/January was never less than 50% of the peak months.

Most people do still want to move during the main school holidays, so there is a consistent peak of conveyancing transactions in August each year. Interestingly, and perhaps a reflection generally of how the market is trending, this year activity on completions was consistently high from May through to August.

The busiest day for completions perhaps unsurprisingly is the Friday before a Bank Holiday. And there is a real spike of activity around Christmas, with people keen to celebrate the big event in their new home and to start the year afresh. I'm reliably informed, by the way, that a number of purchasers choose to move their decorated Christmas tree!

Personally, I do find that when its warmer and the trees are out, the flowers starting to bud, people are far more keen to go and look at houses. There is a natural sense of optimism in the spring and of course properties naturally look more appealing when their gardens are coming into colour. A happy and more positive frame of mind also tends to put everyone at ease and helps smooth the path to purchase.

But of course on a final note it would be remiss of me not to point out that by using the services of a buying agent, one obviates the need to have this type of discussion at all. But I'm more than happy to contribute to any decent dinner party conversation on the subject (mine's a Pinot Noir, many thanks...!)



**The reform of residential property Stamp Duty, so that rates apply only to that part of the property price that falls within each band, came into effect at midnight on Thursday, 4 December.**

**Changes mean that there will be 0% paid for the first £125,000, 2% on the portion up to £250,000, 5% up to £925,000, 10% up to £1.5m and 12% on anything above that, saving £4,500 on average priced home.**

## THE JAMIESON FILES

This edition we look at a particularly beautiful property in North Norfolk - **Churchgate House** in Wood Dalling, which is on the Market with **Savills**.

Churchgate House is a substantial Grade II listed country property, dating from the 17th century, with later alterations and additions in the 19th century. Although some aspects of the house are thought to date from 1590. The property is traditionally constructed of brick and flint with a pantile roof and is situated opposite the church on the edge of this small and unspoilt North Norfolk



village. The house is situated in mature, partially walled gardens and enjoys a sunny south facing principal aspect with a paddock and meadowland to the north bordering open farmland.



The house was acquired by the current owners in April 2007 and they have installed a new custom built hand painted kitchen and replaced one of the bathrooms. However, the house could still benefit from some updating and refurbishment and planning permission and listed building consent has been

granted for various works.



- Grade II listed country house
- 3 reception rooms
- 5 bedrooms
- extensive outbuildings
- mature gardens
- in all 3.27 acres (est)

The house is well situated in Norfolk, close to the town of Holt, as well as all the attractions, including Blickling

Hall, and beautiful landscapes of North Norfolk. It is also only 17 miles from the city of Norwich.

Image below of [Blickling Hall](#) courtesy of Adrian Judd. Blickling Hall has plenty to do over the Christmas period and always look especially beautiful at this time of year.



## NORFOLK QUIZ

To finish our final edition of the year - a bumper quiz! Answers below.

1. How many turkeys does Bernard Matthews raise each year?
2. In what year was the first Christmas broadcast made from Sandringham?
3. What year was the inaugural Hunstanton Christmas Day Swim?
4. Which two companies merged in 1953 to become the largest Christmas cracker manufacturer in the UK, based in Norwich?
5. Although Norfolk has many species of visiting geese at this time of year, which species only has one other wintering ground in the UK?
6. When was the last white Christmas in Norfolk (technically)?
7. Which Norfolk Estate/Parish has 'Winter' as part of its name.
8. What is the coldest recorded temperature in Norfolk? Bonus point for the year recorded?
9. Norfolk has long been associated with turkeys - in the 18th century flocks were walked from Norfolk to London. How long did this take?
10. What did the first Monday after Epiphany used to be called (and still is in a few places)?
11. Which East Anglian artist provided the popular box designs for Caley Crackers as a young man?
12. When did the last Fenland Skating Championships take place?



Image Copyright of Holkham Estate.

Answers:

7 million, 1932, 1957, Caleys Crackers and Tom Smiths, Taiga Bean Geese, 2010, Barningham Winter (from a family name rather than the season though!), -20 degrees Celsius in 1963, 3-4 months, Plough Monday, Alfred Munnings, 2010 (unsurprisingly).



### About Jamieson Property Search

as a leading independent property search consultant, Jamieson Property Search sets the standards for the acquisition of exceptional property in Norfolk. Combining Jamie Jamieson's expert knowledge of the market with his unrivalled personal contact book, Jamieson Property Search is able to offer a discreet and very personal property finding service.

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