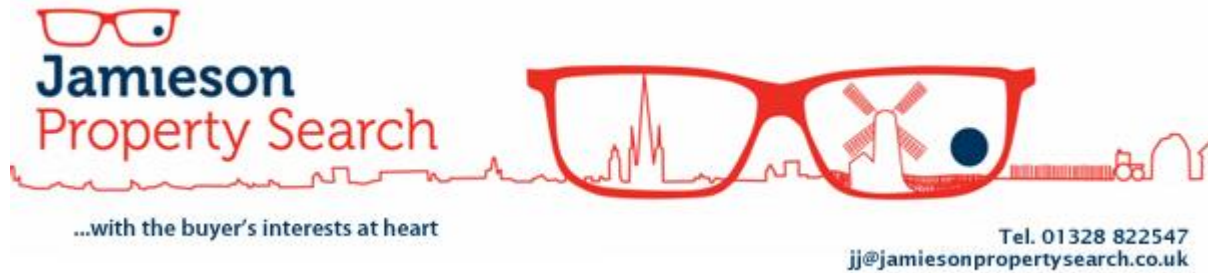


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NEWSLETTER

JANUARY 2015

"When I was about fourteen years old I made a mistake that can never be undone. Unwittingly I read 'The Rats' by James Herbert. Quite how I got my hands on such a publication under the 'covenant of care' I was supposedly assigned to at boarding school, but nonetheless I did. I read it from cover to cover through the night, under the sheets with a torch (a cliché I know) and was mortally riveted. This was Herbert's first novel and included 'graphic depictions of death and mutilation'. Funnily enough, ever since that day I have not liked rats. Not one little bit. You may then not be surprised to hear that I had a close encounter with a furry little fellow just last week, who used my double back cuff as a spring board to escape the confines of an understairs cupboard. Let me explain... the viewing of this particular property was going particularly well. A middle aged couple moving from the outskirts of London were with me and had been very keen when I emailed them details. I had picked up a sense that the wife was not used to the countryside and was not quite as keen as her husband to relocate. Having warned them that the garden at this house needed attention and was a little overgrown (and taking in to account it was raining on the day we met) – she arrived to meet me in a pair of pale pink suede court shoes (and didn't own any wellies). The final room we viewed was the boot room and as I extolled the virtues of the numerous cupboards and storage space, I ceremoniously threw open the understairs cupboard. A large, open sack of dry dog food rustled at the interruption and Roland then flew through the air at me and pole vaulted from my wrist to the open garden door – FREEDOM! I can't understand why my clients decided against the house...."

Jamie Jamieson
Jamie Jamieson

MARKET UPDATE

The [61st London Boat Show](#) - one of the glamour events of the year in the capital - took place earlier this month. The UK is a key player in the global leisure boating industry and it's the base for a number of world-renowned brands, including Fairline Boats and Sunseeker.



News and images from the boat show got me thinking about property prices vs boat prices. And despite Mrs Jamieson's comments to contrary, I was completely within my rights to be studiously examining a picture of pop superstar Nicole Scherzinger the other day, performing on the Sunseeker stand...because I found out that the biggest and most expensive boat launched at the show was the Sunseeker 28 Metre Yacht, which measures 92 ft (or 28.15 meters) and costs a cool £4.76 million (excluding VAT!).

So what exactly could you get for that sum in London or Norfolk? In the capital, you can pick up a four-bedroom apartment in Covent Garden for £4.75m. Situated in the heart of the historic Strand conservation area it's just moments from the Embankment Gardens and the famous Piazza in Covent Garden.





In Norfolk, unsurprisingly, you can get rather a lot more for your money. This stunning five-bedroomed property in Brancaster overlooks the West Norfolk golf course and was on the market last year for £4.5m. Built in the 1920s, the house boasts magnificent views of the sea over manicured formal gardens.

I thought I'd conclude with a picture of the typical boats found at Brancaster Sailing Club. I think on balance I'd opt for the Brancaster property, leaving me with around

£250,000 to buy a few of these!










Image Copyright of the **Brancaster Staithe Sailing Club**

MARKET UPDATE

This issue we have a selection of four particularly interesting properties in the county.








First up is **Abbey Farm**, at Guestwick in North Norfolk, which is on with **Strutt and Parker** for £1,575,000. Just south of Holt, Abbey Farm is an extensively restored, detached 17th century, Grade II listed house with later additions. It is set in over 6 acres in an idyllic rural setting and features;5 bedrooms.

-  5 reception rooms.
-  3 bathrooms.
-  Paddocks.
-  Stable yard with four stables, tack room and hayloft.
-  Extensive outbuildings with potential for conversion (subject to pp and the necessary consents).
-  Bespoke log store.
-  Formal gardens, wooded areas, ponds, historic walled garden.



Next up is **The Old Rectory**, Grest Massingham in West Norfolk, which is on with **Jackson Stops** for £1,275,000. The Old Rectory is a beautifully refurbished Grade II listed former rectory, in a secluded position on the edge of the village and standing in about 9.5 acres of gardens, woodland and paddocks. It also features;



-  6/7 Bedrooms, 6 of which are ensuite.
-  3 reception rooms.
-  Large Kitchen/Breakfast room.
-  Entrance and staircase halls.
-  Cellar.
-  Hand built kitchen with Aga.
-  Workshop/Stores.
-  Garden, woodland, paddocks.








Thorpe Hall, Norwich is on with **Savills** for £1,500,000. Is a Grade II* listed period home, dating back to circa 1595 with later additions in the late 16th century. It has been recently renovated and enjoys a tucked away position adjoining the River Yare yet within walking distance of the centre of Norwich. It features;

-  6 reception rooms.
-  6 bedrooms.
-  Outdoor swimming pool.
-  River views.
-  Set in grounds and gardens of 1 acre.
-  Bespoke kitchen with Aga.
-  Cellar.



The final property for this issue is **Lakeside House**, Hoe near to Dereham, which is on with **Fine and Country** for £925,000. Lakeside House is an impressive modern family residence in a mature setting which includes a substantial lake. It features;



-  Six bedrooms.
-  Four receptions.
-  Five bathrooms.
-  Exceptionally large double garage.
-  Outbuildings.
-  Expansive lake.
-  Mature grounds extending to approximately 2.7 acres.

NORMAL FOR NORFOLK

We are giving the quiz a break this issue in favour of a look forward to a few of our most anticipated Norfolk events coming up in 2015 - get your diary ready!

2nd - 4th April - Sussex Farm, The Burnham Market International Horse Trials Watch Olympic and Championship riders compete on home turf. If you can't make it then there's also the **Houghton International Horse Trials at Houghton Hall 28th-31st May.**

18th April - 26th July - The Sainsbury Centre for Visual Arts, Francis Bacon and the Masters A new exhibition combining art works from old and new masters including Velázquez, Rembrandt, Titian, Michelangelo, Rodin, Van Gogh, Picasso, Cézanne, Gauguin and Matisse. Coming from the State Hermitage Museum in Russia this features works never seen before in the UK.



May 8th - 24th - The Norfolk and Norwich Festival A full program of arts events all over the county. In particular we are looking forward to the performances of **The Wolf's Child** at Felbrigg Hall over the course of the festival. This is a brand new production from theatre makers **Wild Works**. As a member of the audience you will journey into the woods and be immersed in an adult fairy tale of shape-shifting animals and humans.
(Image left Copyright of Wild Works)

9th May-13th September - Norwich Castle, Jeff Koons Exhibition An exhibition of the work of Jeff Koons, one of the most influential and controversial artists of our time, comes to Norwich Castle through the **Artist Rooms** initiative.

19th-26th July - The Holt Festival Although the line up hasn't been confirmed yet there are always plenty of interesting performers in attendance at the festival and you are sure to find at least one performance you want to see (if not many more)!

25th-26th July - Holkham Country Fair The biennial Holkham County Fair rolls around again with plenty to experience, from demonstrations in the Grand Ring to local craftsmen and food producers. (Image right Copyright of the Holkham Estate)



6th - 13th September - The Tour of Britain Once again the Tour of Britain will be making its way through the country and Norfolk is part of the route. The exact route will be announced in the spring.

This is just a small selection of the many things we are looking forward to this year, for further listings and ideas try;

Visit North Norfolk
Vist Norfolk

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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