

will convert you



Going back through the barn is a cosy drawing room with an inglenook fireplace – big enough to accommodate a large fender which the couple brought with them from their previous property – it's going to the new one too! This leads into another reception room, used as a children's playroom, which has a swing attached to the ceiling! This then goes into a sitting room and off an inner hall is a super guest suite with a gorgeous bedroom decorated beautifully and overlooking the garden, and a second bedroom which has tiny vent holes in a diamond pattern – with each hole individually glazed.

There is also a lovely bath and shower room with exposed bleached floorboards and a roll top bath with claw feet. There are two staircases either end of the house, which take you up to a fabulous master bedroom suite with a vaulted ceiling. On the landing, which originally was been open to the sky, there is Owen the ornamental owl, who sits on one of the beams. He does come with the property and has been a permanent fixture for many years – people in the village who came to harvest festivals at the barn still remember him.

On this mezzanine level on the other side are two delightful children's rooms which each have their own en-suite bathroom – a real kiddie's luxury and the second staircase goes down straight into the playroom. Outside there are ample gardens and a duck pond in a plot of just under an acre.

This barn is being featured as part of Channel 4's Grand Designs programme Trade Secrets, in which Kevin McCloud looks at how to create your dream home. However, the Masters did not actually get to meet the TV presenter, just his camera crew! It is being broadcast in the New Year.

■ Church Farm Barn, Alburgh, is for sale for a guide price of £685,000 with Barn Masters on 01986 781484 or visit www.barnmasters.co.uk

■ Look out for a new column starting in EDP Property by Mr Masters in the New Year.



PROPERTY OF THE WEEK

PHILIPPA RUDD

Surely there can't be any legal implications to putting up Christmas decorations? Ho, ho ho yes there are, says our columnist



This Christmas I want to make our house look spectacular so my children have a holiday to remember. A work colleague said he thought I would need a licence for the decorations I have in mind. What does he mean?

Normal Christmas decorations outside your home don't need any type of special consents. What do you have in mind?

I am planning a large, inflatable Santa on the roof surrounded by flashing lights.

You may need to check with the council if you are in a conservation area or if your house is listed. Otherwise, you don't need planning permission for temporary decorations.

I am planning some festive music too with sleigh bells. Surely no one could object?

If the noise is too much, your neighbours could speak to the council and you may have a noise abatement notice served on you. The environmental health department may come to assess the noise and the impact on the neighbourhood if complaints are made to them.

How about a huge Christmas tree at the front of my house?

Make sure it is secure. You have a duty of care to your neighbours and passers by – and if the tree fell on them it could cause injury. You would also be liable for any damage caused by your tree if, for example, it toppled over and hit a car parked nearby or if it damaged your neighbour's property. You may need to speak to your insurers about special cover.

I hope people will come to our street to admire my decorations. Can I put signs up advertising the display?

You can't put up signs on the public highway for safety reasons. Further, if the decorations attract visitors and cause a disturbance or disruption, then your neighbours could apply for an injunction against you requiring you to tone down the display or remove some of the lights altogether. You must think of the duty of care you owe to your neighbours and the public before planning anything which might cause a nuisance or annoyance.

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■ If you have a question or dilemma over the legalities of buying or selling a property which you would like to appear in this supplement, please contact Philippa by e-mailing 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.

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