

Falkland House has an idyllic location and a fascinating history

upstairs, have been hived off to create a separate abode next door, called Jason House. Its owner must have been the seducer, as she got the raw deal. Falkland House emerged fairly unscathed from the division — it's so large that its former nether regions are not missed, and the owner has put a huge scullery/utility room behind the kitchen instead. It has a large garden, with lovely views over hills, and outbuildings including a garage and a greenhouse.

Of course, by recombining the two — the owner of Jason House plans to sell up — an imaginative buyer could create a very fine house with a mighty garden on one of the most sought-after bits of village real estate in Suffolk. To the £950,000 asking price for Falkland House, you would likely have to add £650,000 or so for the neighbouring home, plus conversion costs. (An unusual "floating freehold" governs the two properties, so you would also need a good lawyer.)

Long Melford is not exactly commutable — it's 80 minutes by train from Sudbury to London, with a change — but the area is popular with City types priced out of the smarter parts of Essex, and the village, which has just been voted one of the top 20 in England and Wales, has a good church school and a range of shops. From the wisteria above the door to the immaculate silk-swaged

The lettings expert

My rented home is freezing — although the heating technically works, I can't get the house warm. The boiler and windows are ancient and ineffective, and insulation is basic. The landlord won't spend any money and says I knew the property was old when I rented it. What are my rights?

K Lawson, Oxfordshire

If you rented the property after October 2008, your landlord was required by law to have an energy performance certificate drawn up, with a copy given to you when you moved in. The condensed A-G graph information shows G as the least efficient. Also, when you viewed the property, the age of the house, type of windows, boiler and so on should have given you a general idea of how warm the house would be in winter. The rental value set by the agent should reflect these factors and be considerably lower than for comparable properties in the same area with A-rated heating systems and double-glazing. If the boiler and radiators are working properly, the landlord has fulfilled his legal responsibility. The landlord cannot be legally compelled to install a boiler system or double glazing.

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