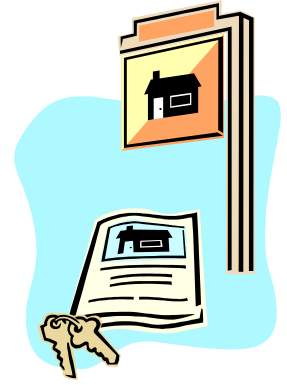


Sell A House - Buy A Home

A Feng Shui Perspective

by *Eileen M. Fitzpatrick*



Our surroundings have a huge influence on our lives. Have you ever walked into a room and felt immediately at home or conversely, terribly uncomfortable? That's the energy of the space reflected by such things as colours, patterns, items and underground energetic influences.

Selecting a home can be daunting, so creating an uplifting, welcoming atmosphere could sell your house faster. See your house as a buyer looking for a new home. We need our homes to support our overall well-being and we can do this by not only having it be aesthetically pleasing, but by making sure there is a free flow of energy throughout.

Here are some feng shui guidelines you may find useful:

Feng shui is a practice of creating a balanced and harmonized environment, and it can direct a specific type of energy; in this case, sell/buy energy. Cures and enhancements are anything from remodelling to hanging crystals. Whatever the change or cure, it must be comfortable and unobtrusive to your sensibilities.

Selling

- Entrance - front door hidden
 - *Cure:* Paint the door red.
Minimize garden décor. Note: do not strip or empty the garden, simplify it.
- front door around the side of the building
 - *Enhancement:* Place an enticing attribute to attract buyers to investigate such as hanging a wind chime or creating a path using symbology, icons, plants or colours that leads directly to the entrance. Types of moving objects (whirligigs) are great.
- Water - behind the house can mean financial loss
 - *Cure:* Place a wooden boat on the stream/river bank if within the property line or on the property line if beyond - symbolizing staying afloat.
- in front of the house represents abundance and prosperity
 - *Enhancement:* Create a moving water feature such as a fountain at the front door; water should splurt/flow up and towards to the door.
- Mountains/hills* - behind the house provide support and protection
 - *Enhancement:* solid wall, heavy fence or strong hedge can symbolize the mountain
- in front of house prevents fortune and opportunities
 - *Cure:* Convex mirror reduces obstruction and enlarges welcoming energy drawing it around

* Structures that loom above or in front of the house equate to mountains/hills.
- Fireplace - when not in use, can connote energy loss
 - *Cure:* Be sure flu is closed and screen is in place.
 - *Enhancement:* Always have wood/coal present
- Doors - opens into room creating sense of un-safety as one cannot see what is in the room/behind the door
 - *Cure:* Change swing of door to open against wall

This can be unfeasible as the light switch may then be behind the door. In this case use mirrors to reflect what is in the room so that those entering see that it is safe - and those in the room can see whoever is entering.

- sticks, off hinge, knobs unsecured—energetic flow disrupted, creates upset

- *Cure:* Fix properly.
- Yin/Yang (feminine/masculine) - too much of one can overwhelm the other leaving the feeling of “needs a lot of work”
 - *Cure:* Use opposites to create a balance. Balance does not mean 50/50; bedrooms are best slightly more yin/feminine, kitchens slightly more yang/masculine
 - light to dark gradations, hard surfaces with soft textured objects, squares with circles, etc.
- Clutter - creates blockages such as blocking the potential buyer from actually seeing the house because they are looking at your things. Some clutter is not too much stuff lying around, but items that are too large for the space so there is a feeling of not enough room or too many patterns creating a sense of unsettledness.
 - *Cure:* Think minimalist, not empty. Open a path for the energy to flow, especially in the entryway. Put away small kitchen appliances and most countertops items. Remove photographs and personalized objects. Organize the presses and wardrobes.
- Colours - have distinct vibrations; neutrals are best for sales.
 - *Cure:* Paint or place decorative accents (fabrics, pictures) to effect positive change. Use the hue that makes you feel the best.
- Live things - enliven slow or dead areas.
 - *Enhancement:* Place plants, fish, birds, etc., in strategic areas to elevate and enliven the energy. Symbology is as strong as the “real” thing—use artistic renditions (silk, paintings, statues).



Two things sell residential real estate: price and presentation. Price is based on the market in your area. Presentation is based on your eye being that of the buyer and not “the” owner. You are leaving, so put your emotional attachments into memory and stay present to the task at hand. Clear space, neutralize conflicts, promote features that present a home a buyer must have!

Buying

If you have not created your *wish and needs list* be sure to take the time to mentally create a vision of your desired residence and then write it down—your buyers’ broker may help you with this. Once you have done that, prioritize the list. This will give you and your agent a great starting point.

The following are some thoughts on what to include in your new home—either by purchasing a place that meets your criteria or buying one that can be tweaked and modified to be a wonderful home for years to come.

- Emotional Imprints
 - If the sale is due to negative partner/family issues, this could be a bad buy if a full and complete space clearing is not performed.
- Building Location
 - The worst place for a house is at the end of a road where energy is driven directly to or dragged from the house by traffic, creating overwhelm and depletion—as well as a lack of privacy.

- Entrance
 - The front door should be easily seen and accessible from the footpath. If the path to the door is via the driveway, this could create a feeling of “unwelcome”.
 - Best when path to door meanders; a straight-arrow path can create negative “shot” energy.
- Entryway/hall
 - The staircase *directly* facing the front door may cause major energy loss for upper floors.
 - Front door, hall door, kitchen door or any combination of aligned doors—gunshot style—leading out the back through a door or large window can prevent incoming energy from circulating throughout and be lost. It creates a sense of unease for those entering.
 - Toilet or WC seen from the front door will drain incoming energy.
- Room Doors
 - In general, doors should open against the wall and not into the room creating a sense of un-safety as one cannot see what is in the room or who is entering from behind the door.
- Kitchen - Power Position
 - Optimum location: back left corner area of house
 - Cooker—primary wealth item
 - Cooker should not be visible from the front door.
 - When standing at the cooker, the main kitchen door should not be behind the cook (need to see who is coming and going).
- Bedrooms - Sanctuary
 - When lying in bed, one must be able to see out of the door.
 - Sloping ceilings create depressing energy.
 - In children’s rooms, especially, be sure the beds can be arranged so that the sleeper’s head is not in the direction of the windows.
 - Check for angles created by dormer windows. These create “poison arrows” of negative energy and can disrupt sleep.
- Bathroom/Ensuite
 - A toilet above the front door...well, think about it...not good.
 - The toilet should not be visible from the hall or bed.
- Miscellaneous
 - Do doors or windows stick? This could mean secrets or unspoken truths leading to emotional disruption.
 - What do the neighbouring lots/houses “feel” like to you—welcoming or foreboding?
 - Does viewing the landscape connote flow or jaggedness?



These are not reasons “not to buy”—the above are what to look for when inspecting and considering your new home. Remember, there is a cure or enhancement for everything! Don’t let a negative deter you. Being aware is being a smart buyer. Good Luck!

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Consulting practice encompasses **Energy Healing Therapies** Clinics & Sessions (Animals too!), **Environmental Order & Balance** - Feng Shui Consultations & Workshops, Divining/Dowsing and Wellness Home/Sleep Programmes, **Personal & Professional Development** Coaching & Listening Courses.

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Eileen and her work have been featured in the Irish Independent, Irish Examiner, Limerick Leader, Limerick Post, Network Holistic, Cosmo Girl and New York Family Magazine.