

# Particulars.



The Auctioneers reserve the right of offering Lots 1, 2, 3, 4, 5, 6 and 7, first as one Lot, and if not sold in that way, then in the following or such other Lots as may be determined upon at the time of Sale.

## LOT I.

(Coloured Pink on Plan.)

## PARISHES OF ST. HILARY & LLANBLEDDIAN.

THE EXCELLENT

# SPORTING RESIDENTIAL PROPERTY

KNOWN AS

## “NEW BEAUPRÉ,”

the whole of which is Freehold except a small portion containing 1 acre and 3 roods, or thereabouts, which is Copyhold of the Manor of Llanbeddian.

COMPRISING

**100a.                      3r.                      15p.**

(OR THEREABOUTS),

situate close to the Town of Cowbridge, and connected with the Main road by a Carriage drive and also with a back drive to the St. Hilary Road, including

## THE MODERN RESIDENCE,

Stone built and cemented with slate roof, situate in a beautiful sheltered position under the lea of the Coed-y-Seler Wood, and overlooking beautifully timbered and picturesque Park land, and containing:—Entrance, Large Hall (18ft. by 18ft.), Dining Room (18ft. by 16ft.), with Bay Window, Drawing Room (18ft. by 16ft.), with Bay Window, Library (18ft. by 15ft.), Schoolroom (18ft. by 10ft.), Servants' Hall, Kitchen, fitted with Eagle Range, Back Kitchen, Butler's Pantry, Housekeeper's Store Room, Dairy, and Sundry Offices. 5 Front and 3 Back Best and 4 Servants' Bedrooms, Box Room, Store Room, W.C., and Wash-up.

In the 2 stone paved yards adjoining the Kitchen are, Laundry, Bakehouse, Fruit Room, and Wash-house, 2 Living Rooms, 2 Cellars, Modern W.C., also Coal House and 2 W.C.'s (un-fitted).

The Stabling and Out-buildings comprise 3-Stall Stable and 2 Loose Boxes, Coach-house for 4 Carriages, and Large Saddle Room, with living accommodation for 3 Men Servants, Range of 4 lean-to Loose Boxes surrounding Stable Yard, 2 Pig Cots, Large Hay and Potato Loft, and Large Underground Soft Water Tank for Stable Supplies.



NEW BEAUPRÉ HOUSE (LOT I.)

The Residence is surrounded by old-fashioned Box-bordered Gardens and Lawns, which are of small extent and inexpensive to keep up, covering an area in all of 2½ acres.

The only glass is a small Vinery and Greenhouse, and there is also a Summer House, Potting Shed, &c

## The Park Lands

lying in front of the Residence are beautifully timbered with magnificent Chestnuts and Elms and are of the finest quality.

### Two Convenient Four-Roomed Cottages,

KNOWN AS

### “THE COTT,”

with Out-buildings, comprising—Cart Shed, Cow House to tie 6 Cows, 2 Calf Sheds, Open Shed, Stock Yard and large Kitchen Garden. Adjoining the cottages and under the same roof is a building, now unused, which could be converted into an additional Cottage with little expense. There is also a Wooden Cowshed, to tie four, on Field No. 790.

The Residence and one Cottage are at present in hand, the Land and one Cottage are in the occupation of DAVID MORDICAI, on an Annual 2nd February tenancy.

### The Timber on this Lot has been Valued at £833 17s. 0d.

There is a Right-of-way, as shewn on the Plan, at the top of Field No. 789, in favour of the Reverend THOMAS EDMONDES, his heirs and assigns, such Right-of-way not to exceed 12 feet in width at any part thereof.

#### SCHEDULE.

|                      |                           | No. | AREA. |    |                                       | DESCRIPTION.   | OCCUPATION.     | APPORTIONED RENTAL.                          |
|----------------------|---------------------------|-----|-------|----|---------------------------------------|----------------|-----------------|--|
|                      |                           |     | A.    | R. | P.                                    |                |                 |  |
| New<br>Beauprè       | Parish of<br>Llanbleddian | 779 | 0     | 2  | 22                                    | Pasture ... .. | D. Mordicai ... | } £145 0 0<br><br>} £150 0 0<br>(Estimated). |
|                      |                           | 794 | 1     | 0  | 37                                    | „ ... ..       | „ ... ..        |  |
|                      |                           | 793 | 0     | 3  | 4                                     | „ ... ..       | „ ... ..        |  |
|                      |                           | 791 | 2     | 2  | 28                                    | „ ... ..       | „ ... ..        |  |
|                      |                           | 795 | 1     | 3  | 7                                     | „ ... ..       | „ ... ..        |  |
|                      |                           | 790 | 3     | 0  | 25                                    | „ ... ..       | „ ... ..        |  |
|                      |                           | 857 | 5     | 2  | 14                                    | „ ... ..       | „ ... ..        |  |
|                      |                           | 855 | 2     | 3  | 16                                    | „ ... ..       | „ ... ..        |  |
|                      |                           | 856 | 2     | 0  | 5                                     | „ ... ..       | „ ... ..        |  |
|                      | 789                       | 2   | 2     | 15 | „ ... ..                              | „ ... ..       |                 |  |
|                      | 175                       | 6   | 2     | 14 | „ ... ..                              | „ ... ..       |                 |  |
|                      | 176                       | 6   | 0     | 20 | „ ... ..                              | „ ... ..       |                 |  |
|                      | 32                        | 15  | 1     | 35 | „ ... ..                              | „ ... ..       |                 |  |
|                      | 125                       | 23  | 2     | 12 | „ ... ..                              | „ ... ..       |                 |  |
|                      | 127                       | 1   | 1     | 10 | Cottage, Farm, Buildings, etc....     |                |                 |  |
|                      | 126                       | 0   | 1     | 30 | Plantation ... ..                     | In Hand ... .. |                 |  |
|                      | 31                        | 21  | 1     | 13 | Coed-y-Seler Wood ... ..              | In Hand ... .. |                 |  |
|                      | 33                        | 2   | 2     | 27 | Beauprè House, Gardens and<br>Grounds | In Hand ... .. |                 |  |
| A. R. P.<br>100 3 15 |                           |     | 100   | 3  | 15                                    |                |                 |  |

The Tithe, which is paid by the Landlord, on this Lot has been apportioned as follows:—

Llanbleddian Parish, £2 13s. 5d.; St. Hilary Parish, £1 11s. 0d.; these for the year 1909 amount to £2 17s. 9d.

Land Tax, paid by the Tenant, ... .. £3 0s. 4d.

Land Tax on Lands in hand, paid by Landlord.... .. £1 19s. 8d.