

10/6 (2)

Wheathampstead House,  
Hertfordshire.

FOR SALE BY AUCTION  
At The London Auction Mart,  
155, Queen Victoria Street, E.C.4,  
On Wednesday, 25th April, 1928,  
At 2.30 p.m.  
*(unless previously sold privately).*

*Solicitors :*

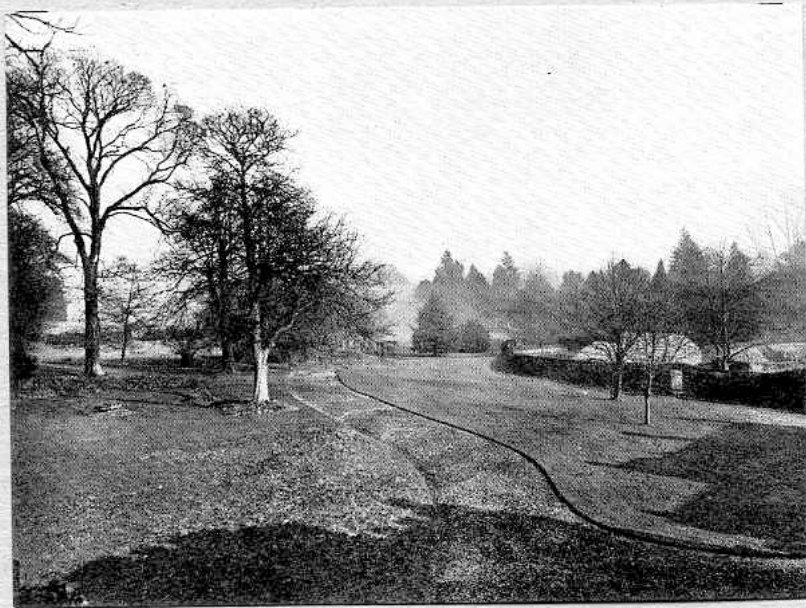
Messrs. COOKE & SONS,  
Luton, Bedfordshire.

*Auctioneers :*

Messrs. CONSTABLE & MAUDE,  
2, Mount Street, London, W.1.

Wheathampstead House,

Hertfordshire.





Suitable for School or Institution.

## Hertfordshire.

Close to Wheathampstead Station, 6 miles from Hatfield and 12 miles from Hertford

### The Dignified Castellated Mansion

known as

# Wheathampstead House

Wheathampstead.

Amidst beautiful surroundings over 300 feet up. Approached by 2 carriage drives and containing:

DOUBLE LOUNGE HALL, 4 RECEPTION ROOMS, BILLIARD ROOM, about 22  
BED & DRESSING ROOMS, 4 BATHROOMS & COMPLETE DOMESTIC OFFICES

*Main Drainage.*      *Acetylene Lighting.*      *Excellent Water Supply.*  
COTTAGE.      STABLING for TEN.      GARAGE for FOUR CARS.

**Charming Grounds and Pleasure Gardens.**

**COMPACT MODEL FARM OF 25 ACRES.**

The Total Area being nearly  
**48 ACRES.**

Messrs.

## Constable & Maude

Are instructed to offer the above Property for Sale by Public Auction, in Lots, at the  
**London Auction Mart, 155, Queen Victoria Street, London, E.C.4,**  
**On WEDNESDAY, 25th APRIL, 1928, at 2.30 p.m.**  
(unless previously disposed of by Private Treaty).

Particulars and Conditions of Sale may be obtained of the Solicitors, Messrs. COOKE &  
SONS, Luton, Bedfordshire; or of the Auctioneers, at their Offices,

**2, Mount Street, Grosvenor Square, London, W.1.**

Telegrams: Audconsan, Audley, London.

Telephones: Grosvenor 1267 (3 lines).

Branches: Hendon (Middx.), Shrewsbury and Stow-on-the-Wold.

## General Remarks and Stipulations.

**TO VIEW.**—There is a gardener in charge of the property, and intending purchasers may inspect at all reasonable hours of the day, but the Auctioneers would appreciate previous notice in order that they may give advice of intending inspections.

**SITUATION.**—The property is situated in a very favourite part of Hertfordshire, the district being quite unspoilt, yet within easy reach of London by railways, omnibuses, etc. Wheathampstead Station on the L.N.E. Railway, Branch Line, is within 5 minutes' walk, Harpenden on the L.M.S. Main Line, 3 miles, and Hatfield, L.N.E. Main Line, 6 miles; St. Alban's, L.M.S. and L.N.E.R., 5 miles. A service of motor 'buses connects with the surrounding country.

**SPORTING FACILITIES.**—The property is situated in the centre of the HERTFORDSHIRE HUNT. The Old Berkeley, Aldenham Harriers and Major Smith Bosanquet's Hounds also meet within easy reach. The Mid-Hertfordshire GOLF LINKS, 18 holes, is only  $\frac{3}{4}$ -mile away. FISHING may usually be obtained in the district by ticket.

**SOIL, ALTITUDE AND ASPECT.**—The soil is gravel, of which there are extensive and valuable deposits on the property, especially is this the case respecting Lot 2. The Residence is about 300 feet above sea level and enjoys a southerly aspect.

**LIGHTING, WATER AND SANITATION.**—Acetylene gas from a private plant. Electric light and power available. Water from a deep well, pumped by a hot air engine. Modern sanitation connected with the main sewer.

**TENURE, RIGHTS OF WAY AND OUTGOINGS.**—The whole of the property is Freehold, but will be held subject to all rights of way or other easements existing thereon. The outgoings are stated in the Particulars under each Lot.

**FIXTURES AND FITTINGS.**—Landlord's fixtures and fittings will be included in the sale, but a purchaser will be required to take over at a valuation in the usual manner certain Tenant's fixtures and fittings in and about the house and grounds. A purchaser will also be required to pay the usual Tenant Right Valuation, if any. The growing timber will be included in the sale.

**PARTICULARS, DESCRIPTION AND PLAN.**—Every care has been taken in the preparation of the Particulars, description and plan, but their accuracy is not guaranteed, and no error or misdescription therein shall annul the sale, or be made the subject of compensation by either side.

**LOTTING.**—Lots 1 and 2 will first be offered together, but if no acceptable bid is forthcoming the Estate will then be submitted for sale as Lotted.

Illustrated Particulars  
of  
**Wheathampstead House,**  
Wheathampstead.

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**LOT 1.**

*(Coloured Pink on Plan.)*

**EXCEEDINGLY ATTRACTIVE FREEHOLD COUNTRY SEAT**  
situated amidst most beautiful surroundings, and about 300 feet above  
sea level, in the heart of one of Hertfordshire's most sought after  
districts.

*The neighbourhood is entirely unspoilt by building, yet  
London may be reached from several excellent centres in a  
little over half-an-hour.*

**This Dignified Small Mansion**

is most substantially built of brick with slated and tiled roof, and is  
approached by two carriage drives through handsome Entrance Gates.  
Entered through a handsome pillared Portico Entrance it affords the  
following well-arranged and spacious accommodation :—

**Double Lounge Hall**

about 44ft. by 27ft. 9in., fitted with two fireplaces and two Radiators.  
Leading from the Hall is a fitted CLOAKROOM, 14ft. by 7ft. 9in.,  
and a Lavatory with Basin (h. & c.) and W.C.



*The handsome Suite of Reception Rooms comprise:—*

### **Dining Room**

about 22ft. by 32ft. 6in., facing South, and having large windows. Fireplace with polished steel fittings.

### **Drawing Room**

about 43ft. by 25ft. 6in., including a large bay window overlooking the Lawn. Parquet floor. Marble fireplace with polished steel fittings. Concealed Radiators.

### **Morning Room**

about 24ft. 3in. by 15ft. 6in., with large bay window, facing South, and fireplace fitted well grate.

### **Billiard Room and Smoking Room**

about 20ft. by 21ft. 9in. and 15ft. 6in. by 15ft. 6in. respectively, with large bay and French windows opening on to the Lawns, fitted with two Radiators and fireplace.

### **The Domestic Offices**

are most conveniently shut off, quite adequate and well-equipped, and comprise KITCHEN with large double oven "Britannic" range, small "Kooksjoie" single oven ditto, a "Carron" hot plate and grill, SCULLERY with hot, cold and soft supplies of water, Pantry, HOUSEKEEPER'S ROOM, SERVANTS' HALL, 2 SERVANTS' BEDROOMS, W.C., etc. A separate boiler for the Domestic water service is installed.

**On the First Floor :**

*Approached from the Hall by an easy winding Staircase of Oak and also by Secondary Staircase, is a suite consisting of*

**The Boudoir**

about 22ft. by 21ft., with steps leading to a

**Winter Garden**

about 14ft. 6in. by 13ft. 9in., with French windows leading on to the flat roof overlooking the Lawns.

BEDROOM No. 1, about 23ft. by 16ft., including large bay and fitted fireplace.

BATHROOM, fitted with Mahogany encased Bath (h. & c. and shower), heated airer, and marble mounted Wash Basin. Adjoining is a W.C. Leading from the Boudoir is a Bedroom or

DRESSING ROOM No. 2, about 14ft. by 12ft., and fitted fireplace. Approached from the Main Corridor is

BEDROOM No. 3, about 20ft. 6in. by 18ft. 6in., fitted fireplace, and communicating is

BEDROOM No. 4, about 26ft. by 19ft., including large bay, fitted fireplace, and into

BATHROOM No. 2, with fitted bath and lavatory basin with hot and cold supplies. Approached by the main corridor is

BATHROOM No. 3, with fitted bath and lavatory basin (hot and cold supplies) and W.C. Adjoining is



BEDROOM No. 5, about 22ft. by 13ft., fitted fireplace, and communicating is a small Dressing Room, 10ft. by 8ft. 6in.

BEDROOM No. 6, about 23ft. 6in. by 18ft. 6in., with fireplace, communicates with

BEDROOM No. 7, about 23ft. by 15ft. 6in., including large bay and fitted with fireplace.

BEDROOM No. 8, about 19ft. by 13ft. 6in., excluding bay and recess, communicated with

BATHROOM No. 4, 19ft. by 19ft., excluding bay, and fitted with fireplace, mahogany encased bath with hot and cold supplies and shower, heated airer, lavatory basin (hot and cold).

*Note.*—Most of the foregoing rooms are fitted with extra Baize covered draught excluding doors.

Opening from the principal corridor by French windows is a CONSERVATORY with steps leading down to the Lawns. Approached also from the Secondary Staircase is

BEDROOM No. 9, about 20ft. by 16ft. 6in., excluding recess, and fitted fireplace and cupboards.

BEDROOM No. 10, about 16ft. by 13ft., fitted with fireplace.

BEDROOM No. 11, 20ft. 6in. by 18ft., fitted with fireplace.

BEDROOM No. 12, about 15ft. 6in. by 11ft. 9in., fitted with fireplace, adjoins

BEDROOM No. 13, 13ft. by 12ft. 9in., excluding bay, and fitted with fireplace.

Adjoining is a Chambermaids' Pantry with sink, fitted hot, cold and soft water supplies and W.C.

### On the Second Floor :

Approached by back Staircase from Domestic Offices are FOUR MAIDS' BEDROOMS.

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*Main Drainage. Acetylene Lighting. Electric Light and Power available. Water Supply from a deep Well pumped by a Hayward Tyler Hot Air Engine.*

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### **The Capital Outbuildings**

are approached by a separate Entrance Drive and are substantially built of brick with tiled roofs. They comprise Stabling for ten horses,

### **The Garage**

for four cars with covered washing space, good COTTAGE containing SITTING ROOM, KITCHEN, 3 Bedrooms and W.C., Outhouses, etc.

### **The Delightful Pleasure Gardens and Grounds**

surround the Residence and form a special feature of the property. They are most beautifully laid out with extensive LAWNS, ROSE WALKS, Rosery, ROCK GARDEN, FOUR TENNIS and CROQUET LAWNS, Plantations of well-grown specimen trees, extensive terraces, formal garden, the whole being well timbered with many varieties of well-grown forest trees affording every seclusion. Partly walled FRUIT GARDEN.

The heated Glass Houses comprise Plant House, 50ft. by 16ft., Peach House and Vinery, 40ft. by 16ft., Cucumber House, 30ft. by 9ft., two Pits, 15ft. by 9ft., and two Pits (9-light and 5-light). Timber and Tiled Fruit Store and slated Tool Shed.

The total area extends to

**18.751 ACRES.**

**SCHEDULE.**

Ordnance No.	Description.	Area.
126	Mansion and Grounds ... ..	7.440
128	Plantation ... ..	7.804
129	Grass ... ..	3.507
	ACRES ...	18.751

**OUTGOINGS.**

	£	s.	d.
Tithe—Apportioned to Vicar ... ..	3	0	0
„ „ Impropiator ...	1	19	9
Land Tax ... ..	5	10	10
Annual charge in favour of the Poor of Wheathampstead ... ..	4	0	0

*N.B.—The bridge connecting this Lot with Lot 2 will be removed by the Vendors in the event of these Lots not being purchased by the same buyer.*

**IMPORTANT NOTE.—**The Mansion and Grounds would appear to be eminently suitable for use as an Institution or School, affording as it does excellent and spacious accommodation, and being situated within easy reach of London and surrounded by beautiful Gardens and Grounds giving complete seclusion and forming a most compact small Estate.



**LOT 2.**

(Coloured Green on Plan.)

**The Excellent Small Model Farm or  
Dairy Holding**

comprising a brick built, partly roughcast and slated

**Bailiff's House**

containing FOUR BEDROOMS, PARLOUR, KITCHEN and SCULLERY, cool and airy DAIRY fitted with slate shelves and white glazed tiled walls, Washhouse fitted sink, copper and scalding furnace. Outside is a timber and tiled building comprising WOOD BARN, STORE SHED and G.C., and a timber and iron Henhouse. GOOD GARDEN.

Water supplied by Deepwell pump with gear.

**The Homestead**

comprises a range of up-to-date brick and slated COWHOUSE with tie-up for 12, fitted with iron mangers and drinking troughs, FODDER HOUSE, LOOSE BOX and 4-STY PIGGERY, a range of open 3-BAY COWSHED with mangers, 2 LOOSE BOXES and open timber and iron Cowshed, the whole forming sides of 2 STOCK YARDS. At the rear is a timber and iron 5-BAY CARTSHED, and in the Paddock is a detached timber and iron Building comprising 2 LOOSE BOXES.

The Land comprises two enclosures of fine old Pasture and also an enclosure of matured Kitchen Garden, the total area being

**23.323 ACRES.**

**SCHEDULE.**

Ordnance No.	Description.	Area.
146	House and Homestead ... ..	.690
131	Pasture ... ..	13.803
131A	Ditto ... ..	7.362
132	Kitchen Garden ... ..	1.468
	ACRES ...	<u>23.323</u>

OUTGOINGS.

	£	s.	d.
Tithe—Apportioned to Vicar	3	13	2
,, ,, Impropiator	1	4	3

LAND TAX FREE.

**Note.**—On this Lot there are extensive and very valuable deposits of clean sharp gravel. Two trial holes have been sunk and are open for inspection at any time. Owing to the convenient lie of the land these valuable deposits could be removed without any preliminary excavations whatever.

**LOT 3.**

*(Coloured Yellow on Plan.)*

A Desirable Enclosure of

## Accommodation or Building Land

situate on a southern slope and having a frontage to the Codicote Road of about 750ft. and containing an area of about

**5.761 ACRES.**

SCHEDULE.

Ordnance No.		Area.
122	... ..	5.761
	ACRES	5.761

OUTGOINGS.

	£	s.	d.
Tithe—Apportioned to Vicar	0	9	7
,, ,, Impropiator	1	5	4

The total area of the Estate extends to about

**47.835 ACRES.**

**VACANT POSSESSION** of the whole will be given on completion of the purchase.

## SPECIAL CONDITIONS OF SALE.

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1. The property is sold subject to the Conditions following and to the Conditions known as the General Conditions of 1925 1st edition (a print being on the back of or annexed to each contract) so far as such latter Conditions are not varied by or inconsistent with the Conditions following.

2. The deposit shall be 10 per cent. of the purchase money and shall be paid to Messrs. Constable & Maud, of 2, Mount Street, London, W.1.

3. The day for completion of the purchase shall be the 1st day of June, 1928.

4. The Vendors' Solicitors are Messrs. Cooke & Sons whose office is situate at George Street West, Luton.

5. The following things shall be paid for by the Purchaser at a valuation or failing such valuation at their fair value (namely) All fixtures and fittings belonging to the Vendors usually denominated "Tenant's fixtures" which they may wish to sell and comprised in a list to be produced at time of sale and all growing crops in the gardens and glasshouses.

6. The Vendors are selling as Trustees for sale.

7. The titles shall commence as follows:—As to the greater part of the property with the Will dated the 18th December, 1872, and proved in the Principal Registry on the 23rd January, 1874, of the late Rev. John Olive formerly of Wheathampstead House who died on the 3rd January, 1874, and whose seisin in fee simple at the respective dates of his Will and death shall be assumed and as to the remainder of the property including part of Lot 2 and Lot 3 with a Conveyance on Sale dated the 4th day of December, 1901, and made between the Equity & Law Life Assurance Society of the first part, The Rt. Hon. Frederic Rudolph 10th Earl of Cavan of the second part and the Rt. Hon. Mary Sneade Countess Dowager of Cavan the widow of the ninth Earl of the third part. This Conveyance was expressed to be subject as to part of the land conveyed to a reservation of the beds of gravel thereunder and the power of working and removing the same in favour of the ninth Earl of Cavan his heirs and assigns contained in an Indenture dated the 12th day of July, 1893.

The Purchaser shall assume as is the fact that the reservations and powers above referred to remained vested in the said ninth Earl of Cavan at his death on the 14th day of July, 1900, free from incumbrances and passed by his Will to his widow the said Mary Sneade Countess of Cavan under the general devise and bequest to her contained in such Will which was proved at the Principal Registry on the 30th day of August, 1900. They have not been exercised since his death.

The yearly sum of £4 mentioned in the particulars and which is believed to be charged on land comprised in Lots 1 and 2 shall as from the date of the completion of the sale of Lot 1 be wholly paid by the Purchaser of that Lot who shall covenant with the Vendors to pay the said annual sum and to indemnify them and those claiming through them owner or owners for the time being of the other land charged therewith against all claims in respect thereof. The Vendors shall not be required to locate the exact position of the said land.

Each Purchaser shall pay to the Vendors the proportionate part as from the date of this contract of the premium on any subsisting policy of Fire Insurance and shall be entitled so far as the policy or the consent of the office permits to the benefit of such insurance as from the date of the contract but the Vendors shall not be bound to keep on foot any such insurance nor give to the Purchasers notice of any premium being or becoming due.



## Memorandum.

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of

do hereby acknowledge that I have this day purchased the Property described in the within Particulars as Lot for the sum of £

and that I have paid into the hands of the Auctioneers, Messrs. CONSTABLE & MAUDE the sum of £

as a deposit, and in part payment of the purchase-money and I hereby agree to pay the balance of the said purchase-money and to complete the purchase in all respects in accordance with the within Conditions of Sale.

Dated this            day of            1928.

Purchase-money    £            :            :

Deposit paid        £            :            :

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Balance            £            :            :

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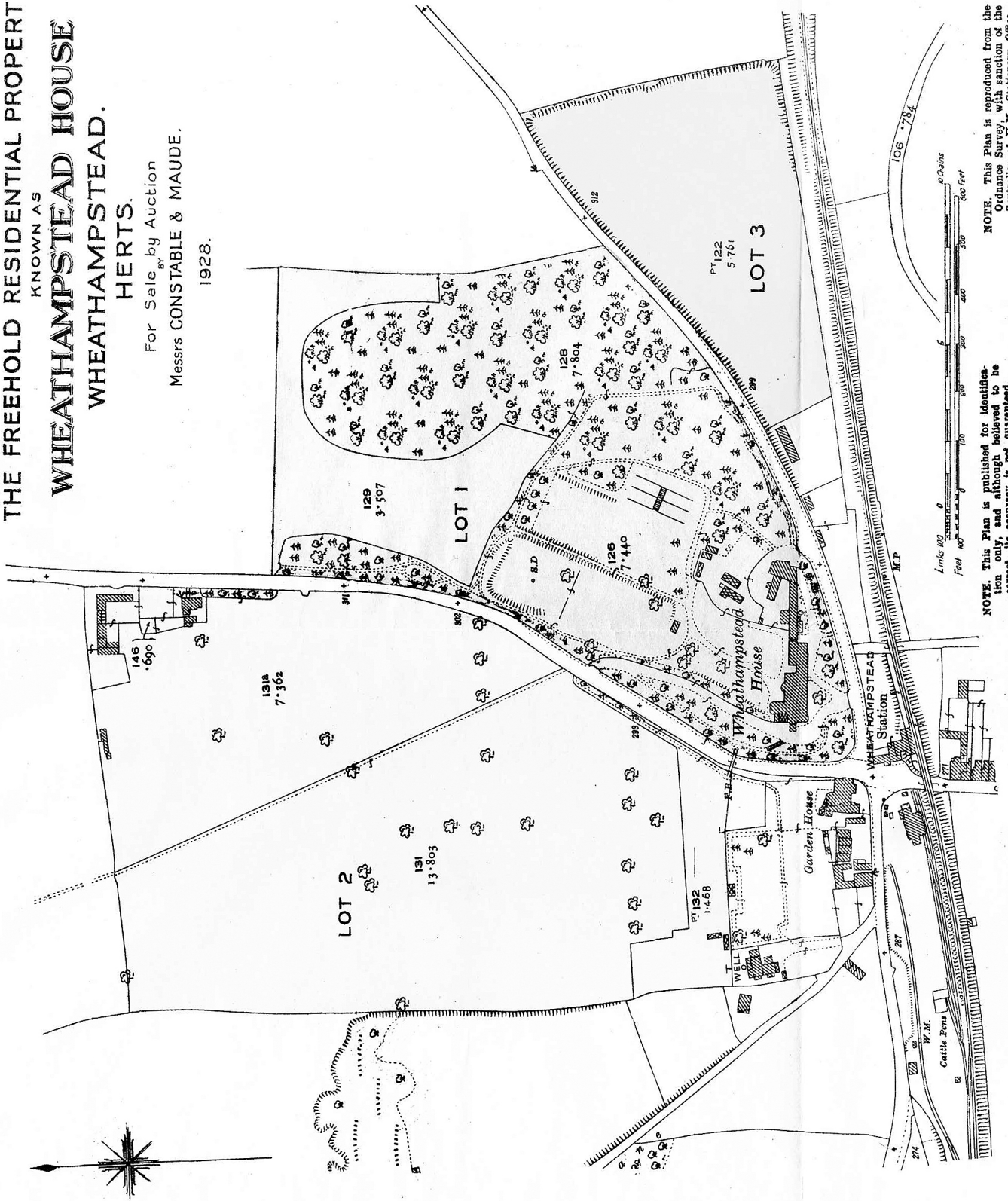
As Agents for the Vendors,

we hereby confirm this Sale, and acknowledge the receipt of the above-mentioned deposit.

Abstract of Title to be sent to

Plan of  
**THE FREEHOLD RESIDENTIAL PROPERTY**  
 KNOWN AS  
**WHEATHAMPSSTEAD HOUSE**  
**WHEATHAMPSSTEAD.**  
**HERTS.**

For Sale by Auction  
 Messrs **CONSTABLE & MAUDE.**  
 1928.



NOTE. This Plan is reproduced from the Ordnance Survey with sanction of the Controller of H.M. Stationery Office.

NOTE. This Plan is published for identification only, and although believed to be correct, its accuracy is not guaranteed.