

By Instructions from the Exor. of R. M. (Robin) Chamberlin, Esq., dec'd.

# “ BLOFIELD HOUSE ”

BLOFIELD



FOR SALE BY AUCTION

AT THE ROYAL HOTEL, NORWICH

ON TUESDAY, 14th FEBRUARY, 1950

At 4 p.m. precisely, in One Lot.

Auctioneers :

HANBURY WILLIAMS,  
3, Upper King Street,  
NORWICH.

Telephones : 21377-8.

Solicitors :

FOWELL, THOROLD & PRENTICE,  
11, Queen Street,  
NORWICH.

Telephone : 21965.



## *Particulars*

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The delightfully situated, brick and slated

# Freehold Country Residence

known as

## "Blofield House"

occupying an excellent position in the parish of Blofield, half a mile from the Village and the Norwich—Yarmouth main road, about  $6\frac{1}{2}$  miles from Norwich.

The Residence is approached from the road leading to Woodbastwick by a short gravelled Drive and contains :—

### **On the Ground Floor :**

ENTRANCE HALL, with slow combustion stove.

CLOAK ROOM, with wash-basin (h. & c.) and Pedestal W.C.

DINING ROOM, 15-ft. by 14-ft. 6-ins., with tiled stove and cupboard.

MORNING ROOM, 22-ft. by 16-ft. 6-ins., with tiled stove.

LOUNGE, 19-ft. 9-ins. by 16-ft., with tiled stove.

KITCHEN, 18-ft. by 16-ft., with range, perpetual oven and fitted dresser.

CHINA PANTRY, fitted with cupboards, drawers and shelving.

HOUSEMAID'S PANTRY, with deep sink (h. & c.) and shelving.

CHINA CUPBOARD—SMALL STOREROOM.

SCULLERY, with deep sink (h. & c.) and " Ideal " Domestic Boiler.

LARDER, with shelving and meat safe.

STAFF SITTING ROOM, 16-ft. by 13-ft., with tiled stove.

Staircase to Store Room and entrance to Cellarage.

### **On the First Floor :**

LANDING.

BEDROOM, 14-ft. 9-ins. by 13-ft. 6-ins., with tiled stove.

DRESSING ROOM, with stove.

BEDROOM, 16-ft. 9-ins. by 15-ft. 9-ins., with tiled stove.



DRESSING ROOM.

BEDROOM, 15-ft. 9-ins. by 15-ft. 9-ins., with tiled stove.

W.C.

BATHROOM, with bath (h. & c. ; Hot towel rail).

HOUSEMAID'S CLOSET (h. & c. supply).

BEDROOM, 16-ft. 6-ins. by 13-ft. 9-ins., with tiled stove.

BEDROOM, 17-ft. 9-ins. by 10-ft.

BEDROOM, 18-ft. by 16-ft. 9-ins.

Second Staircase and Attic Tank Room.

**At the Rear :**

Small enclosed Yard, concreted and drained ; " Higgs " electric motor and deep-well pump ; the brick, slated and tiled

**OUTBUILDINGS**

comprising :—Coal House, 3 small Store Sheds, Closet, Dust House ; SHED ; STABLING, containing 5 loose boxes and 3 stalls ; Hay House ; Harness Room ; 2-bay lodge and enclosed Yard ; GARAGE, 18-ft. 9-ins. by 18-ft. 3-ins. ; corrugated roofed Wash Place, paved and drained ; boarded and corrugated Kennel, with run and Loose Box ; lean-to boarded and tiled Shed and corrugated Wood Shed ; underground Soft Water Cistern and Pump ; Back Drive ;

**KITCHEN GARDEN**

with fruit walls ; lean-to Vinery, 29-ft. 6-ins. by 14-ft., with twin-coil hot water piping, Stoke Hole and Boiler ; lean-to GREENHOUSE, 14-ft. 9-ins. by 9-ft., with twin-coil hot Water piping and boiler ; Potting Shed.

**ORCHARD**

**WELL-TIMBERED GROUNDS**

**PARK-LIKE PASTURE LAND**

with 2 boarded and corrugated Colt's Lodges

**PLANTATIONS**

the whole extending in all to an area of about

2la. Or. 39p.

as set forth in the following



beginning of garden 5  
 Heus 6-5  
 Grazing 10

# SCHEDULE.

No. on Ordnance Survey Map.	Description.	Acreage.
258	Orchard, etc. ... ..	.702
285	House, Buildings, etc. ... ..	2.174
301	Grounds ... ..	11.415
259	Spinney ... ..	.292
281	Ditto ... ..	.433
282	Copses ... ..	.839
286	Woodlands ... ..	1.847
302	Spinney ... ..	.321
305	Ditto ... ..	.294
300 (part)	(Estimated at) ... ..	.067
303	Pasture ... ..	2.861
TOTAL ... ..		21.245 acres.

## WITH VACANT POSSESSION ON COMPLETION OF THE PURCHASE

together with :

Two brick and tiled

## Freehold Cottages

adjoining, with long front gardens and well of water, situate at the junction of Holly Lane and the road leading to Woodbastwick ; each containing : 2 Front Sitting Rooms, one with stove and cupboards ; Living Room, with stove ; Kitchen ; Pantry ; 2 Bedrooms, one with stove and cupboard.

### At the Rear :

Brick and tiled Coal House, Closet, and

## GARDEN

being numbered 304 on the Ordnance Survey and containing according thereto an area of about

0a. 1r. 13p.

One of the Cottages is in the occupation of Mr. P. E. Maidstone (Gardener), a Service Tenant, and the other is let to Mr. H. Walpole on a weekly tenancy determinable at his death, at a rent of 5s. 0d. per week, on the terms of a written Agreement, a copy of which can be inspected at the office of the Auctioneers prior to the sale.

The Valuable standing TIMBER will be included in the Sale.



**TENURE** ... **FREEHOLD.**

**OUTGOINGS.**

Tithe Redemption Annuity—£9 3s. 2d.

Land Tax (as assessed).

Rateable value of the House—£97.

Rateable value of the Cottages—£8.

**MAINS ELECTRICITY** installed.

Drainage to Cesspool.

*The property may be viewed only by arrangement with the Auctioneers.*

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The Purchaser will have to pay in addition to the Purchase-money the sum of  
£ for fixtures and fittings a Schedule of which will be produced  
in the Sale Room.

The Vendor reserves the right to hold a Sale by Auction of the furniture and outdoor effects, fowls' houses, 2 Summer Houses and small granary upon the property prior to the date fixed for completion of the purchase.

The Electric Cookers, Kettles and any other fixtures and fittings belonging to the Eastern Electricity Board; the Post Office Telephone (Brundall 11), and any sheds fixtures and fittings belonging to the Tenants of the Cottages are not included in the sale and may be removed by them respectively.

The property will be sold subject to Way-leaves and subject to and with the benefit of all such rights, privileges liabilities and easements as may legally affect or belong to the same, and to all Tenants claims (if any).

## CONDITIONS OF SALE

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1. The property is sold subject to "The National Conditions of Sale" No. 1 (Fifteenth Edition) so far as they are not inconsistent with the Conditions following.
2. The Deposit shall be 10 per cent of the purchase-money and shall be paid to Messrs. Fowell, Thorold & Prentice as Stakeholders.
3. The day for the completion of the Purchase shall be the 25th day of March, 1950.
4. The Vendor's Solicitors are Messrs. Fowell, Thorold & Prentice, whose office is situate at 11 Queen Street, Norwich.
5. The Vendor sells and will convey as Personal Representative.
6. The Title shall commence with a Conveyance on Sale dated the 29th day of October 1920.
7. The property is sold on the footing that the permitted use thereof for the purposes of the Town and Country Planning Act 1947 is user as residential and agricultural property.
8. The Cottage rent as specified in the Particulars of Sale is beneved to be the rent legally payable, but no warranty thereto is made. No Requisition or enquiry shall be made with regard thereto nor as to the standard rent, net rent or any increase of rent, nor as to any other matter affecting the property under the Rent Restrictions Acts.
9. No objection or enquiry shall be made on the ground that the Vendor's Testator's first Christian name is wrongly given in the said Conveyance of the 29th October 1920 as "Robin" (by which he was generally known) instead of "Robert," which is the correct name.