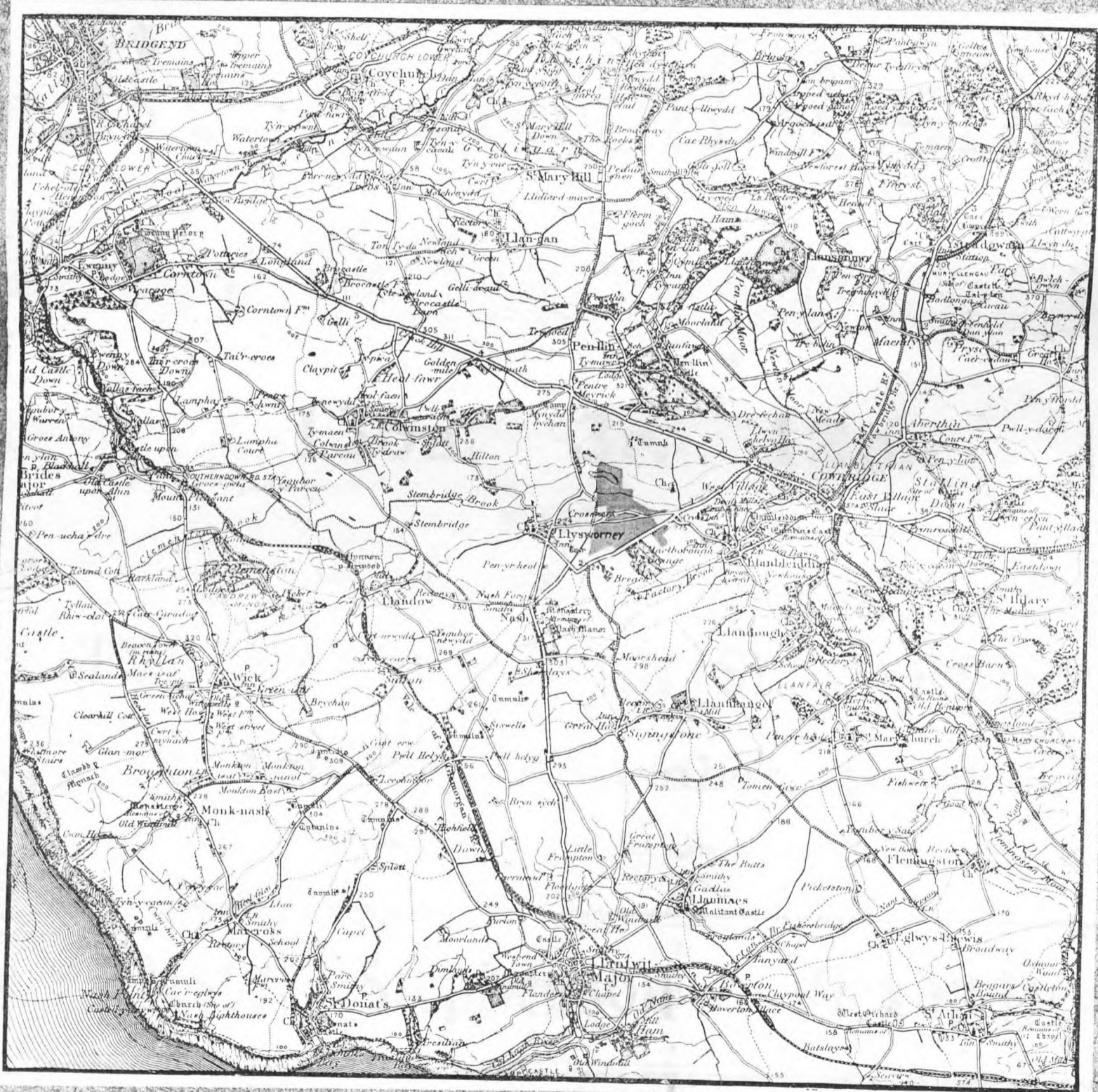


SA 12/1374
4/1/05
15/27/1
(a)

GLAMORGANSHIRE.

Parish of Llanblethian.

Crossways Estate.



Solicitors :

Messrs. L. G. WILLIAMS & PRICHARD,
Charles Street,
CARDIFF.

Auctioneers :

Messrs. STEPHENSON & ALEXANDER,
5, High Street,
CARDIFF.

GLAMORGANSHIRE.

PARISH OF LLANBETHIAN.

Sale of Valuable Freehold and Copyhold Residential Estate.

PLANS, PARTICULARS & CONDITIONS OF SALE

OF THE

Valuable

FREEHOLD & COPYHOLD

Residential Estate

KNOWN AS

“THE CROSSWAYS ESTATE,”

COMPRISING AN AREA OF

136a. 3r. 12p.

(OR THEREABOUTS).

WHICH WILL BE SOLD BY AUCTION, AT

THE MART, 5, HIGH St., CARDIFF,

On Saturday, November 4th, 1905,

AT **THREE** O'CLOCK IN THE AFTERNOON, BY

Messrs. Stephenson & Alexander

Plan, Particulars, and Conditions of Sale may be obtained upon application to Messrs. L. G. WILLIAMS & PRICHARD, Charles Street, Cardiff, or to the AUCTIONEERS, 5, High Street Cardiff.

REMARKS.

The Crossways Estate which is now offered for Sale is a compact Residential Estate, partly freehold and partly copyhold, situate close to the Market Town of Cowbridge, and in the centre of the Glamorganshire Hunt.

The Residence is situate in a sheltered position surrounded by the 137 acres of Land which form the Estate, and is well and substantially built, with ample accommodation as will be seen from the full description in the particulars, and is connected with the main road both from the east and west by a carriage drive with an artistic lodge at each entrance. The Stabling is in every respect modern and extensive, the late Owner being Master of Hounds, maintained everything in this respect in up-to-date order. The Farm Buildings are also well-built and extensive.

There is an unfailing supply of hard and soft water. The drainage system is perfect. The premises are lighted throughout with ascetyline gas. The engines and plant for pumping the water and generating the gas are situate in the grounds, and are practically new and in working order.

The grounds are tastefully laid out, being planted with choice and well-grown shrubs and trees of every description. The lawns are extensive and comprise tennis and croquet lawns. The kitchen garden which is the original garden connected with the old House before it was rebuilt, is well sheltered and productive.

The town of Cowbridge is distant about $1\frac{1}{2}$ miles, Cardiff 13 by road and Bridgend 6, an excellent direct train service to London being obtained from the latter town in $3\frac{1}{2}$ hours. The train service to and from Cowbridge on the Taff Vale Railway has lately been greatly improved. There is a station at Llantwit Major on the Vale of Glamorgan Railway, distant $2\frac{1}{2}$ miles, from which there is an excellent Train Service to Cardiff, Bridgend and intermediate stations. Church of England $\frac{3}{4}$ mile. Roman Catholic Church at Bridgend 5 miles.

The Pasture Land is of exceptionally good quality being some of the very best in the Vale of Glamorgan.

The property is one which can be thoroughly recommended to anyone desirous of obtaining a Compact Residential and Sporting Estate, to a hunting man especially it has exceptional advantages—situate as it is in the centre of the Glamorganshire Hunt, and fitted in every respect for the maintainance, and, if necessary, for the breeding of a large number of horses. There are 2 Lodges, 2 Cottages, Farm House, and Stableman's quarters over the stable, so that ample accommodation is provided for the housing of the staff of men required for the proper up-keep of the property, and therefore to anyone requiring a compact Estate the present Sale affords an opportunity for acquiring an exceptionally attractive property which rarely occurs.

All outgoing will if necessary be apportioned by the Auctioneers.

PARTICULARS.

Lot 1.

(COLOURED PINK ON PLAN).

ALL THAT

VALUABLE FREEHOLD and COPYHOLD Residential Property

WITH THE

STABLES, FARM BUILDINGS, LODGES, &c.

CONNECTED THEREWITH, KNOWN AS

'CROSSWAYS'

262 FEET ABOVE SEA LEVEL, SITUATE IN THE PARISH OF LLANBLETHIAN IN
THE COUNTY OF GLAMORGAN.

CONTAINING ON THE WHOLE

63a. Or. 30p.

(OR THEREABOUTS).

And formerly in the occupation of the late Mr. R. T. BASSETT.

A Cottage and Field numbered 659 on the Sale Plan included in this Lot, is held under a grant for a lease for 99 years from 1st October, 1876, at an annual ground rent of £14.



WEST VIEW.

The House which faces South and which has been rebuilt during the last 10 years is stone built with slate roof, and contains:

On the Ground Floor:—Entrance Hall, 20ft. by 15ft., Panelled in Teak and Oak Floor; Dining Room, 28ft. by 17ft., Panelled in Teak and Oak Floor; Drawing Room, 33ft. 6in. by 16ft. 6in., with Oak Floor and French Windows opening out into Conservatory; Morning Room, 14ft. 8in. by 10ft. 8in.; Study,

13ft. by 11ft.; Library, 17ft. by 20ft.; Servants' Hall; Two Kitchens, Butler's Pantry; House Keeper's Room; Valet's Room; Dairy; Wood House; Coal House, and every possible convenience in the way of Larders, Cellars, &c., &c., which are all filled with Wine Bins and Stone Slabs and have Concrete Floors throughout.

On the First Floor:—Ten Bed and Dressing Rooms, averaging 16ft. by 13ft.; seven smaller ones, Bathroom and w.c., Storerooms, &c.

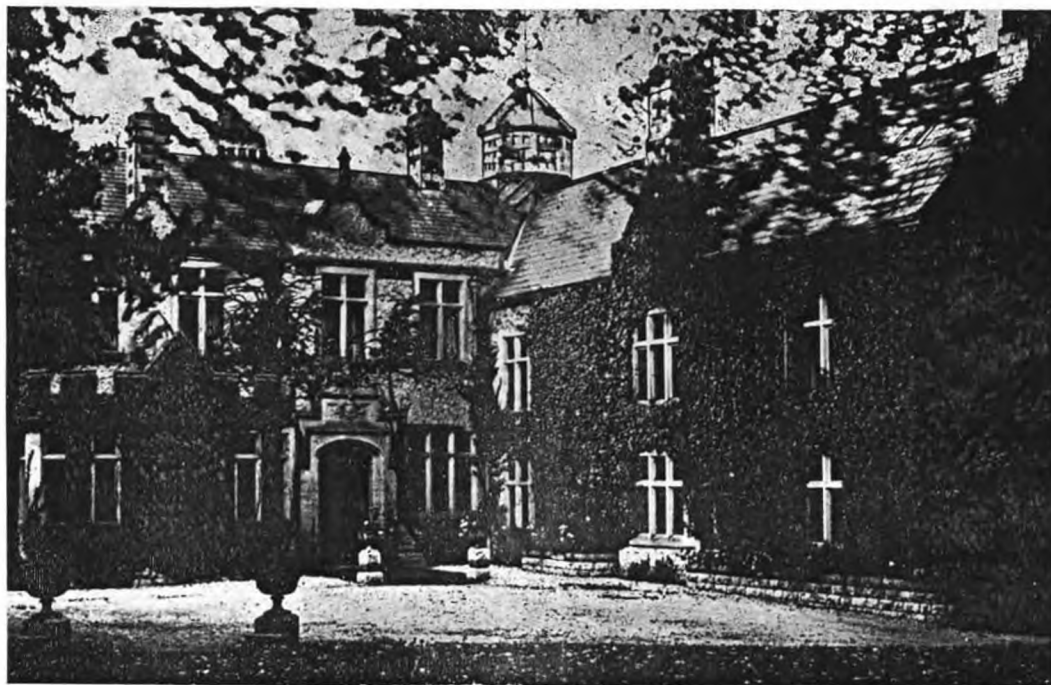
The Stabling which is ranged round a large paved yard comprises:—Ten Stalls, six Loose Boxes, two Coach-houses for carriages, one being 36ft. by 16ft., two Saddle Rooms, Grooms' Mess Room, Coachman's Living Rooms, Boiler House, and Coal House, and are fitted up with the most modern appliances. Acetylene Gas and a plentiful supply of Hot and Cold Water are laid on. Adjoining the Stable there is also large Wagon Shed, Two Carpenters' Shops, Two-stall Stable and Extra Coachhouse.

The Farm Buildings comprise:—Cow Shed to tie nine cows, Four-stall Stable, Two Pigs' Cots, Barn, Fattening Shed for five beasts, and Large Open Shed.

There are also two Lodges, one at the east and one at the west end of the drive, containing in each case Seven Rooms; two new Workmen's Cottages, with excellent Gardens, containing five Rooms each. Small Leasehold Farm House, containing Eight Rooms.

The Gardens and Grounds are tastefully laid out with Lawns, Flower Gardens, and Shrubberies. The Kitchen Garden, the paths of which are edged with Box, lies in a very sheltered position, and is well stocked with Fruit Trees, and has two small Greenhouses, and Two 4-light Glass Frames, which are heated from a Stokehole adjoining. The drainage system is on the most modern lines, and is perfect. The water supply is unfailing, a steam pump pumping the water to the tanks at the top of the house, a large supply of soft water is obtained from the roofs and stored in tanks. The premises are lighted throughout with acetylene gas, the plant for its production being close to the back of the Residence. There is also a pretty piece of ornamental water abundantly supplied with Gold Fish, a Dove Cot, and many other attractive additions of this description. The House is also connected with the National Telephone System.

The land is of exceptionally good quality.



FRONT VIEW.

SCHEDULE.

NO. ON ORDNANCE PLAN.	DESCRIPTION.	AREA.		
		A.	R.	P.
653	Residence, Grounds, Garden, &c.	8	1	4
649	Shrubbery, &c.		2	26
648	Lodge, &c.			32
633	Shrubbery		1	37
655	Lodge, &c.			22
656	Pasture	6	1	0
659	House and Pasture (Leasehold)	2	1	27
657	Cottages		2	24
658	Wood		3	2
675	Arable	3	2	36
676	Pasture and Road		3	14
677	Pasture	27	1	2
678	Arable	5	0	34
679	„	5	1	17
682	Wood		2	21
694	„		1	12
	TOTAL	63	0	30



THE PARK.

Lot 2.

(COLOURED GREEN ON PLAN.)

ALL THAT VALUABLE

Freehold & Copyhold Accommodation Farm and Lands

SITUATE ON THE NORTHERN SIDE OF THE ROAD LEADING FROM LISWORNEY
TO COWBRIDGE IN THE PARISH OF LLANBLETHIAN, ADJOINING LOT 1,
AND CONTAINING

58a. 2r. 13p.

OR THEREABOUTS,

SCHEDULE.

NO. ON ORDNANCE PLAN	DESCRIPTION	AREA		
		A.	R.	P.
635	Plantation	5	3	14
634	"	1	1	30
641	"	4	1	22
636	Pasture	6	0	2
637	Plantation	1		29
540	Pasture	3	1	9
651	"	6	1	9
652	"	3	0	7
639	"	3	2	37
638	"	9	2	16
633	"	11	1	37
660	Plantation	2		9
661	"	1		31
662	"	3		12
664	Pasture	1	0	29
	Total	58	2	13

Lot 3.

(COLOURED YELLOW ON PLAN.)

ALL THOSE TWO

Valuable Freehold and Copyhold Pasture Fields

SITUATE ON THE SOUTHERN SIDE OF THE ROAD LEADING FROM NASH
TO COWBRIDGE, IN THE PARISH OF LLANBLETHIAN, AND CONTAINING

11a. Or. Op.

(OR THEREABOUTS).

SCHEDULE.

NO. ON ORDNANCE PLAN.	DESCRIPTION.	AREA.		
		A.	R.	P.
674	Pasture	4	2	20
698	„	6	2	2
	TOTAL	11	0	22

Lot 4.

(COLOURED BLUE ON PLAN.)

ALL THAT

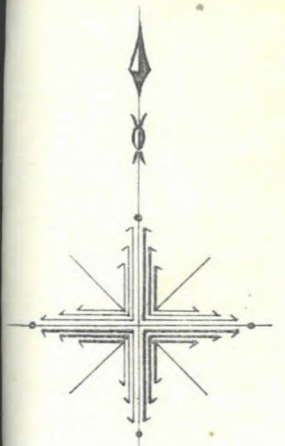
Valuable Freehold and Copyhold Pasture Field

SITUATE ADJOINING LOT 3 NUMBERED 673 ON THE ORDNANCE SURVEY FOR
THE PARISH OF LLANBLETHIAN, AND CONTAINING

3a. 3r. 27p.

(OR THEREABOUTS).

is reproduced with the sanction
Stationery Office, and although
accuracy is in no way guaranteed.



STEPHENSON & ALEXANDER,
AUCTIONEERS and SURVEYORS,
CARDIFF.

