

Estate of the Late Mrs. B. J. Homfray.



Particulars

of

Freehold Small Country Residence

known as

“St. Quintins,” Llanblethian, Nr. Cowbridge

PARTICULARS

OF THE

EXCEEDINGLY ATTRACTIVE FREEHOLD SMALL COUNTRY RESIDENCE

KNOWN AS

“ST. QUINTINS”

LLANBLETHIAN, Near COWBRIDGE

**Together with the Exquisite Grounds, and also of a
VALUABLE FREEHOLD PASTURE FIELD**

WHICH

Mr. Herbert R. Thomas, F.A.I.

Will Offer for SALE BY AUCTION at **THE BEAR HOTEL, COWBRIDGE,**

**On WEDNESDAY, 7th MAY, 1947
at 6.30 p.m.**

Solicitors—

MESSRS. L. G. WILLIAMS & PRICHARD,
32, CHARLES STREET,
CARDIFF. (*Telephone 5420 and 5421*)

Auctioneer—

MR. HERBERT R. THOMAS, F.A.I.,
59, HIGH STREET,
COWBRIDGE. (*Telephone 270*).

LOT 1—

THE RESIDENCE is well planned and compactly arranged, and comprises :—

On the Ground Floor :

ENTRANCE HALL	16 ft. by 10 ft., with built-in Coat Cupboard.
SITTING HALL	14 ft. 6 ins. by 12 ft. 6 ins., with Oak board Floor and French Window leading to Terrace.
DINING ROOM	14 ft. 6 ins. by 12 ft. 6 ins., with large Bay Window and three Recesses in addition. Oak Board Floor.
DRAWING ROOM	18 ft. 9 ins. by 14 ft. 9 ins., with Built-in China Cupboard, plain panelled Walls, Oak Board Floor, and Three Large Windows.
KITCHEN	With <i>Ideal Cookanheat</i> Range, and SCULLERY. Both well-fitted with Cupboards, and Wash-ups with Hot and Cold Water.

On the First Floor :

BEDROOM	21 ft. 6 ins. by 14 ft. 9 ins., with Two Windows (One Bay), Two Built-in Cupboards and Tallboy. Wash-up, hot and cold.
TWO BEDROOMS	15 ft. by 13 ft., and 14 ft. 9 ins. by 11 ft.
SERVANTS' BEDROOM	With built-in Chest of Drawers and Corner Cupboard.
LINEN ROOM	Fitted with Airing Cupboards.
LANDING	With glazed Roof Light and Oak Board Floor.
BATHROOM	Well-fitted with Bath, Wash-up, Lavatory, Heated Towel Rail and Built-in Cabinet.

Basement :

CELLAR	Exceptionally Damp-proof, comprising two Store-rooms well-fitted with Shelves.
--------	--

Outside :

TWO LAVATORIES	Both with Wash-ups with Hot and Cold water.
COAL HOUSE.	

To the West of the Residence there is a Summerhouse fitted with stove and piping, and now used as a Propagating House, and beyond is the Garage and Potting and Storage Sheds, with a Two-Roomed Flat above fitted with electric light and heating points, also a Stove. There is a Timber and Galvanised Store with lean-to adjoining, and the Garage Yard has water laid on.

TERRACES, GARDENS AND LAWNS.

The main Terrace is paved, flanked by a dwarf wall, and leads to a Large Lawn, 72 ft. by 40 ft. which is surrounded by Herbaceous Borders. Beyond the Lawn is the walled and productive Kitchen Gardens, intersected by grass walls and with ornamental Sundial in the centre.

A second Terrace, with Goldfish Pond and Sundial, leads to a well-kept Rose and Flower Garden, Lawns and Rockeries, interspersed with paved walks, and to a well-stocked Orchard and Fruit Cage.

REMARKS.

The Residence, standing in its own Grounds, is soundly erected of stone with slate roof, and occupies a glorious sheltered position in the picturesque village of Llanblethian. The rooms are very pleasant and considerable alterations have been effected within recent years. The house is replete with modern conveniences; electric heating points installed at convenient positions throughout, an exceptionally well-fitted Bathroom, and sun shutters fitted to the windows facing South.

The Grounds, which have been laid out with great care and taste, are exceedingly attractive and are a feature of the property. They include very well-kept Lawns and Walks, Ornamental Gardens, Herbaceous Borders and Orchard, which have been laid out and planted at a very considerable cost. The stock of Fruit Trees include Apples, Pears, Plums, Gages, Peaches, Nectarines, Raspberries, Gooseberries, and Blackcurrants, and there is an outdoor Vine. The Ornamental Gardens are flanked by trim Thuya hedges, with dwarf Box Hedge borders. The Rockeries are stocked with most known Alpine plants, and the Flower Beds with a good variety of Roses and Bulbs.

The Property is connected with the main supplies of Water and Electricity, and the Telephone is installed.

The Drainage is on sound principles with a good fall to a Cesspit in the Garage yard.

The Property is Sold with **VACANT POSSESSION**, and can be viewed on Wednesday and Saturday afternoons between Two and Four o'clock, upon production of an Order to View from the Auctioneer.

Part of the Garden belonging to the House is subject to an annual rent of £4 payable to the Trustees of the Poor of the Parish of Llanblethian.

Rateable Value £30.

Land Tax - 10/- per annum.

£8,300.

LOT 2—

THE FREEHOLD PASTURE FIELD

KNOWN AS

CAER CASTELL

Situate over the roadway adjacent to **Lot 1**, containing an area of approximately **5.670 Acres**, and being Nos. Pt. 611 and Pt. 578A on the Ordnance Survey, now let to Mr. R. Morgan at an annual rental of £11. The Garden to the South of the field is let to Mr. Jack Thomas at 10/- per annum.

Tithe Redemption Annuity - £1/10/2 per annum.

£750.