

WROXHAM,

In the Centre of the far-famed Norfolk Broads District, $1\frac{1}{4}$ Miles from Wroxham Railway Station, and 7 Miles from Norwich.

PARTICULARS AND CONDITIONS OF SALE

of the Charminglly Situated FREEHOLD

Riverside Residence

KNOWN AS

“Bureside,” Wroxham,

With well Planted and Timbered

GARDENS AND GROUNDS,

Tennis and Croquet Lawns, Glass Houses, Paddock, Water Garden,

BOAT HOUSE, STABLING & GARAGE,

with a long Frontage to, and having very fine views overlooking, the River Bure, the whole containing an area of

3 ACRES,

and of which,

Vacant Possession will be given on the 24th June next,

WHICH

S. MEALING MILLS & CO.

Are instructed by the Trustees of the Will of the late R. E. Thorns, Esq., to Sell by Auction,

ON SATURDAY, MAY 29TH, 1920,

AT THE ROYAL HOTEL, NORWICH. AT 1 P.M. PRECISELY.

Particulars and Conditions of Sale may be obtained of the Auctioneers, 51, London Street, Norwich; and of

MR. HERBERT GOODCHILD,

27, Castle Meadow, Norwich, Vendors' Solicitor.

£2800 May 29/20 Purchase Price £4675
Fictitious

62-18-0

£4937-18-0

PARTICULARS.

Deposit Paid

Balance

935-0-0

£3802-18-0

The very Charming Situation

Freehold Riverside Residence,

with well Planted and Timbered

Picturesque Gardens, Grounds, Tennis and Croquet Lawns, Glass Houses, Paddock,
Water Garden, Boat House, Stabling, and Garage,

KNOWN AS

"BURESIDE," WROXHAM,

with a long Frontage to and having very fine Views overlooking the River Bure, as
lately occupied by Mrs. Thorns, lately deceased, and of which

VACANT POSSESSION WILL BE GIVEN ON 24th JUNE NEXT.

The Residence, which is of Brick, in part Rough Cast and Tiled, is approached
by a Carriage Drive, and contains:

In the Basement: Cellar, 12 ft. 7 in., by 11 ft. 2 in., with Two Meat Safes
and Fitted Wine Cupboard.

On the Ground Floor: Well arranged Porch, with Tiled Floor, Oak Doors and
Window Frames; Lounge Hall, with Tiled Stove, Oak Mantelpiece, Oak Floor, also
Cupboard under Stairs; Lavatory with fixed Wash Basin, and Water Supply; Pleasant
and well planned Drawing Room, 17 ft. 9 in. by 14 ft. (excluding Bay) with Tiled
Stove and Hearth, Large Square Bay and Oak Floor; Charming Dining Room,
21 ft. 10 in. by 18 ft. 6 in. to Bay, with Tiled Stove and Hearth, Oak Mantelpiece,
and Oak Floor, with Door opening into

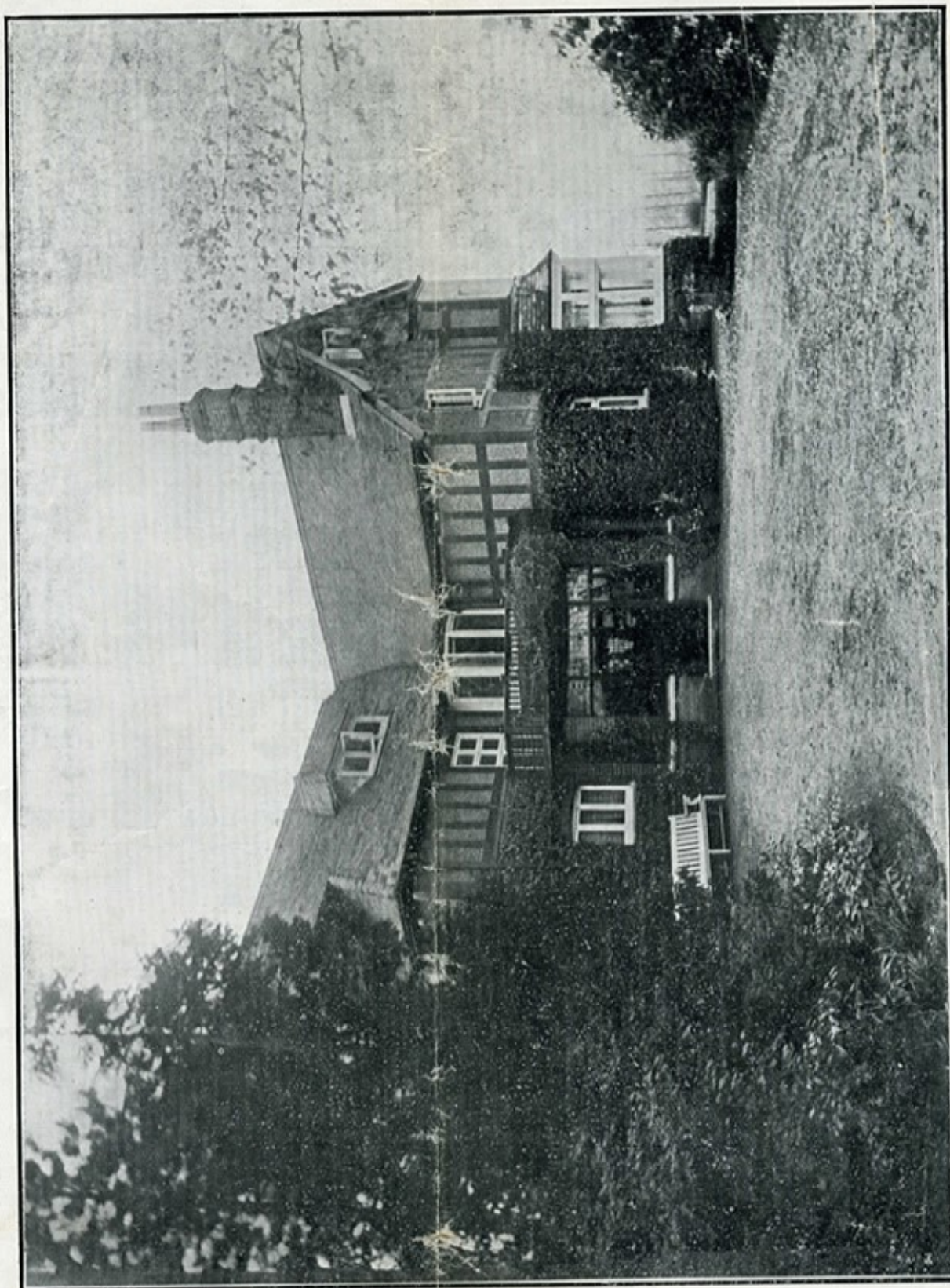
LOFTY CONSERVATORY, 25 ft. 4 in. by 13 ft. 6 in.,

with Tessellated Tiled Floor and Plant Staging; Kitchen, 12 ft. 6 in. by 12 ft. 3 in.,
with Tiled Range and Back Boiler; Scullery with Range, Copper, Sink, (H. and C.),
Pump of Soft Water, and Door to Yard; Well fitted Storeroom; Housemaid's Large
Pantry, well fitted with Shelving, Drawers, Cupboard, and Sink with H. and C.
supply.

Enclosed Yard with part Glass Roof; Large Soft Water Tank; Good Coal
House and Force Pump of Drinking Water; Knife House and Servants' convenience.

4025 4175 4325 4575
50 200 80 600
45 25 425 25
150 50 500 50
25 75 25 75
50 300 50

£4675



DRIVE AND MAIN ENTRANCE.



VIEW FROM BALCONY.

On the First Floor, which is approached by an Oak Staircase: Large Landing with Bay Window, Linen Cupboard, and W.C.; Large Bedroom, over Drawing Room, 18 ft. 6 in. by 14 ft. 9 in., exclusive of Bay, with Tiled Stove and Hearth, and Large Bay Window; Bedroom over Dining Room, 16 ft. 10 in. by 15 ft., with Tiled Iron Mantel Register Stove and Tiled Hearth, with Doors opening to Balcony, and with Flight of Steps to Garden; Bedroom, 13 ft. by 12 ft. 5 in., with Tiled Stove and Hearth, and Linen Cupboard with Hot Water Tank; Servants' Bedroom, 10 ft. 8 in. by 12 ft. average, with Iron Mantel Register Stove; Bathroom with fitted Bath (H. and C.), and Lavatory Basin (cold supply); Back Landing and Second Staircase.

On the Second Floor: Landing with Cupboard; Bedroom, 11 ft. by 9 ft. 9 in., with Iron Mantel Register Stove and Cupboard; Sitting Room, 18 ft. 7 in. by 16 ft. 10 in. extremes; Bedroom, 18 ft. 5 in. by 12 ft. 6 in. extremes; Box Room with fitted Wash Basin and Cold Supply.

Picturesque Well Planted and Timbered Terraced GARDENS AND GROUNDS,
with Carriage Drive,

TENNIS AND CROQUET LAWNS,
Octagon Thatched

RUSTIC SUMMER HOUSE,
Cladded throughout with Varnished Woodwork and fixed Seating. Paddock and Water Garden extending to the River with Rustic Bridge. Rough Cast, Timbered, and Tiled Boathouse, 20 ft. by 17 ft. with Double Doors to River, with Verandah and Paved Floor.

PRODUCTIVE KITCHEN GARDEN,
with Fruit Trees.

HERBACEOUS AND ROSE BORDERS,
Plant House, 20 ft. 8 in. by 14 ft. 6 in., heated by Hot Water Pipes, supplied by Boiler in Brick Stoke Hole, and fitted with Staging and Soft Water Pump. A Five-light Pit on Brick Base.

Substantially well arranged Brick and part Rough Cast and Tiled,

BLOCK OF STABLING,
comprising:—Dogs' Run with Kennel; Tool House; Harness Room with Stove; Stable with Roomy Loose Box and Stall, and Cupboard under Stairs; Large Coach House or Garage with Sliding Doors; Man's Room with Stove, and Hay and Straw Loft over all; Paved Carriage Washing Place, with Pump, Pigeon Locker, and at Rear enclosed Wood Yard, Men's Convenience, and Horse Manure Bin.

The whole containing an area of

3 ACRES,

or thereabouts.

				£	s.	d.
Tithe Rent Charge	...	...	...	1	3	2
Land Tax, amount paid 1920	...	...	...	1	9	4

The Valuable Stoves, Bath and Lavatory Fittings, the Wire and Hurdie Fencing, Octagon Summer House, and other fixed Outbuildings will be included in the Sale, but the Purchaser will have to pay in addition to his Purchase-money the sum of ~~£62-18-0~~ for the Fixtures and Fittings, a Schedule of which will be produced at the time of Sale.

The Fence on the North Side of the Property will be Conveyed therewith.

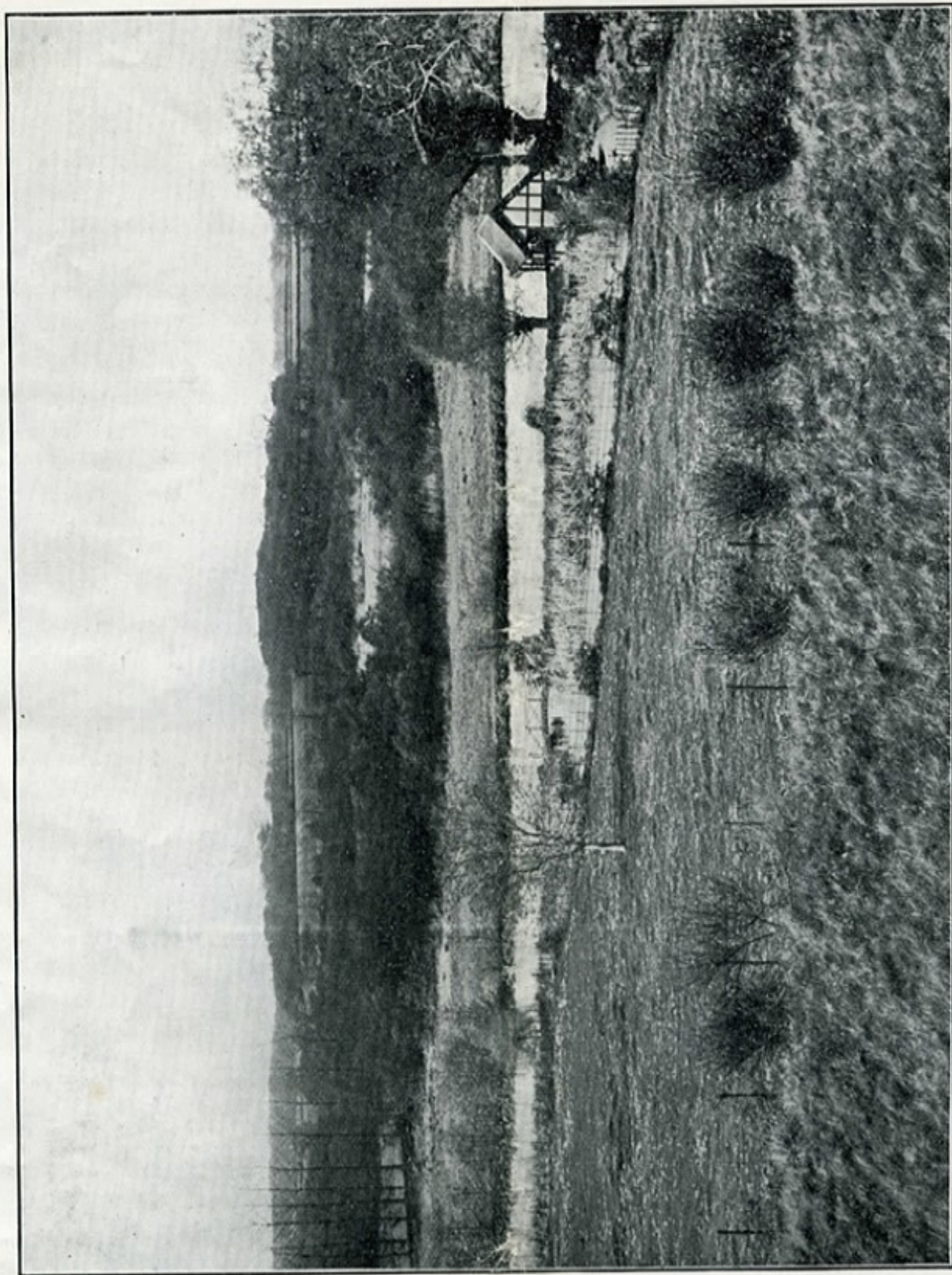
The Vendors reserve the right to hold a Sale of the Furniture and Effects by Auction on the Property.

May be viewed on Tuesdays and Thursdays between 2.30 and 5.30 p.m., by Cards only, to be obtained of the Auctioneers.

The Residence is situated in the most charming position in Wroxham, adjoining and having fine views overlooking the River Bure, and about $1\frac{1}{4}$ Miles from Wroxham Railway Station and about 7 Miles from Norwich. The Residence is substantially built, well planned, and in good decorative Repair, and is well deserving the attention of Yachting and Fishing Men and those seeking a Residence in this the most fashionable and popular Yachting Station in the far-famed Norfolk Broads District. The well known Golf Links at Norwich, Cromer, Sheringham, and Great Yarmouth, are all within easy reach by Road or Rail.

The Property will be sold subject to certain Building and other Covenants and Restrictions contained in an Indenture dated the 20th November, 1889, an Abstract of which will be produced at the Sale and can in the meantime be inspected at the Office of the Vendors' Solicitor.

The Property will also be sold subject to and with the benefit of all such rights, privileges, and easements as legally affect or belong to the same.



VIEW FROM THE RESIDENCE OVERLOOKING BELAUGH BROAD.

CONDITIONS OF SALE.

The Property will be sold subject to the conditions following and to the conditions known as "The National Conditions of Sale," 4th edition (which will be produced in the Sale Room and of which each purchaser shall be deemed to have notice) so far as such conditions are not inconsistent with the particulars and conditions following:—

1.—The purchase shall be completed on the 24th day of June, 1920. Interest on the balance of purchase-money shall be at the rate of £6 per centum per annum from that day to the day of actual payment thereof.

2.—The deposit shall be £20 per centum of the purchase-money.

3.—The expression "the Office of the Vendors' Solicitor" in the National Conditions of Sale shall mean the Office of MR. HERBERT GOODCHILD, 27, Castle Meadow, Norwich.

4.—The Title to the Property shall commence as follows:—As to part thereof with a Conveyance on Sale dated 20th November, 1889, and as to the residue thereof with a Conveyance on Sale dated 26th April, 1890.

5.—The vendors are Trustees for Sale and the purchaser shall not be entitled to require the concurrence in his conveyance of the persons interested in the proceeds of sale.

6.—The exception at the end of the 11th National Condition of Sale as to delay in completion shall not apply.

MEMORANDUM.

It is hereby declared and agreed that *Major Sigismund D. Trafford* of *Innscham Hall, Inverock* is the Purchaser of the Property described in the within Particulars of Sale, at the price of £ *Four thousand five hundred & twenty five* subject to the within Conditions of Sale, and he hath this day paid to Mr. HERBERT GOODCHILD, the Vendors' Solicitor (as Stakeholder), the sum of £ _____ as a Deposit and in part-payment of the Purchase-money, and it is agreed that the purchase is made and is to be completed according to the within Conditions of Sale.

As witness our hands this 29th day of May, 1920.

	£	s.	d.
Purchase-money ...	4625	"	-
Deposit ...	935	"	-
Fixtures ...	3440	"	-
	62	18	0
Balance payable ...	£ 3802	"	18 0

H. Harcourt Thomas
Per Self & Co. Trustees of R. & P. Thomas & Co.

[Stamp]