

WEST SOMERSET

IN THE PICTURESQUE VALLEY OF THE EXE,
CLOSE TO THE TOWN OF DULVERTON.

In a First-Rate Hunting, Shooting and Fishing District.

Particulars, Plans, Views and Conditions of Sale

OF THE VALUABLE

*Freehold Residential, Agricultural
and Sporting Estate*

KNOWN AS

BARONS DOWN

CONTAINING ABOUT

1,216 Acres

In the Parishes of Kingsbrompton and Dulverton,

FOR SALE BY AUCTION BY MESSRS.

RISDON & LEVERSHA

AT THE

CASTLE HOTEL, TAUNTON,

On Wednesday, 2nd July, 1919, at 2.30 p.m.

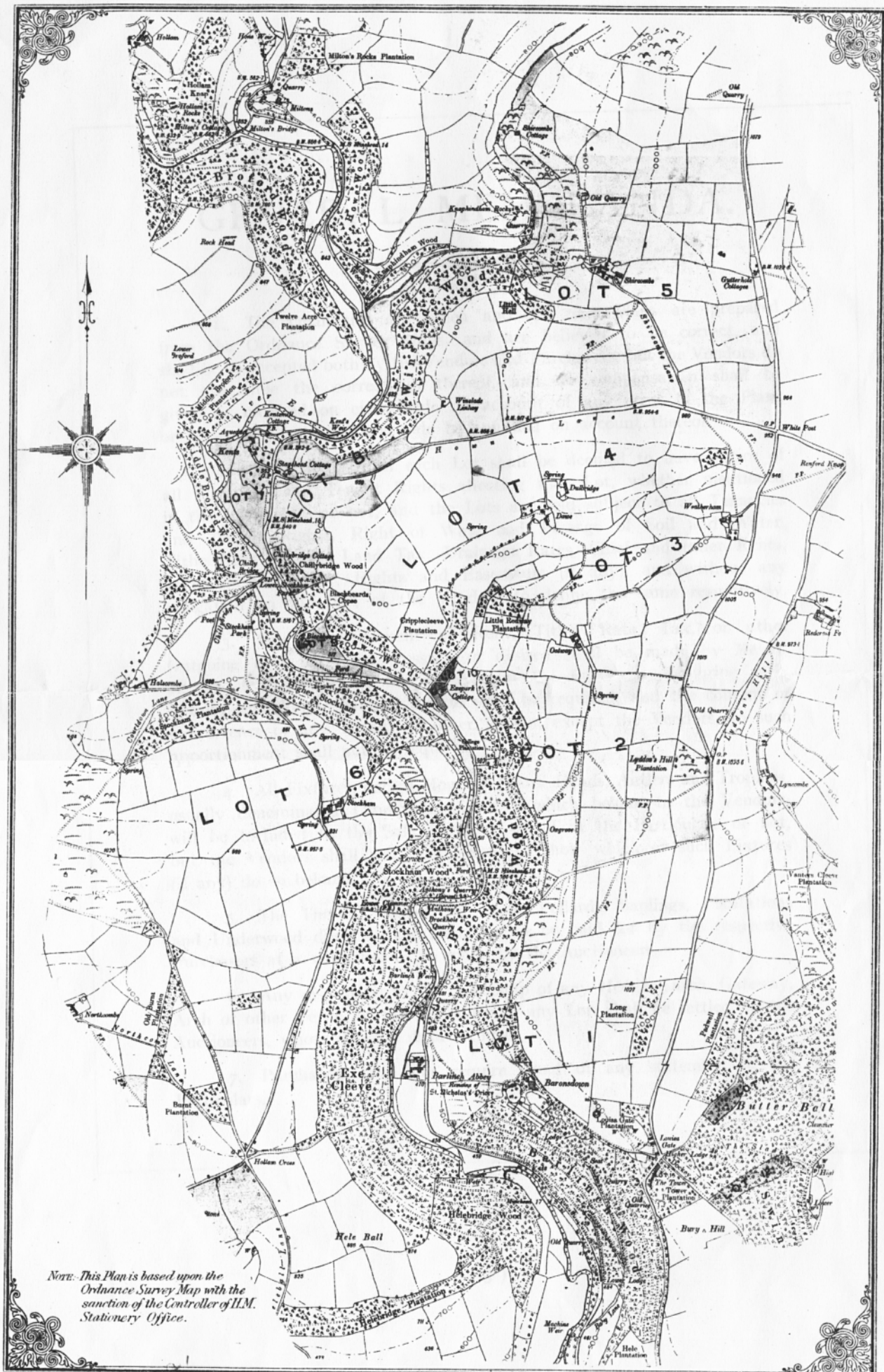
THE PROPERTY MAY BE VIEWED BY APPOINTMENT WITH THE
VARIOUS TENANTS, WHO WILL KINDLY SHEW THEIR HOLDINGS.

SOLICITORS:—

MESSRS. SOWTON BARROW & CHAPMAN,
DULVERTON,
SOMERSET.

MESSRS. CHANNER & CHANNER,
5A, HAMMET STREET,
TAUNTON.

*Weedon Hall, Ayrshire, Jan^y 1830. I am, London, N. C.



GENERAL MEMORANDA.

1. The Quantities are taken and the Sale Plans are prepared from the Ordnance Survey Maps, and are believed to be correct, and shall be so accepted both by the Vendors and Purchasers, but the Vendors do not guarantee the correctness thereof, and no compensation shall be given or received on either side on account of any error in the Plans or Quantities, nor shall the Sale be annulled on account thereof.

2. The Purchaser of each Lot shall be deemed to have notice of all Tenancies and Tenant Rights affecting that Lot, whether mentioned in the Particulars or not, and the Lots are sold subject to all Tenancies and Tenant Rights, Right of Way, and Passage of Soil and Water, Tithe Rent Charge, Land Tax, Drainage Rates, Chief and other Rents, Incidents of Tenure, Rights and Easements (if any), and without any obligation on the part of the Vendors to define the same respectively.

3. Any apportionment of Rent, Tithe, Rate, Tax, or other Outgoing that may be necessary or desired shall be made by Messrs. RISDON & LEVERSHA, at the expense of the Purchasers requiring such, but no legal apportionment thereof shall be required, and the consent or concurrence of any Tenant or other Person, except the Vendors, to such apportionment shall not be required.

4. All Fixtures, except Mounted Stags' Heads, Antlers and Trophies, usually denominated Landlord's Fixtures, which belong to the Vendors, will be included in the Sale, whether stated in the Particulars or not, but the Vendors shall not be required to show which of such Fixtures (if any) do so belong.

5. The Timber, Timber-like Trees, Pollards, Saplings, Plantations and Underwood down to the stem, are to be paid for by the respective Purchasers at a valuation to be made by the Auctioneers.

6. Any dispute as to the ownership of any Hedge, Ditch, Gateway, Arch or other Fence, or the Boundary of any Lot, shall be settled by the Auctioneers, whose decision shall be final.

7. Purchasers shall not require proof of any statement in the Particulars.

GENERAL REMARKS.

BARONS DOWN HOUSE is in an unique position, overlooking the beautiful Valley of the Exe, and forms an ideal residence for those requiring a property in a favourite district, famous for its Hunting, Shooting and Fishing.

The Woodlands near the House are judiciously planted with a variety of beautiful Pines, and Rhododendrons grow in profusion. The Coverts are well placed and are excellent Game Preserves.

The Estate lies in the centre of the best sporting district in the West, and is close to the chief Meets of the Devon and Somerset Stag-hounds, the West Somerset, Dulverton and Exmoor Foxhounds, and the Culmstock Otter Hounds.

The Fishing in the River Exe, extending to about three miles, is by many considered to be the best in this noted River.

Golf Links at Dulverton Station, about two miles distant.

Included with Barons Down House are the ruins of Barlynch Priory.

There are Quarries of valuable road stone at the North Side of the property adjoining the main road.

All the tenants are under notice to quit at Lady Day, 1920, except in the case of a Cottage and Garden, part of Lot 7.

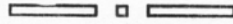
The Tithes on the whole of the Lots are commuted at £69 14s. 9d.

As regards the majority of the Lots, these Tithes have been informally apportioned for the purpose of the Sale, and such apportionments shall be binding on the respective Purchasers until such time as the Tithes shall be legally apportioned.

The Land Tax payable on the whole Estate is £23 4s. 6d., and is approximately divided between the various Lots as follows, but the division is not guaranteed :—

	£	s.	d.
Lot 1.—Barons Down and Barlynch	5	14	9
Lot 2 and part of Lot 6.—Oatway	2	13	6
Lot 3 and part of Lot 5.—Weatherham	2	6	6
Lot 4.—Daws and Delbridge	3	3	3
Lot 5.—Shircombe	6	6	6
Part of Lot 6, Lot 7, and small parts of Lots 2 and 8.— Stockham	3	0	0
TOTAL ..	£23	4	6

Particulars.



LOT 1.

(Coloured Light Green on Plan.)

THE VERY VALUABLE

Freehold Residential and Sporting Estate,

KNOWN AS

BARONS DOWN

AND

BARLYNCH,

in the Parish of Kingsbrompton, about two miles from Dulverton, on the Taunton and Barnstaple Branch Railway.

The Moderate Sized Stone-built Mansion

Occupies a magnificent position on a Southern slope about 700 ft. above sea level, with South aspect, sheltered from North and East, and commands extensive and lovely views of the beautiful Exe Valley.

Approached by two Carriage Drives, with Lodges at Entrances,

THE MANSION

CONTAINS

PORTICO, with stone columns.

HALL, with oak floor.

MORNING ROOM, 22 ft. 9 in. by 17 ft. 2 in., with tiled register grate, oak floor, mahogany door, and ornamental ceiling.

DRAWING ROOM, 22 ft. 9 in. by 17 ft. 5 in., with fireplace, marble mantel, ornamental ceiling and mahogany doors.

STUDY, 18 ft. 9 in. by 14 ft. 5 in., exclusive of large bay, fireplace with oak mantelpiece, French windows, and oak floor.

SITTING ROOM, 18 ft. 9 in. by 10 ft., with tiled register grate, marble mantel, and oak floor.

DINING ROOM, 24 ft. 10 in. by 20 ft., with fireplace, marble mantel, ornamental ceiling, oak floor and mahogany doors.

GUN ROOM, 10 ft. 3 in. by 17 ft. 6 in., with register grate, having glass doors leading to W.C. (with lavatory basin, hot and cold), and Stable Yard.

The Domestic Offices

are entirely shut off and include Kitchen, 17 ft. 10 in. by 16 ft., with large "Well-stood Range," &c.; Scullery, with sink (hot and cold); Servants' Hall, 17 ft. 6 in. by 11 ft. 9 in., with register grate; Butler's Pantry, with sink (hot and cold), and tiled register grate and fitted cupboards; Larder and Dairy, each 14 ft. long; Large Wine and Beer Cellars. Outside are Laundry and Ironing Room, and Servants' W.C.

Approached by principal Staircase are six Bedrooms, five of which are facing South, four have fireplaces; the Rooms measure 17 ft. 6 in. by 16 ft. 2 in., 17 ft. 6 in. by 11 ft. 2 in., 17 ft. 6 in. by 16 ft. 4 in., 18 ft. 9 in. by 14 ft. 5 in. (exclusive of bay), 11 ft. 10 in. by 13 ft.; also W.C.

In the West Wing is a Bedroom 24 ft. 10 in. by 20 ft., with fireplace; also Store Room; Box Room; Workroom, 18 ft. by 14 ft. 2 in.; Sitting Room, 14 ft. 2 in. by 12 ft. 7 in., with tiled register grate, and Housemaid's Cupboard.

On the First Floor in the Eastern Wing are Bath Room, 13 ft. by 9 ft. 8 in., with fireplace; three Bedrooms, two of which have fireplaces, measuring 13 ft. by 10 ft. 6 in., 14 ft. by 13 ft., and 18 ft. by 9 ft. 5 in., and Heated Linen Cupboard.

On Second Floor, approached by separate Staircase, are three Servants' Bedrooms, measuring 18 ft. by 12 ft., 13 ft. 3 in., by 13 ft. 9 in., and 18 ft. by 11 ft., and Tank Room.

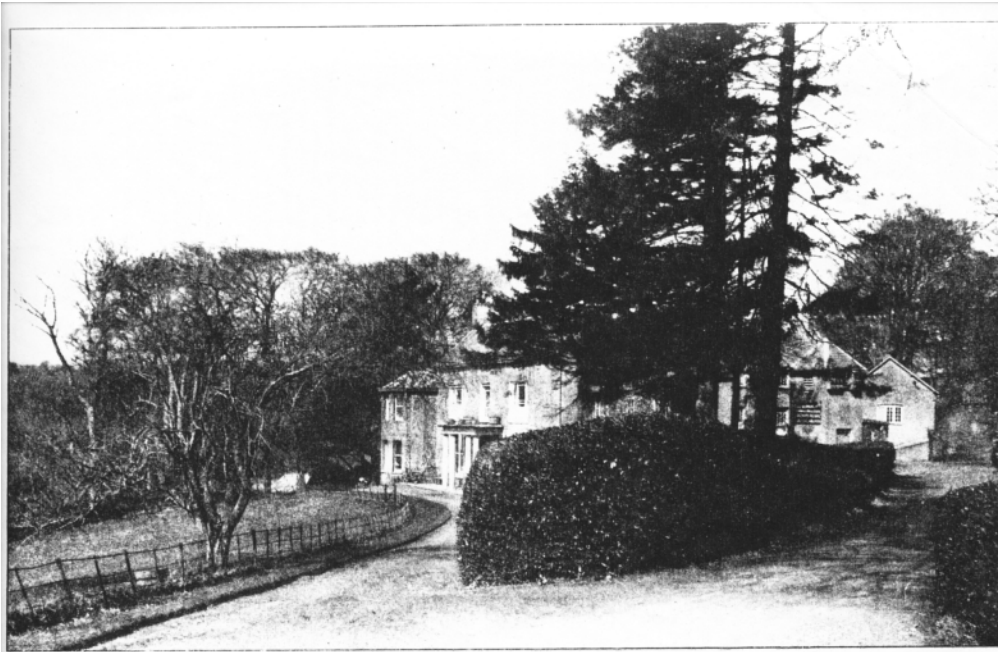
A coke stove in Stable Yard heats the Water for House. There is an excellent supply of Water from Hydraulic Ram close to the House. The Sanitation and Drainage System is excellent.

The Mansion is lit by Acetylene Gas.

The Premises are in a substantial state of repair and finely decorated.

The Stabling

is arranged round a Courtyard with Bell Tower, having Coal House under, and comprise six Stalls and four Loose Boxes with paved brick floors; Harness Room, with Stove and Harness Cupboard with glass doors; Garage or Coach House with concrete floor, four Grooms' Rooms, Forage House, &c.



VIEWS OF BARONS DOWN HOUSE (Lot 1).



VIEW OF MIDDLE LODGE AND DRIVE (LOT 1).



VIEW OF BARLYNCH (LOT 1).

The Substantial Buildings

include Stone-built and Slated Gardener's and Groom's Cottages, each containing Sitting Room, Kitchen with Yorkshire range, Pantry, Back Kitchen with furnace, three Bedrooms and Wood Shed; Gent.'s W.C., Men's W.C., Cinder House, Potting Shed, Sand House, Tool Sheds, Wood Shed, &c.

The Gardens, &c.

comprise Rock Garden, Pleasure Gardens with Ornamental Ponds, Woodland Walks, Tennis Court, &c.

Three Fruit and Vegetable Gardens; Greenhouse, 40 ft. by 12 ft. 6 in. by 10 ft. high, with Boiler House, having new boiler; Vinery and Camelia House, with boiler.

The Gardens are easily worked by one man and a boy.

Included in this Lot are the two Lodges, also Ornamental Stone and Thatched Cottage in the Drive, and two Stone and Slated Cottages, with Gardens, &c.

There is ample water power for electric light.

ALL THAT CAPITAL

Agricultural Holding or Home Farm

KNOWN AS

BARLYNCH,

including the Ruins of Barlynch Priory,

situated in the Parish of Kingsbrompton, adjoining the Main Road from Dulverton to Minehead, having STONE AND SLATED DWELLING-HOUSE, containing Entrance passage, Parlour with register grate, Large Kitchen, Back Kitchen with furnace, Dairy, Cellar, four Bedrooms and two Box Rooms.

THE STONE-BUILT AND SLATED FARM BUILDINGS, which are arranged around Yard, comprise Barn and Granary with Forage Sheds, Linhay, and Slaughter House with furnace under, Cow Shed with feeding passage from Forage Sheds, Calves' House, three-stall Cart Horse Stable with Loft over, Pigstyes, and Meal House; also Wood and Iron Linhay, and Stone and Iron-roofed Poultry House. There is a Wood and Iron-roofed Sheep Linhay in Field No. 1,470.

Also a STONE AND SLATED SIX-ROOMED COTTAGE, with Garden, Pigstye and Wood Shed.

THE LANDS extend in all to about

248a. 1r. 2p.

as set forth in the following

SCHEDULE.

Ordnance No.	Description.	Quality.	Ordnance Quantity.		
			A.	R.	P.
Pt. 888	Barons Down Mansion House, Offices, Pleasure Grounds and Gardens	7	3	37
1290	The Slope	Pasture	5	2	32
889	Western Higher Park	Arable	7	1	35
1283	Eastern Higher Park	Do.	7	2	8
890	Lower Castle Close	Pasture	7	1	24
1282	Higher Castle Close	Arable	6	2	37
1239	Lower Bottom Piece	Do.	7	1	2
891		Do.	4	1	26
1240	Middle Bottom Piece	Do.	4	2	11
1241	Higher Bottom Piece	Do.	9	1	15
1244	Great Common	Do.	8	1	28
1246	Furzey Plain	Do.	3	2	10
1245	Higher Square Field	Do.	3	1	39
1277	Lower Square Field	Do.	3	3	24
1279	Lower Park Plain	Do.	4	2	2
1278	Long Plantation	Plantation	4	2	9
1276	Higher Lodge Field	Arable	3	1	32
1288	Lower Lodge Field	Do.	4	0	19
1289	Dry Meadow	Meadow	6	0	4
1291	Well Close	Pasture	1	2	6
1292	Well Close Plantation	Plantation	2		4
1293	Higher Lodge Cottage (Two Dwellings) and Gardens			
1293A	Garden	Garden		1	18
887	Barlynch Wood, including Lower Lodge and Barons Down Lodge	Coppice, &c. ..	49	1	14
Pt. 1322	Wood by Road	Do.	1	0	0
1320	Garden adjoining Road	Garden		1	12
886	Wood	Coppice		3	32
873	Wood	Do.	4	3	3
1321	Carter's Ham	Meadow	2	1	30
884	Barlynch Little Meadow	Do.	2	1	2
879	Barlynch Great Meadow	Do.	5	2	8
882	Culver Close	Pasture	2	2	13
883	Lower Rough Park	Do.	4	3	28
878	Ruins of Barlynch Abbey, House, Cottage, Gardens, Bartons, &c.	1	1	4
877	Warren	Meadow	3	2	16
872	Waste by River	Waste		2	38
876	Lower Great Park	Pasture	11	2	38
Pt. 874	Wood	Coppice		2	6
875	Wood	Do.	1	1	2
871	Warepool Ham	Meadow	1	2	21
Pt. 869	Part Brockhole Wood and Park Wood	Coppice	24	2	32
873)	Part Park Wood	Do.	5	1	7
Pt. 874)		Arable	7	0	25
1281	Old Plantation	Do.	4	1	9
1280	Higher Park Plain			
TOTAL ..			A. 248 1 2		

It is in the occupation of Mrs. HINCKS and Mr. T. FOURACRE, who are under notice to quit at Lady Day, 1920.

The Tithe Rent Charges now payable are about	£	s.	d.
The Land Tax is about		4	1
		5	14
TOTAL	£5	18	10

The Purchaser of this Lot shall, if required, erect and maintain a suitable post and rail fence in Part 869 against Lot 2.

(8)

£ 8. 45 0 - Timber £ 1229. 13. 6