

# SALE PARTICULARS



## “Bellamour Lodge”

Thursday, 12th September, 1935

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MESSRS. HUMFRYS, SYMONDS, & SPENCER,  
15 Bridge Street,  
HEREFORD (Tel. 2742).

MESSRS. BARBER & SON, F.S.I., F.A.I.  
Salter Street, STAFFORD (Tel. 431);  
and at Church Street,  
WELLINGTON (Tel. 27 and 444).

In the Parish of Colton  
Near RUGELEY, Staffs.

PARTICULARS OF  
THE FREEHOLD RESIDENCE



VIEW TO SOUTH FROM DRAWING ROOM

KNOWN AS

“BELLAMOUR LODGE”

TOGETHER WITH AN

EXCELLENT COTTAGE

FOR SALE BY PUBLIC AUCTION

(IN TWO LOTS)

AT

*The Shrewsbury Arms Hotel, Rugeley*

Subject to Conditions and unless previously disposed of by Private Treaty,

ON

**THURSDAY, 12th SEPTEMBER, 1935**

AT

6-30 O'CLOCK IN THE EVENING.

*Solicitors :*

MESSRS. HUMFRYS, SYMONDS & SPENCER,  
15 Bridge Street,  
HEREFORD (Tel. 2742).

*Auctioneers :*

MESSRS. BARBER & SON, F.S.I., F.A.I.,  
Salter Street, STAFFORD (Tel. 431) ;  
and at Church Street,  
WELLINGTON (Tel. 27 and 444).

LOT 1

Near RUGELEY, Staffs.

THE HIGHLY ATTRACTIVE FREEHOLD PROPERTY

KNOWN AS

“BELLAMOUR LODGE”

COMPRISING

A Medium-sized Georgian Residence

PLEASANTLY SITUATE AMIDST CHARMING GARDEN AND GROUNDS.

The Property also includes a range of Garages and Stabling, a Walled Kitchen Garden, well stocked, and is bounded on the East by a Stream, affording Excellent TROUT FISHING.

The whole extends to

6 Acres 2 Roods 12 Poles or Thereabouts

VACANT POSSESSION WILL BE GIVEN ON COMPLETION OF PURCHASE.

LOT 2

A BRICK AND THATCHED COTTAGE

KNOWN AS

“THE THATCHED COTTAGE”

ADMASTON ROAD, COLTON

WHICH

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BARBER & SON

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have been favoured with instructions from the owner to offer for Sale by Public Auction (unless previously disposed of privately), at

*The Shrewsbury Arms Hotel, Rugeley*

ON

THURSDAY, 12th SEPTEMBER, 1935

AT 6-30 P.M.

Further Particulars from the Auctioneers, Salter Street, Stafford (Tel. 431), and at Church Street, Wellington (Tel. 27 and 444), or from the Solicitors, Messrs. Humfrys, Symonds & Spencer, 15 Bridge Street, Hereford (Tel. 2742).

## GENERAL REMARKS

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SITUATION.—The Property is situate on the outskirts of the charming old Village of Colton,  $1\frac{1}{4}$  miles from Rugeley, and with easy access to good main roads to Stafford 8 miles, Lichfield 9 miles, Birmingham 25 miles, and the Potteries 23 miles distant.

The Property, by reason of its charming and convenient situation undoubtedly forms an ideal Country Residence. The main structure is generally in sound state, and whilst the existing accommodation is convenient, the whole at very reasonable outlay lends itself to modernizing, and thus affording an undoubtedly attractive residence, with every amenity, occupying one of the finest sites in South Staffordshire.

RAILWAY AND BUSES.—From Rugeley and Stafford there are good trains connecting to all parts, and from the latter place London may be reached by an excellent service in less than  $2\frac{1}{2}$  hours.

SPORT.—HUNTING with the South Staffs and other packs of Foxhounds. SHOOTING. Rough Shooting can generally be rented in the neighbourhood. GOLF at Brocton Hall Club (about 5 miles).

EDUCATION.—First class Schools and Colleges are within easy reach.

SERVICES.—LIGHTING: The residence is connected to the Company's Electricity main, and wired throughout for light and power. WATER SUPPLY is at present derived from a good well on the property, and serviced hot and cold. Company's mains are on the road fronting the property, and available for connection at nominal outlay. A Modern System of Drainage and Sanitation is installed. A CENTRAL HEATING PLANT in perfect order is installed, and available for connection throughout the house; Radiators are fitted to the inner and outer halls and landings. TELEPHONE: Rugeley 65.

FIXTURES.—The Central Heating Plant and all fixtures usually termed Landlord's Fixtures and Fittings are included in the Sale.

TIMBER.—The valuable Growing Timber is included in the Sale.

TENURE.—The Property is of Freehold Tenure.

POSSESSION.—The House, Gardens, and Pleasure Grounds are in hand, and offered with Immediate Possession on Completion. Lot 2, The Cottage, is sold subject to the existing tenancy.

The Vendors reserve the right to hold a Sale by Auction on the premises at any time prior to completion of the purchase, without making any compensation to the purchaser.

These Sale Particulars have been produced for the convenience of intending purchasers, and, though believed to be correct, their accuracy is in no way guaranteed.

TO VIEW.—It is requested that an appointment to view be made with the Auctioneers.

FIELD No. 489 is held on Tenancy at an apportioned Rental of £4 per annum, subject to six months' notice prior to any Lady Day, and is sold subject to the Tenancy.

*At a Low Reserve Price.*

## LOT 1

THE EXTREMELY WELL SITUATE AND ATTRACTIVE

### Georgian Period Residence

IN

CHARMING PLEASURE GARDENS AND GROUNDS.

## “BELLAMOUR LODGE”

The Property occupies a delightful site on the outskirts of the charming old village of Colton, about  $1\frac{1}{4}$  miles from Rugeley, and about 8 miles from the County Town of Stafford.

The residence, which is approached by a sweeping drive bordered with ornamental trees and shrubs,



MAIN DRIVE

was built at the beginning of the nineteenth century in Georgian style, and has all the attractive features of the period. Full advantage has been taken of the site in that the principal bedrooms and reception rooms have a southerly aspect and enjoy delightful views over an unspoilt countryside to Cannock Chase.

The structure is of brick, part cement faced, with slated roof.

THE ACCOMMODATION comprises :—

FINE PILLARED PORTICO ENTRANCE.

OUTER HALL.

BREAKFAST ROOM 12'  $\times$  9' 9" with grate, glazed china cabinet and concealed double door to domestic quarters.

INNER HALL with Cloakroom.

LOUNGE 20' 9"  $\times$  15' (facing south) with grate and bay window, with French window to verandah, and fitted with three small ranges of four tier book shelves with cupboards under.

DINING ROOM 22' 6"  $\times$  21' 9" (facing south), with grate and bay window to verandah.

THE DOMESTIC OFFICES are shut off from the Hall and well arranged. They comprise : Servants' Hall, Housekeeper's Room, Kitchen with range, Scullery, well fitted Butler's Pantry, Still-room, Cool Larder with slate sets ; and also approached by glass covered way, Laundry and two E.C.'s.

### **ERRATA.**

For "DINING ROOM" read "DRAWING ROOM."

Between this and Domestic Offices should appear—

"DINING ROOM 22' 6"  $\times$  16' 3" (facing south) with grate and bay window to verandah."

BASEMENT.—Two cool and airy Wine Cellars, Boiler House with “Brittanic” Boiler providing the Central Heating supply.

ON THE FIRST FLOOR.

Approached from the Inner Hall by a fine Stone Staircase with Mahogany Handrail and Handsome Wrought Iron Balustrade, the MAIN LANDING, leading to

BEDROOM No. 1.—20' 6" × 15' 6" (facing south), with DRESSING ROOM off, 12' 3" × 9'

BEDROOM No. 2.—20' 6" × 22' 9" (facing south), with two handsome mahogany wardrobes, one with robing mirror.

BEDROOM No. 3.—23' × 16' 9" (facing south).

BEDROOM No. 4.—13' × 13' 6" (facing east).

BATHROOM.

SEPARATE W.C.

FOUR SECONDARY BEDROOMS, SEWING or LINEN ROOM, THREE BOXROOMS, reached from two landings, and with approach from two secondary Stairways, and having access from the Main Landing.

THE OUTBUILDINGS, which are approached by a back drive, are soundly built, and include :

Coalhouse ; a Range comprising Garage (heated) for two cars ; Three Excellent Loose Boxes ; Saddle Room ; Forage House and Stores with two Rooms over ; and a further Range comprising Two Loose Boxes and Tool House.

THE WELL-TIMBERED PLEASURE GARDENS AND GROUNDS are a charming feature of the Property and inexpensive to maintain. They are bounded on the east and west by a belt of shrubbery and trees with shaded walks, including some fine Chestnut, Fir and Copper Beech.

The Lawns are pleasantly disposed about the residence, and interspersed with gravel paths, flower beds and herbaceous borders.

There is also a capital Grass Paddock adjoining the TENNIS LAWN, containing about 2 Acres, 1 Rood, 20 Poles. The property is bounded on the east by Moreton Brook, well known to afford excellent TROUT FISHING.

THE WALLED KITCHEN GARDEN is well stocked with productive fruit trees and bushes, is in good heart and includes two Cold Frames.

The whole property comprises a

TOTAL AREA OF 6 ACRES, 2 ROODS, 12 POLES OR THEREABOUTS.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION OF PURCHASE.

SCHEDULE.

Ord. Nnnumber.	Description.	Area.
488	House and Pleasure Gardens ... ..	2.195
470	Kitchen Garden ... ..	.964
489	Paddock ... ..	2.374
Pt. 490	Plantation ... .. (Estimated) ...	.945
Pt. 468	Plantation ... .. ( ,, ) ...	.094
		6.572

OUTGOINGS :—

Tithe. Nil.

Land Tax. Nil.

## LOT 2

A capital brick built and thatched Cottage situate about quarter of a mile from the residence, and known as

# “THE THATCHED COTTAGE”

Admaston Road, Colton

It contains :—

TWO BEDROOMS,  
PARLOUR,  
DINING ROOM,  
BACK KITCHEN and  
PANTRY.

OUTSIDE :—

WASH HOUSE.  
E.C.

WATER SUPPLY.—There is a good well of water on the property.

Let to Mr. W. E. Leek on a monthly tenancy, at a rental of £6 per annum, paid half yearly.