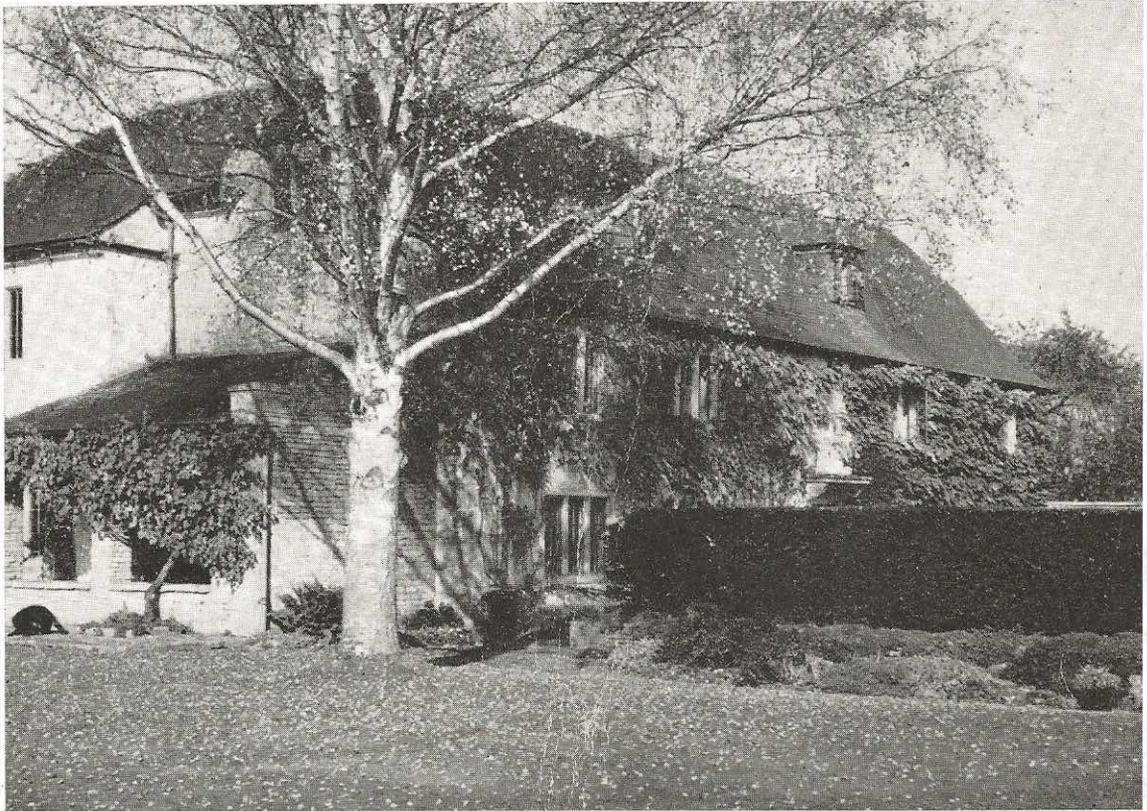


WILTSHIRE  
**"THE WALNUTS"**  
BEANACRE, Near MELKSHAM

*Probably between  
£8000 + £10000*



**FOR SALE BY AUCTION**

(unless an acceptable offer is received in the meanwhile)

AT

The Town Hall, Melksham

ON

**WEDNESDAY, 26th JULY, 1961**

at 3 p.m.

**AUCTIONEERS**

**THOMPSON, NOAD & PHIPP**

and at

39, Market Place,  
Chippenham, Wilts.  
(Tel. 2271/2).

Clare House,  
35 Market Place,  
Melksham, Wilts.  
(Tel. 2336 & 3018).

*SOLICITORS*

**Messrs. WANSBROUGHS & CO.**  
40, Market Place, Devizes  
(Tel. 1 and 611)



WITH VACANT POSSESSION ON COMPLETION

In a popular area within easy reach of most sporting facilities

## Wiltshire

### Beanacre, Nr. Melksham

Occupying an excellent position amidst delightful country environs with extensive unrestricted views to the South-East towards Lacock and Bowden Hill, about 1 mile from Melksham, 6 miles from Chippenham and 12 miles from the City of Bath. London (Paddington) attained by British Railways (W.R.) in under 2 hours and on regular daily 'bus route between Melksham and Chippenham.

Particulars of  
The Unusually Attractive  
Gentleman's Country Residence  
of great distinction, charm and character

KNOWN AS

## “ THE WALNUTS ”

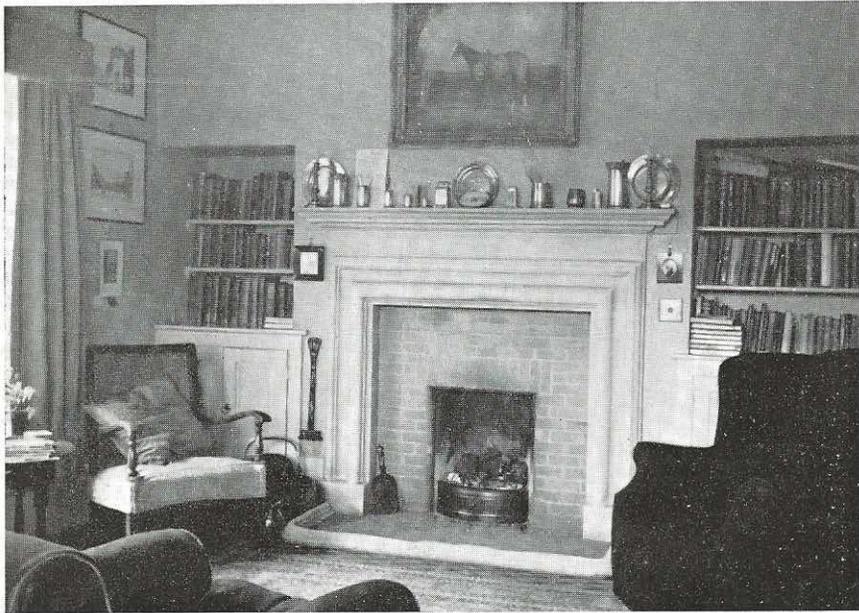
The original House dates back to the 17th Century, since which time it has been sympathetically restored and modernised, now affording to the discerning purchaser a unique property, the like of which rarely comes into the open market.

The Residence is built principally of stone with brick elevations at the rear and Brosely tiled roof, with the attraction of fine stone mullioned metal framed windows and a wealth of climbing roses and wistaria lending to the whole great dignity. The interior has been methodically and carefully maintained and incorporates many old world features such as attractive oak beams and open fireplaces which blend well with the modern amenities available.

### **The conveniently planned accommodation**

in good decorative order throughout comprises:—

**MORNING ROOM OR STUDY** (S.W. & N.W.) 16ft. 9in. × 13ft. 8in., with stone mantel and brick grate, built-in cupboards on either side of grate, oak strip floor, window seat.



**DINING ROOM** (N.W.) 18ft. 3in. × 16ft. 6in. with stone mantel and brick grate, built-in cupboard, oak strip floor.



**Off the Hall are:—**

**Cloakroom** with tiled floor, wash basin (H & C) and rainwater taps. Separate W.C.

**Pantry** with tiled floor, sink (H & C), built-in fitted dresser with sliding doors and cupboards and fitted corner cupboard.

**Kitchen** with tiled floor, "Aga" cooker, Beeston Domestic Boiler and fitted dresser. Larder with slated shelving.

**Lobby** with cupboards.

**Scullery** with sink (H & C) and draining board.

**Coal House. W.C. Boiler House** with "Ideal" Automatic gas boiler providing domestic hot water supply.

**ON THE FIRST FLOOR** approached by main and secondary staircases:—

**Oak Main Staircase** to **Landing** with fitted built-in cupboards.

**No. 1 Bedroom** (S.W. & N.W.) 17ft. 10in. × 13ft. 9in. with grate and pink pedestal wash basin (H & C).

**No. 2 Bedroom** (N.W.) 18ft. 3in. × 16ft. 6in. with grate and wash basin (H & C).

**No. 3 Bedroom or Dressing Room** (N.W.) 16ft. 5in. × 13ft. 5in. with grate and wash basin (H. & C.).

**No. 4 Bedroom** (S.E.) 13ft. × 12ft. with built-in wardrobe cupboard.

**No. 5 Bedroom or Nursery** (S.E.) with grate, window seat and range of cupboards.

**No. 6 Bedroom** (S.E.) 12ft. 10in. × 10ft. 4in. with built-in wardrobe and window seat.

**No. 7 Bedroom** (S.E.) 11ft. 9in. × 8ft. 4in.

**Bathroom** with fitted bath and wash basin (both H. & C.) and cupboard.

Separate W.C. Heated Linen Cupboard.

**Housemaid's Closet** with sink (H. & C.) and fitted cupboards.

**ON THE SECOND FLOOR** are 2 Secondary Bedrooms and Boxroom.

**MAIN GAS AND ELECTRICITY BOTH INSTALLED**

the latter having been re-wired as recently as 10 years ago. There are numerous lighting and heating points amply provided throughout the residence.

**WATER** is obtained by electric pump from never failing well (Mains Supply is available for connection).

**EFFICIENT SEPTIC TANK DRAINAGE**

**Telephone installed** subject to G.P.O. transfer regulations. Telephone number Melksham 3250.

## The Excellent Outbuildings

include a stone and pan tiled **Double Garage** with 2 stall Stable and Loose Box, **Second Garage** with concreted floor, Fruit Store, Fuel Store, Workshop, Poultry Shed, Wood House and small Cattle Shed.

## The Mature Grounds

are a delightful feature of the property having been most carefully maintained.

The approach to the Residence is over a flagstone path from the road through original wrought iron gates hung on fine old stone pillars, whilst the vehicular entrance is over gravelled drive through double entrance gates.

At the front of the House is a small lawn and at the side a further level lawn, suitable for full size tennis court. Adding maturity to this pleasure garden are Acacia and Silver Birch trees, herbaceous borders and sunken paved rose garden.

# The Kitchen Garden and Orchard

are within a sheltered walled enclosure and contain many choice and well cared for fruit trees, and many varieties of soft fruits. Modern small span roof **Greenhouse** 9ft. 6in. × 7ft. 9in. four-flight Garden Frame and Lily Pond.

At the side and rear are

## Two Sweet Feeding Level Pasture Paddocks

one stocked with many varieties of choice dessert and culinary apple trees in their prime, with a fine belt of Poplar Trees providing shelter from the North. Comprised of easy working fertile loam over gravel sub-soil, the whole property embraces an area of

# 4<sup>1</sup>/<sub>3</sub> acres

of which the following is a Schedule taken from the 1942 Edition of the Ordnance 25-inch Survey Map.

### SCHEDULE

<i>No. on O.S. Map 1942 Edition</i>	<i>Description</i>	<i>Area</i>
435	Pasture and Orchard .. .. .	1.565
443	House, Garden and Outbuildings .. .. .	1.192
462	Pasture Paddock .. .. .	1.600
	Total ..	4.357 Acres

Rateable Value: £80. Rates for the current half year are at 18/4d. in the £.  
Tithe and Land Tax free.

**VIEWING:** The Property may be viewed at all reasonable times **strictly by prior appointment** with Doctor and Mrs. Keir in residence (Tel. Melksham 3250).

## Thompson, Noad & Phipp

are favoured with instructions from Doctor Ivan C. Keir, who after nearly 40 years occupation is moving to a smaller house, to submit this most attractive property for Sale by Auction (unless an acceptable offer is received in the meanwhile) at

### The Town Hall, Melksham

ON

## Wednesday, 26th July, 1961

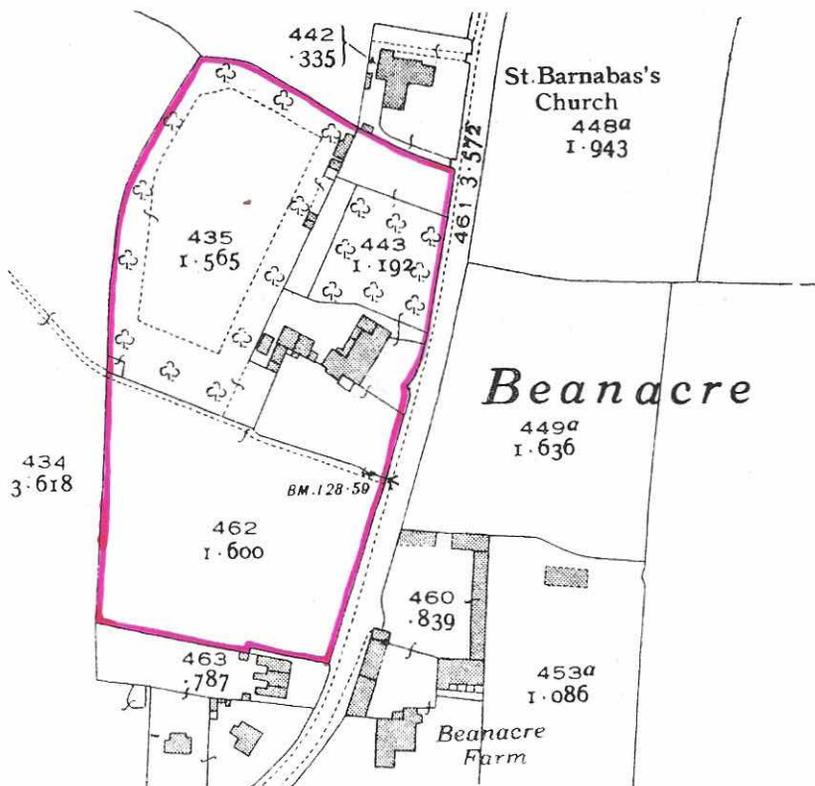
at 3 p.m

**NOTE:** The Purchaser will be required to take over and pay for the following Fixtures and Fittings at the sum of £91 (Ninety-one pounds), viz:—

The window seat cushions in Drawing Room (2), Study and No. 5 Bedroom; The electric light bowl in Study; The gunmetal five light Electric Candelabra in Dining Room; The Railway Curtain fittings throughout the House; 3 fitted Minimax Fire Extinguishers and the B.T.H. Electric Refrigerator in the Larder. The Vendor reserves the right to remove the weather vane on the garden wall and the two Television Aerials.

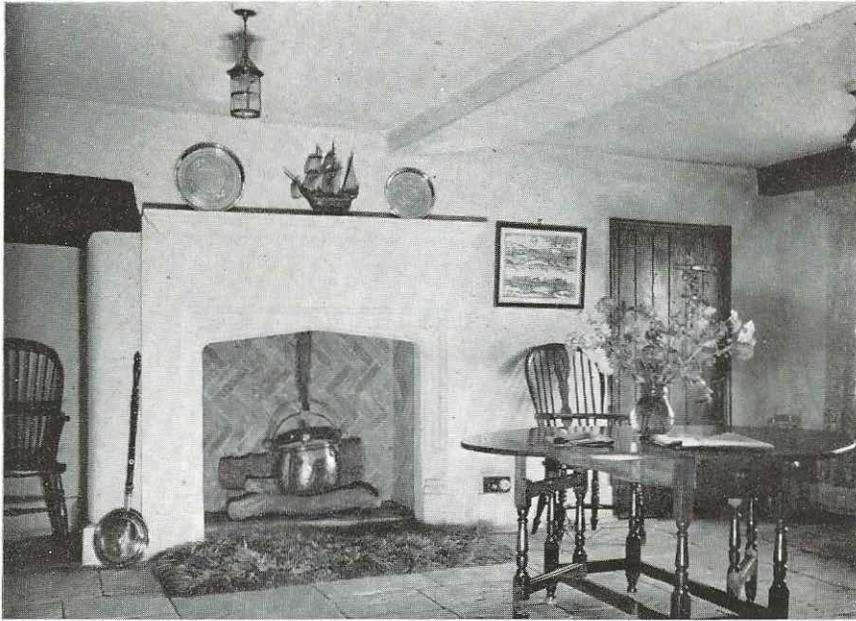
Any further information may be obtained from the Melksham Office of the Auctioneers.

### SITE PLAN



**ON THE GROUND FLOOR:**

**HALL** with open stone fireplace and stone flagged floor, 17ft. × 15ft. 6in. (av.)



**DRAWING ROOM** (S.E.) 24ft. 6in. × 12ft. 6in. with fine old open stone fireplace and wealth of exposed oak beams, oak strip floor, window seats, doorway to **Loggia** and built-in cupboard.



## CONDITIONS OF SALE

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1. The property is sold subject to the following Conditions of Sale and to the Law Society's Conditions of Sale 1953 so far as the latter are applicable to this sale and are not varied by or inconsistent with the Special Conditions. General Condition 35 of the Law Society's Conditions of Sale 1953 shall have effect in substitution for General Condition 34 of the said Conditions.

2. The Vendor's Solicitors are Messrs. Wansbroughs, Robinson, Tayler & Taylor whose office is at 40, Market Place, Devizes, Wilts.

3. A deposit of £10 per cent. on the amount of the purchase money shall be paid to Messrs. Thompson, Noad & Phipp as Agents for the Vendor at the close of the sale.

4. The date fixed for completion is the 11th day of October, 1961 or earlier by arrangement.

5. The property is sold with Vacant Possession upon completion.

6. The Vendor is selling as Beneficial Owner.

7. The title shall commence with a Conveyance on Sale dated the 24th day of July 1926 and made between Bernard Francis Drake and Robert Gustavus Alexander of the first part Henry Kensington Edwards of the second part and the Vendor of the third part.

8. The tenure of the property is freehold but the property is sold subject to:—

(a) All easements and rights in the nature of easements and

(b) Subject to and with the benefit of an Agreement dated the day of July 1961 and made between the Vendor of the one part and the Melksham Parochial Church Council of the other part. The said Agreement shall be available for inspection in the Auction Room at the time of the sale and the Purchaser whether he inspects the same or not shall be deemed to purchase with full knowledge of the contents thereof.

9. Any fixtures, fittings or installations which are the property of any service or supply authorities are excluded from the sale.

10. The Vendor reserves the right at any time prior to the date of completion to hold a sale by auction on the property of the furniture and effects.

11. The sale is subject to a reserve figure.

12. No objection or requisition shall be made as to the differences in the acreage appearing in the Particulars as against those appearing in the Muniments of Title and which is explained by reason of a later survey.

**CONTRACT**

AN AGREEMENT made the \_\_\_\_\_ day of \_\_\_\_\_ 1961.

between IVAN COCHRANE KEIR of The Walnuts Beanacre Nr. Melksham in the County of Wilts  
Retired Medical Practitioner (hereinafter called " the Vendor ") of the one part and  
(hereinafter called " the Purchaser ") of the other part.

Whereby it is agreed that the Vendor shall sell and the Purchaser(s) shall purchase the property  
described in the above Particulars at the price of  
(independently of any valuation money) subject to the foregoing Special Conditions of Sale and The  
Law Society's Conditions of Sale 1953.

AS WITNESS the hands of the parties hereto or their agents.

				£	s.	d.
Purchase money	..	..	..			
Less Deposit	..	..	..			
Balance	..	..	..			
Valuation money	..	..	..	91	0	0
				<hr/>		
			Total	£		
				<hr/>		

As Agents for the Vendor we hereby acknowledge the receipt of the above mentioned deposit this  
\_\_\_\_\_ day of \_\_\_\_\_ 1961.

6d. Stamp



