

D. E. ORDISH.

By direction of C. C. SIBTHORP, Esq.

LINCOLNSHIRE.

*Five miles from the
Cathedral City. . .*

AS A WHOLE OR IN 30 LOTS.

The Well-known Freehold
Residential Agricultural and Sporting Estate

OF

Sudbrooke Holme

comprising the

IMPORTANT GEORGIAN MANSION

AND

GRANDLY TIMBERED PARK.

Mixed Farms with most Superior Houses.

TWO GENTLEMEN'S SMALLER RESIDENCES,
SMALL HOLDINGS & ACCOMMODATION LAND.

For Sale by Auction (subject to Conditions) by

Mr. J. E. WALTER

and Messrs.

JOHN D. WOOD & Co.,

acting in conjunction,

At the Corn Exchange, Lincoln,

On THURSDAY, 2nd OCTOBER, 1919,

At 1.30 p.m.

Land Agent: W. T. MEYRICK, Esq., Sudbrooke, Lincoln.

Solicitors: Messrs. BURTON, SCORERS & WHITE, Stonebow, Lincoln.

Auctioneers: Mr. J. E. WALTER, Horncastle.

Messrs. JOHN D. WOOD & Co., 6, Mount Street, W.1.

LINCOLNSHIRE

In the healthy, high-lying and Famous Agricultural District North of the County Town ; 4 miles from the Cathedral and City ; 1 mile from Langworth Station with portions abutting thereon, and very readily accessible by comparatively short train service to the great Yorkshire, Nottinghamshire and Derbyshire Industrial Centres.



Sudbrooke Holme

THE WELL-KNOWN FREEHOLD
RESIDENTIAL & SPORTING ESTATE

of some

1938·736 Acres

of which over 120 Acres are well-placed Woodlands, situate in the Parishes of Sudbrooke, Reepham, Scothern, Nettleham and Barlings, and comprising the

Important Family Mansion

of the Georgian Period, substantially built of brick, largely covered with ivy and forming

*AN Imposing and Restful Pile
of Considerable Character*

Occupying a singularly well chosen position on high ground, and seated within the precincts of

A Finely Undulating Park

studded with glorious clumps of Beech, Oak and Elm, and splendid Forest and Specimen Trees, falling by gentle slopes to the South and East, with

The Long Ornamental Lakes

with their Wilderness Islands and shores largely fringed with Forest Woodlands and Luxuriant Shrubberies and threaded by Lovely Shady Walks—the whole forming

A Lovely English Sylvan Scene

such as is only met with in our most important homes, while a great variety of Beautiful Home and Park Views of the country beyond are obtained, with

Delightful Distant Vistas of Lincoln Cathedral
on the horizon.

THE HOUSE

is approached by Long Carriage Drives (guarded by *Picturesque Lodges* each containing Two Sitting Rooms, Kitchen, Larder, Two Bed Rooms, Wash-house and Coalhouse), winding through thick Woodland Groves and the Park from the very important Principal Entrance Gates, hung on imposing stone and brick piers with ball finials.

This Imposing and Well-built Mansion House

of the Georgian Period, with its pediment and stone cornice and deep bays, was erected in the year 1780, its interior being well planned on a spacious scale, the Principal Halls and Rooms being decorated in the Adam style, with many chaste and beautiful ceilings, walls in panels and suitable mantelpieces and graceful fanlights, while all the Principal Rooms on the Ground and First Floors are fitted with

HANDSOME MAHOGANY DOORS.

An excellent plant of Acetylene Gas lights the entire house, and an unfailing supply of excellent water is forced from Artesian wells with auxiliary oil engine to Upper Floors. It stands on a wide raised Terrace, guarded by stone balustrading, with a fine Forecourt similarly enclosed, and approached from two pairs of wrought-iron gates hung on high stone piers with stone ball finials and a wealth of shrubbery screens around, and with two acetylene globe lights on stone columns.

The House contains the following Accommodation :

Hall

22-ft. by 16-ft., with stone tessellated floor.

Library

20-ft. 3-in. by 15-ft., with fitted Adam Bookcases, mantelpiece, and overmantel frame for oil painting.

CLOAK ROOM and Gentleman's W.C.

Suite of *Lofty* and Well-proportioned Reception Rooms

Dining Room

30-ft. by 20-ft. 2-in., with wide circular West bay and South windows, oak floor, etc.

Morning Room

25-ft. 7-in. by 16-ft. 6-in., with circular bay, and French windows opening to South Terrace.

THESE Rooms have fine Adam type ceilings and mouldings and other graceful features of the period.

Drawing Room

32-ft. by 20-ft., with wide circular East bay and South windows, statuary marble mantelpiece on Ram head jambs, Adam style enriched ceiling, coved cornice, dado, rail, etc.

East Room

20-ft. by 14-ft. 6-in., modern slow-combustion grate, marble surround and carved wood Georgian mantel.

All these Rooms command the most enjoyable views over the Terraces to a veritable Fairyland of Gardens, Shrubberies and Lawns adorned with a wealth of lovely specimen trees and glorious forest timber, with the Park, Lakes, and massed foliage of woodland groves beyond.

THE CENTRAL HALL

22-ft. by 18-ft. 3-in., has chaste Adam oval lantern light, walls in gilt panels with dentil cornice and plaques and fans on the ceiling, whilst a Stone Staircase, with light mahogany rail, leads to Gallery with arches on Scaglioni pillars with Corinthian capitols. Glazed mahogany doors with Adam style fanlight lead to Garden entrance.

THE OFFICES

comprise Large Light Kitchen, Bacon Gallery, Flavel range, charcoal stoves, sink with service tap; Scullery, glazed sink (h. & c. water) and tiled floor, copper and boiler for hot water supply, Still Room with Flavel range, lead sink (h. & c. supply); Butler's Pantry, glazed sink (hot, cold and soft water supplies); Bed Room with hand basin (hot and cold supplies) and cupboards; Servants' Hall, Lamp Room, with sink and service tap; Housekeeper's Room, Store Room, Pantry, Larder, Stick House, copper, service taps, etc.

Above are FOUR MEN'S BED ROOMS approached by separate stairs, two of which are fitted with lavatory hand basins with hot and cold supplies.

The Excellent Double Acetylene Gas Plant

has two retorts, 500-ft. each, 8 generators (and can be run separately or as twin-working systems) in a Modern Brick and Tiled Building (heated by hot-water pipes), with copper cupola and weather cock, on the roof.

The Bed Room Accommodation

is very good, and consists of:

On the First Floor

approached by Principal and Secondary Staircases,

11 Principal Bed and Dressing Rooms

possessing suitable fireplaces and mantelpieces, of which some are in the Adam style, with marble surround and cornices of the period. Some of these Rooms are eminently suited for conversion into

BATH ROOMS

also

A Most Attractive Boudoir

with wide circular bay, old hob grate, Dutch tiles, marble surround and wide mantel and Adam cornice and frieze.

¶ All these Rooms overlook the Grounds, Park and Lakes, are well-proportioned, light, airy, and have mahogany doors.

There are two Housemaid's Pantries in convenient positions, a Room for Two Maids, and a Room over the Kitchen, 26-ft. 7-in. by 18-ft., taking three or four beds, making a total of 14 Rooms in all.

On the Second Floor :

Five Secondary Bed Rooms

FOUR GOOD SERVANTS' ROOMS, taking a number of beds, and, in addition, there are a Butler's Bed Room on the Ground Floor and FOUR ROOMS FOR MEN on the First and Second Floors, making a total of

28 Bed Rooms

THE WATER SUPPLY

is excellent, from three Artesian wells in the park about 160-ft. deep with turn-off valves. These give a never-failing supply which rises to 30-ft. to large tanks on the First Floor of the House, whilst a Hornsby Oil Engine can be used to pump as an auxiliary supply. These wells give a supply considerably in excess of requirements, and there are also soft water tanks for House, Stables and Lavatory in addition.

THE DRAINAGE

is on modern principles and delivers in the park at a considerable distance from the Mansion. There is a capital

FITTED LAUNDRY

with Ironing Room and Stove, etc., Wash-house with two coppers, Range of Teak Wash Tubs with hot and cold water supplies.

EXCELLENT MODERN DAIRY

Pig House, Boot House with tiled floor, Knife House, Two E.C.'s for men, Large Timber and Iron Coal and Wood Store.

THE COTTAGES

in addition to the two Main Entrance Lodges, comprise the Entrance Lodge to the Scothern Road, well-built in red brick and tiled, containing Living Room, Kitchen, Wash-house and Three Bed Rooms; Two very superior Red Brick and Slated Cottages (with bays) for Head Coachman or Chauffeur and Butler, containing Sitting Room, Kitchen, Living Room, Scullery, Larder and Three Bed Rooms, with Wash-house, Coal House and E.C. and large Gardens; Gardener's House with Two Sitting Rooms, Kitchen, Larder, Three Bed Rooms, Wash-house, Coal House, E.C. In addition there is a very superior Brick and Tile House for Under Gardeners, or suitable for use as a *Bailiff's* or *Farmhouse* comprising Large Sitting Room

with bay, 20-ft. by 15-ft., Kitchen with range and boiler in Linen Room, Larder with two hand basins (hot and cold supplies); Good Staircase leads to the First Floor, where there are five excellent Bed Rooms, Bath Room, W.C., Linen Cupboard and Lavatory Hand Basins and large Garden, also the Lodge to the Original Drive, containing Living Room, Kitchen, Two Bed Rooms and Wash-house.

There is also an excellent sheltered Drying Ground, adjoining the Acetylene Gas House.

THE STABLING

is of red brick and slate, surrounding cobble paved yard and comprising Nine Large Loose Boxes, Eight Stalls, Wash Box with copper and water laid on, Harness Room with range and tiled floor, Cleaning Room, Store Room, Two Large Coach-houses (one with Loft over), Garage for four cars and pit, Chauffeur's Cleaning Room, Mess Room, Carpenter's Shed. There is in addition

SMALL FARMERY

comprising Six-bay Cart Shed and Two-stall Cow House, Range of Brick and Tiled Poultry Houses, Two Piggeries and Yard, Root House, Four-stall Cow House with pump to spring well, Estate Yard with Brick and Slated Lock-up Store House.

The Grounds and Ornamental Shrubberies

Woodlands and Lakes, with their many lovely walks and varied features, provide a veritable fairyland, and will vie with those found at our most beautiful English Homes.

The Broad South and East Paved Terraces flank the principal fronts of the Mansion, and are guarded by heavy stone balustrading with stone coping and ball finials, and wide stone steps descend to

The Old Tennis Lawns

surrounded by a wealth of glorious Pinetum Trees, Cedars of Lebanon and Deodora, Scotch Pines, Wellingtonia, with massed Shrubberies and large Wych, Elm and Oak shading.

The Eastern Shrubbery Walk

embellished with its vases and the colour of Golden Privet, Prunus and flowering shrubs mixed with the darker Evergreens, leads to a

Creeper-clad Adam Style Summer House

whence are reached shaded grass and gravel Shrubbery Walks and

The Broad Oak Gravel Walk

with its massed Laurel, Yew, Wellingtonia and Fir, its sun dial, and lovely peeps of park and lakes.

The Western Vista Avenue

laid out on the Versailles plan with steps and central paved walk descending to a wide grass vista, flanked by Juniper and Box Trees, old forest clumps and two monoliths on the shore of the

Ornamental Water

with its surrounding Shrubberies of Dogwood, Willow, etc., discloses

A Fine View of Lincoln Cathedral

on the horizon, with rich park and woodland scenes in the foreground.

The Massive Stone Pergola

with its Italian oil jars, is creeper-clad, and extends to a vista walk through old iron gates to a statue of Venus in an arbour of Yew. Here, running East and West, is perhaps the most striking feature in these glorious Gardens,

The Long Herbaceous Walk

flanked by beds of glorious Roses with Specimen Saffron Bushes, globe-shaped Prunus, with the old stone ball finialled wall and complete setting of clipped Yew Hedges, terminating at a Statue of Bacchus in its own Yew Garden.

The Florentine Garden

with statue of Mercury, small shaded, formal and secluded wild Gardens and

Circular Rose Garden

surrounded by yew hedges and shrubberies, complete a lovely conception of the Landscape Gardener's art. Two pairs of old iron gates lead to

The Kitchen Garden

laid out in two sections, completely surrounded by walls with a huge inner wall of clipped yew hedging and numerous standard rose trees, etc.

The Glass

comprises Greenhouse, Range of Vineries (5 divisions), Peach House (2 divisions), Cucumber and Melon House (2 divisions) and Fern and Carnation House (2 divisions).

THE PARK

is finely undulated, the central dip being threaded by a running brook which feeds the lakes. It is studded with

Magnificent Clumps of Beech

with fine elms, oaks, chestnut and ash and other monarchs of the forest. An Avenue of young limes and Lombardy Poplars and well-grown Plantations of mixed ornamental trees are also features, whilst the massed foliage of Woodland Groves entirely surrounding form a rich background to a truly lovely sylvan scene.

THE WOODLANDS

extend to upwards of

120 ACRES

and are practically all disposed around the Park and Lakes. Forest timber is interspersed with Spruce, Larch, Scotch Firs, Yews, and *Grass Walks* which intersect these lovely groves, with massed screens of Yew, Box, etc., encircle the shores of

The Long Water or Lake

with its three wilderness Islands, and form a most delightful and enjoyable feature. Here are Cedars of Lebanon, Deciduous Cypress, Copper Beech, Limes, Golden Elder, Yew, Fern-leafed Beech, Cryptomeria Japonica, Silver and Weeping Birch, and Ash, Prunus, Sumach, Seringa, Japanese Maple and Flowering Shrubs in great variety.

Shooting

There is excellent Mixed Shooting over the Estate, the coverts being very well placed for carrying a large head of Pheasants, showing high birds, while the open land forms capital Partridge ground, and there are plenty of Hares and Rabbits.

The Agricultural portion of the Estate

is divided into 12 PRINCIPAL HOLDINGS, several with important and superior Houses suitable for the occupation of Gentlemen Farmers, with adequate Homesteads, together with several SMALL HOLDINGS.

A well-built Red Brick Residence,

Cottages, and

An Attractive Stone-built Residence

equipped with Electric Light, Stabling with Pretty Garden, and Paddock of 2.577 acres.

Enclosures of Accommodation and
Rich Feeding Land.

Included in the Sale is

The Lordship of the Manor of Scothern

also the

Advowsons of Sudbrooke and Scothern

The Estate is for Sale as a whole or in the following Lots.