By direction of Mrs. E. Lucas

NORTHAMPTONSHIRE

The Period Country Residence

BURY HOUSE COTTINGHAM

in the favoured Welland Valley



Auction
FRIDAY, 6th NOVEMBER, 1959
at the
GEORGE HOTEL, KETTERING
at 3.30 o'clock

Solicitors :-
Messrs. BURGESS & JEFFRIES
Market Street
Kettering
Tel. 3074

Auctioneers:-
BERRY BROS. & BAGSHAW
and J. TOLLER EADY
Market Place and Exchange Buildings
Kettering Market Harborough
Tel. 2257 (4 lines) Tel. 2129

E.M.P.CO. BUSHDEN

NORTHAMPTONSHIRE

Kettering 7 miles; Corby 3 miles; Market Harborough 7 miles.

PARTICULARS OF

The Period Residence

Bury House, Cottingham

Occupying a delightful and secluded position with a south-westerly aspect in this favoured Welland Valley district, close to the borders of Leicestershire and Rutland.

THE RESIDENCE contains—

Lounge Hall, Cloaks, 3 Reception Rooms, Housekeeper's Room, Domestic Quarters, main and secondary Staircases, 8 principal Bed and Dressing Rooms, 3 Bathrooms, 6 Second Floor Rooms.

4-roomed Cottage, Pleasure and Kitchen Gardens and Grounds, Orchard, **PADDOCK AND TWO FIELDS OF PASTURE** extending to an area of about

20 Acres 2 Roods 6 Poles

To be offered for Sale by Auction (unless previously sold privately).

With **VACANT POSSESSION** on completion and subject to Conditions of Sale to be then produced, by

BERRY BROS. & BAGSHAW AND J. TOLLER EADY

at the

GEORGE HOTEL, KETTERING

on

FRIDAY, 6th NOVEMBER, 1959

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VIEWING by appointment only through the Auctioneers.

Particulars of sale with plan may be obtained from the Auctioneers—

MARKET PLACE, KETTERING, & EXCHANGE BUILDINGS, MARKET HARBOROUGH;

or the Solicitors—

MESSRS. BURGESS & JEFFRIES, 11 MARKET STREET, KETTERING.

Particulars

BURY HOUSE

is situated on the fringe of the village of Cottingham and adjoining the Middleton boundary. It is completely screened from the roadside by a fringe of trees inside a stone built wall. The approach is by a drive with wide gravel sweep in front of the house. The construction is of local brown stone and Colleyweston roof with long sash shuttered windows to the principal rooms.

The Accommodation consists of

PANELLED LOUNGE HALL	24ft. 6ins. x 18ft. with stone flagged floor, open fireplace and radiator.
HALL	with attractive open turned balaster staircase.
CLOAKROOM	a panelled bath with separate hot water cylinder fitted immersion heater has been installed in this room.
SEPARATE W.C.	
MORNING ROOM	24ft. 3ins. x 18ft. 3ins. marble fireplace with Dutch blue and white tiles, radiator, oak floor and folding doors leading into the—
DRAWING ROOM	24ft. 3ins. x 18ft. plus deep bay with french door to garden terrace, oak floor, 2 radiators and white marble fireplace.
DINING ROOM	25ft. x 17ft. 9ins. with grey marble fireplace, oak floor, grilled radiator, niched wall glazed cupboard shelf and panelled walls.
BACK HALL	with open turned balaster secondary staircase and built-in safe.
BUTLER'S PANTRY	with fitted cupboard and dresser.
HOUSEKEEPER'S ROOM	12ft. 6ins. x 9ft. 4ins.
BOILER ROOM	
LARGE KITCHEN	with "Carlyle" cooking grate, fitted dresser, etc.
SCULLERY	hot water supply to this and the Bathroom over is by immersion heater.

First Floor

BEDROOM No. 1	(South) 17ft. 6ins. x 15ft. 3ins. windows on two sides, built-in wardrobe.
DRESSING ROOM	14ft. x 8ft. 6ins. with built-in wardrobe.
BEDROOM No. 2	(over Morning Room) 17ft. 9ins. x 15ft. 6ins. with windows on two sides, built-in wardrobe.
DRESSING ROOM	14ft. 3ins. x 8ft. 3ins. with built-in wardrobe.
BEDROOM No. 3	15ft. 9ins. x 13ft. 10ins. with oak floor and 2 built-in wardrobes.
BEDROOM No. 4	18ft. x 18ft. 3ins. with built-in wardrobe and radiator.
BEDROOM No. 5	15ft. 9ins. x 13ft. with built-in wardrobe.
BEDROOM No. 6	19ft. x 18ft. 6ins. (less partitioned recess) with built-in wardrobe and fitted corner cupboard.
BATHROOM No. 1	also with inter-connecting doors to Bedrooms 3 and 4, hot water by immersion heater.
BACK LANDING	with radiator, airing cupboards and short staircase leading to Tank Room.
BATHROOM No. 2	with radiator.
SEPARATE W.C.	

Second Floor

6 ATTIC ROOMS

CELLARAGE with central heating boiler.

Outside

Adjoining the House is a range of 2-storey buildings converted to **4-ROOMED COTTAGE,** Larder and Stores.

THE STABLE BLOCK

is built of stone with part Colleyweston and part tiled roof and is ranged around an enclosed yard. It consists of 5 Loose Boxes with large room over, Saddle Room and Garage for 2.

Wood built and corrugated IMPLEMENT SHED with sliding door.

Separate range of 5 stone built LOOSE BOXES and 3 DOG KENNELS.

GARDEN AND GROUNDS

with ornamental and large walled-in Kitchen Garden, Greenhouse, Potting Shed and Orchard.

SMALL PADDOCK adjoining the Middleton Road.

2 FIELDS OF PASTURE

sloping down to the Residence, one of which has a long road frontage to the Market Harborough—Oundle Road.

The Estate is **WELL TIMBERED** with species of ornamental and commercial value and in O.S. No. 120 there is an **Avenue of valuable mature Elms** which are included in the Sale.

SERVICES

Part centrally heated. Telephone is at present installed.
Electricity. Own water supply by gravitation. Cesspit drainage.
Rateable Value £88. Present rates in the £1/1/4.
Mains Water is available in the village.

OUTGOINGS

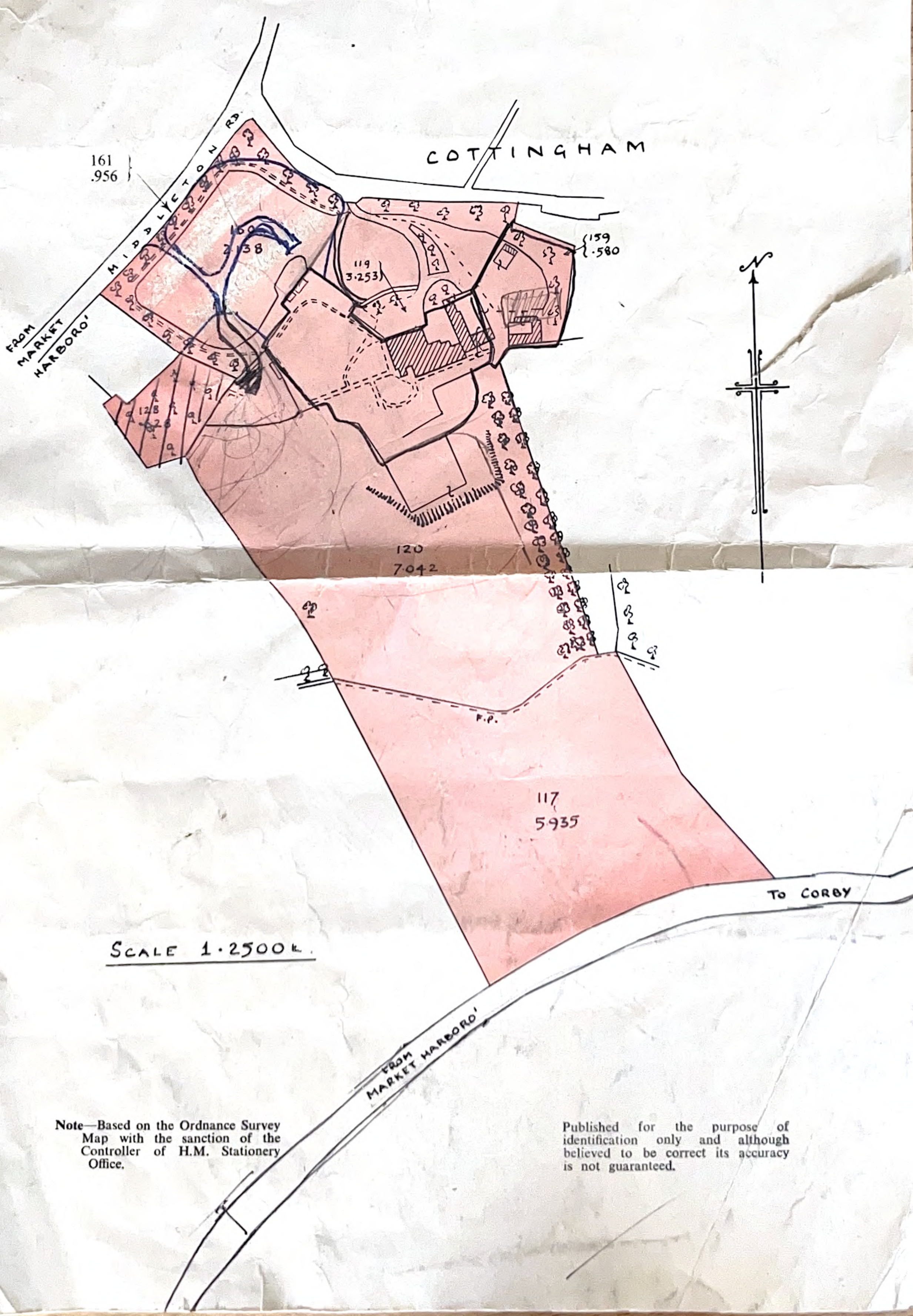
Land Tax £3/12/8.
Tithe £2/ 0/3.

SCHEDULE

Parish of Cottingham

O.S. No. (1900 Edition)	Description	Area
117	Pasture	5.945
120	Pasture	7.042
160	Pasture	2.138
119	House and Grounds	3.253
128	Orchard	.628
161	Spinney	.956
159	Spinney	.580
		20.542 Acres

BURY HOUSE COTTINGHAM



SCALE 1·2500 L.

Note—Based on the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office.

Published for the purpose of identification only and although believed to be correct its accuracy is not guaranteed.