

STOKE HALL, IPSWICH.

Very capital FREEHOLD RESIDENCE, with Hot House and Conservatory, calculated for a Family of the first respectability, in the environs of the admired town of Ipswich, environed by its Pleasure Grounds and Plantation Walks, gently reclining to the river Orwell, with the Meadows attached to the same, and Possession at Christmas

TO BE SOLD BY AUCTION,

By Messrs. ROBINS,

At the Auction Mart, opposite the Bank of England, on Tuesday the 23d day of November, at Twelve o'clock, by Direction of the Executors,

THE uniformly admired Freehold Residence, happily placed in the environs of the pleasant Town of Ipswich, and called

STOKE HALL:

Presenting a handsome uniform Brick Mansion, situate on a fine commanding eminence, from which the views are almost indescribably beautiful, extending over the respectable town of Ipswich, and pursuing its course through the beautiful and luxuriant valley below, to which the Plantation and Shrubbery Walks gently decline, and where the River Orwell forms the boundary, contiguous to which are the Pleasure Grounds, disposed with unusual taste, and at high water run parallel with the river; a long Terrace Walk ornaments the principal front, where the Plantation presents a Vista with considerable effect; the Mansion is completed with a view to the most comfortable occupation of a family of great respectability, under the direction of the late Proprietor,

JOHN BLEADEN, Esq.

It may confidently be stated abounds with as many advantages as its most admired competitors in this vicinity; the Pleasure Grounds are clothed with a profusion of the choicest shrubs; the Kitchen Garden is entirely walled round and clothed with the best fruit trees; the Rooms are all of admirable proportions, and the Offices, which are very complete, are of the best description; the Domain, including the Meadows, where the inequality of ground is never seen but to be admired, comprehends about

TWELVE ACRES.

It might be invidious to select any particular spot to panegyris the views with which this enviable property abounds; but it may be permitted to state that from one extremity of the Plantation to the North, which is protected from the wintry wind by the wide spreading oaks, the view of the Church, hanging in majestic grandeur over the thriving shrubbery, forms an object that cannot well be seen without being properly appreciated. In one of the Meadows is the Water Course (or House); from

this source a considerable part of the town of Ipswich is supplied with water, which at present gives an income of near 100*l.* a year, and from which a large one may safely be contemplated. Contiguous are Five Copyhold Cottages, producing 27*l.* 4*s.* per annum.

The Estate may be viewed, and Particulars had 21 days prior to the Sale, of Mr. Pearson, solicitor, Ipswich; at the White Horse, Ipswich; Three Cups, Colchester; Black Boy, Chelmsford; of Messrs. Wiltshire, Bolton, & Cole, solicitors, Winchester House, Old Broad Street; at the Auction Mart; and in Covent Garden, where a Plan of the Estate, and a Drawing of the Mansion, may be seen.

STOKE HALL, IPSWICH.

Excellent HOUSEHOLD FURNITURE of every description, Sideboard of Plate and Plated Articles, Wardrobe of fine Linen, rich China and Glass, a handsome Town-built Chariot, by Windus; Cellar of Wines;
IPSWICH PAVING BOND OF FIFTY POUNDS, &c.

TO BE SOLD BY AUCTION,

By Messrs. ROBINS,

On the Premises, at Stoke Hall, Ipswich, on Tuesday the 30th of November, at Twelve o'clock, and following day, by Direction of the Executors of JOHN BLEADEN, Esq. deceased.

ALL the very neat and well adapted Household Furniture; a Cellar of Wines of the first quality; comprehending about 150 dozen of the most choice Old Port and Madeira, selected with the accustomed judgment of the late Proprietor, regardless of expence.—A sideboard of useful and ornamental Plate and Plated Articles, capital Town-built Chariot, by Windus; beautiful China and Glass; Wardrobe of fine table and bed Linen; brilliant French pier and chimney glasses, of large dimensions; a Grand Piano-forte, by Longman and Broderip, and other Effects, of the late

JOHN BLEADEN, Esq. deceased,
AT STOKE HALL.

The Furniture is all in excellent condition, and comprehends 11 mahogany 4-post and field bedsteads, with chintz and white dimity furniture, and very capital seasoned goose feather beds and bedding to each; superior cabinet furniture in mahogany wardrobes, chests of drawers, dressing tables, an elegant set of mahogany dining tables and Trafalgar chairs, and cellaret sideboard: the drawing rooms are finished in chintz, with French window curtains and chairs *en suite*; the glasses are of large dimensions, with French plates and suitable frames; and the secondary offices are all appropriately furnished.

The whole may be publicly viewed the day prior and morning of sale, and Catalogues (at One Shilling each) may be had on the premises; of Messrs. Wiltshire, Bolton, and Cole, solicitors, Winchester House, Old Broad Street; and of Messrs. Robins, Covent Garden.