

01 / CURRENT CONDITION - MEASURED LAYOUT

Vesper Court

Eternal City | Two surface floors + two basement levels | Player reference

ESTIMATED VALUE
1,150,000 gp

SETTLED SALE
112,500 gp

Reduced settlement price because of the haunting.

02 / RESTORED PROSPECT - MEASURED LAYOUT

The estate, restored

Eternal City | Two surface floors + two basement levels | Player reference

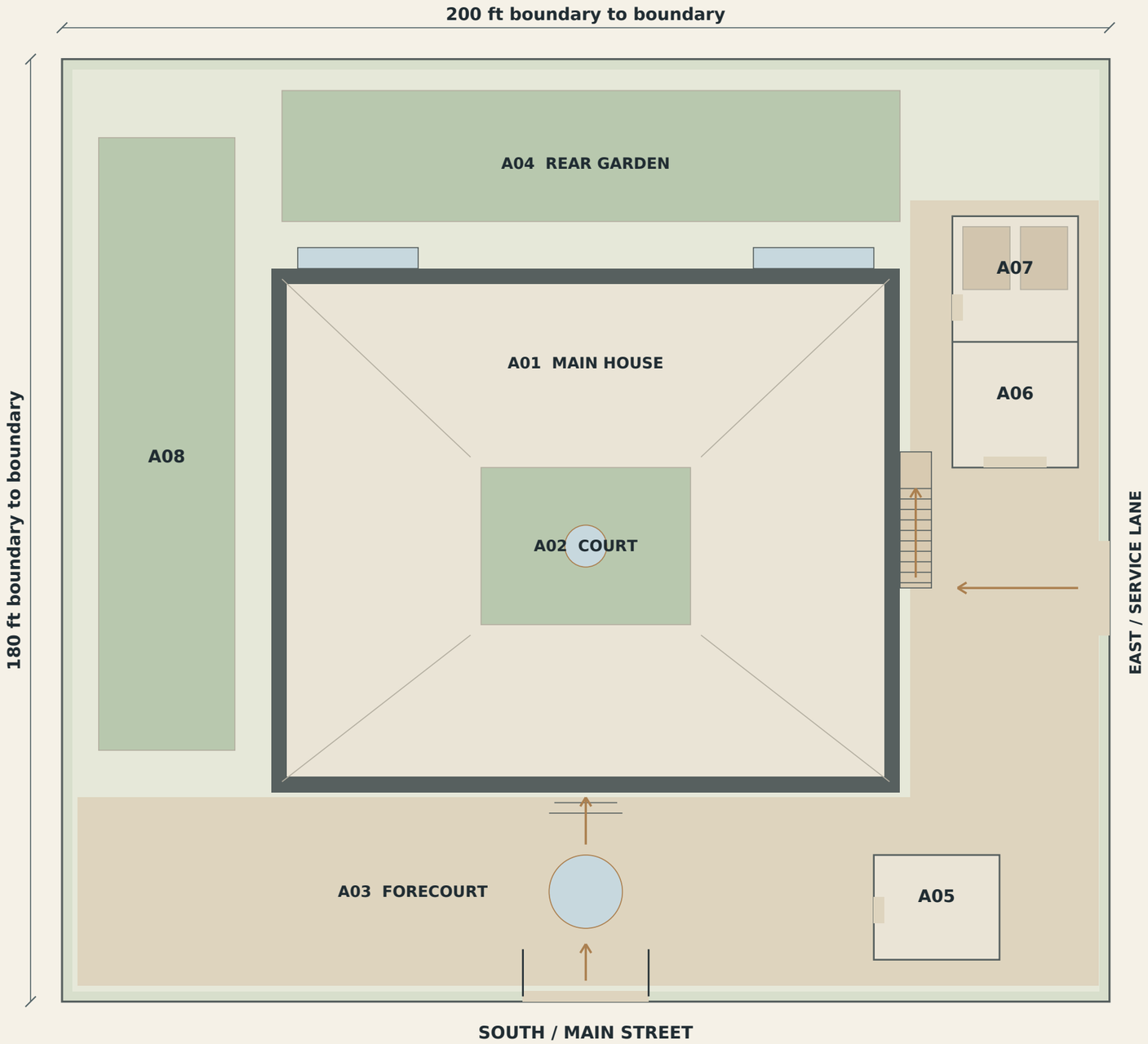
SAME BUILDING / SAME VIEW

Restoration reference: repaired fabric, renewed gardens and proposed furnishings.

ESTATE GROUNDS

An urban estate within its own walls

200 x 180 ft plot | 36,000 sq ft / 0.83 acre | South-facing main entrance



N

GROUNDS KEY

A01 Main house
120 x 100 ft exterior. Four wings enclose the court.

A02 Inner courtyard
40 x 30 ft clear, open to the sky.

A03 Arrival forecourt
40 ft frontage zone with drive and fountain.

A04 Rear garden
40 ft rear zone; formal beds and a walking path.

A05 Gatehouse
24 x 20 ft footprint; one storey.

A06 Carriage house
24 x 24 ft footprint; one carriage bay.

A07 Stable
24 x 24 ft footprint; two 9 x 12 ft stalls.

A08 West garden
Side garden and sheltered walk.

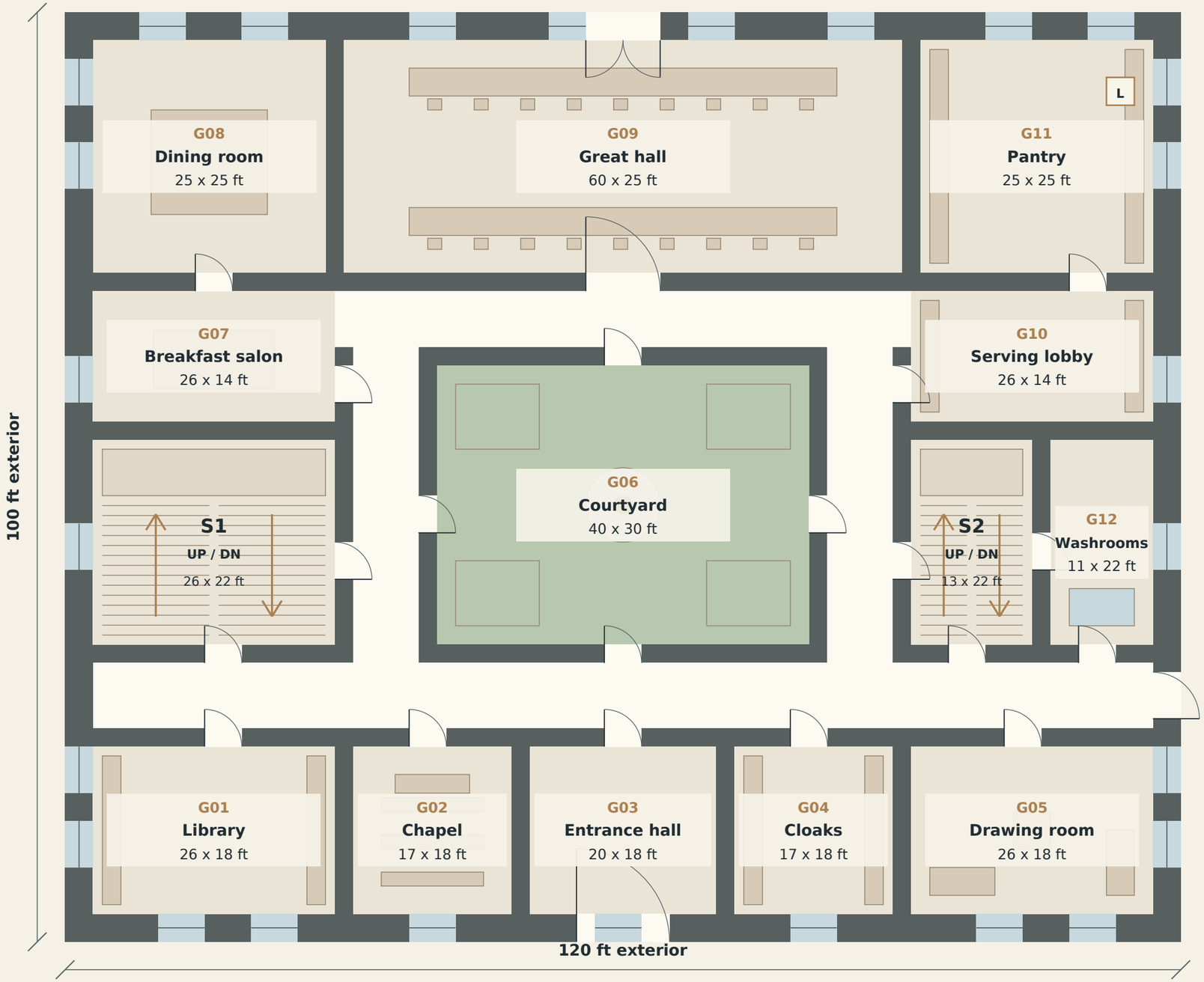
The main house stands 40 ft inside the south and west boundaries. Service access follows the east side. Blue strips north of the house are basement light wells; the short east-side stair descends to B10.

0 10 20 30 40 50 60 ft

GROUND FLOOR

Reception & the garden court

Floor datum +0 ft | Main rooms 18 ft clear; great hall 32 ft clear



N

ROOM KEY

G01 Library
26 x 18 ft clear / 468 sq ft

G02 Chapel
17 x 18 ft clear / 306 sq ft

G03 Entrance hall
20 x 18 ft clear / 360 sq ft

G04 Cloaks
17 x 18 ft clear / 306 sq ft

G05 Drawing room
26 x 18 ft clear / 468 sq ft

G06 Courtyard
40 x 30 ft clear / 1,200 sq ft

G07 Breakfast salon
26 x 14 ft clear / 364 sq ft

G08 Dining room
25 x 25 ft clear / 625 sq ft

G09 Great hall
60 x 25 ft clear / 1,500 sq ft

G10 Serving lobby
26 x 14 ft clear / 364 sq ft

G11 Pantry
25 x 25 ft clear / 625 sq ft

G12 Washrooms
11 x 22 ft clear / 242 sq ft

S1 Main stair
26 x 22 ft clear / 572 sq ft

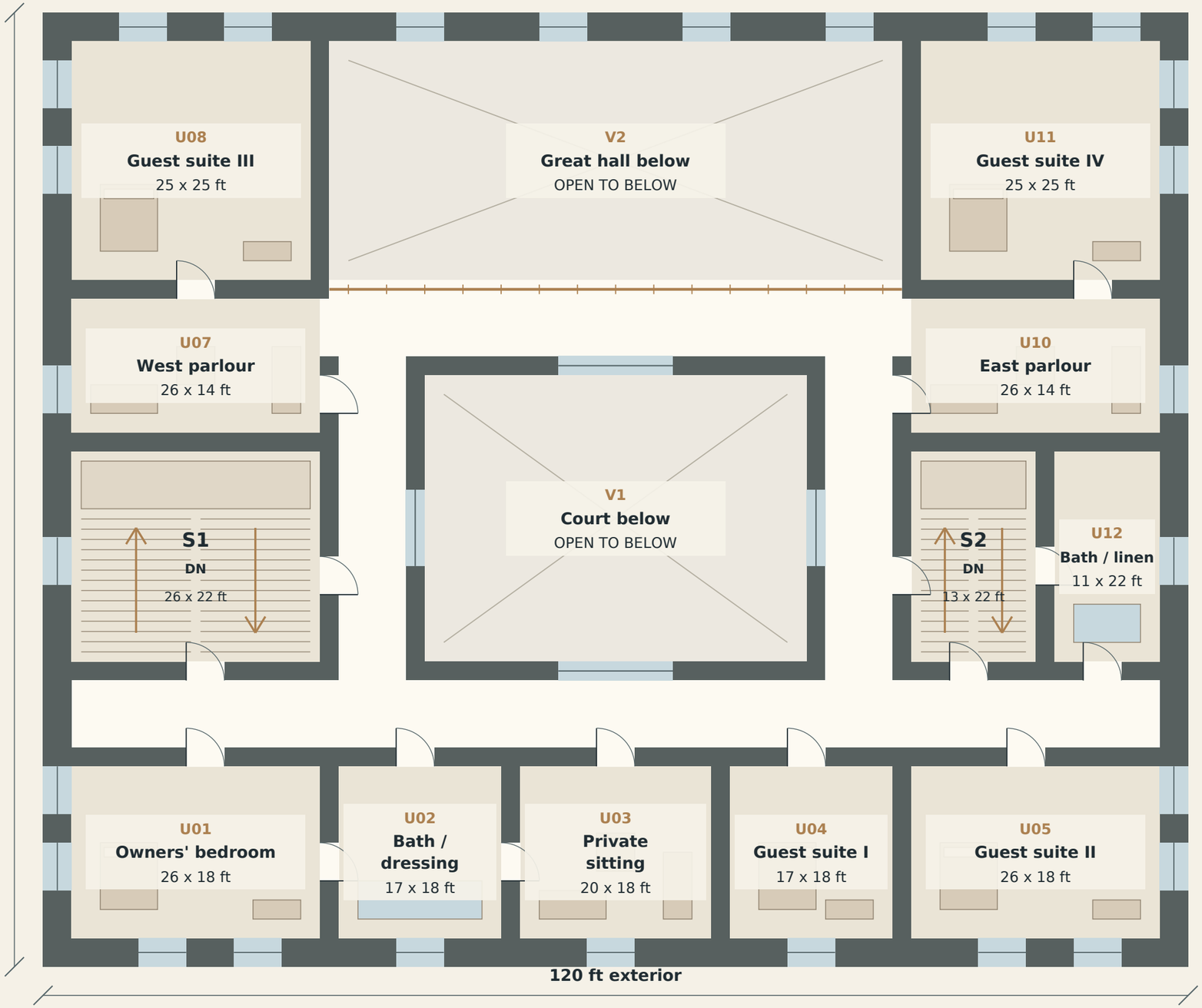
S2 Service stair
13 x 22 ft clear / 286 sq ft

Enter through G03 on the south. The galleries circle G06. S1 is the principal stair; S2 and G10 form the service route. The pantry lift L connects G11 to B11.

0 10 20 30 ft

The private household

Floor datum +20 ft | Rooms 14 ft clear | Roof space is unoccupied



N

ROOM KEY

U01 Owners' bedroom
26 x 18 ft clear / 468 sq ft

U02 Bath / dressing
17 x 18 ft clear / 306 sq ft

U03 Private sitting
20 x 18 ft clear / 360 sq ft

U04 Guest suite I
17 x 18 ft clear / 306 sq ft

U05 Guest suite II
26 x 18 ft clear / 468 sq ft

V1 Court below
Open void; no floor at this level

U07 West parlour
26 x 14 ft clear / 364 sq ft

U08 Guest suite III
25 x 25 ft clear / 625 sq ft

V2 Great hall below
Open void; no floor at this level

U10 East parlour
26 x 14 ft clear / 364 sq ft

U11 Guest suite IV
25 x 25 ft clear / 625 sq ft

U12 Bath / linen
11 x 22 ft clear / 242 sq ft

S1 Main stair
26 x 22 ft clear / 572 sq ft

S2 Service stair
13 x 22 ft clear / 286 sq ft

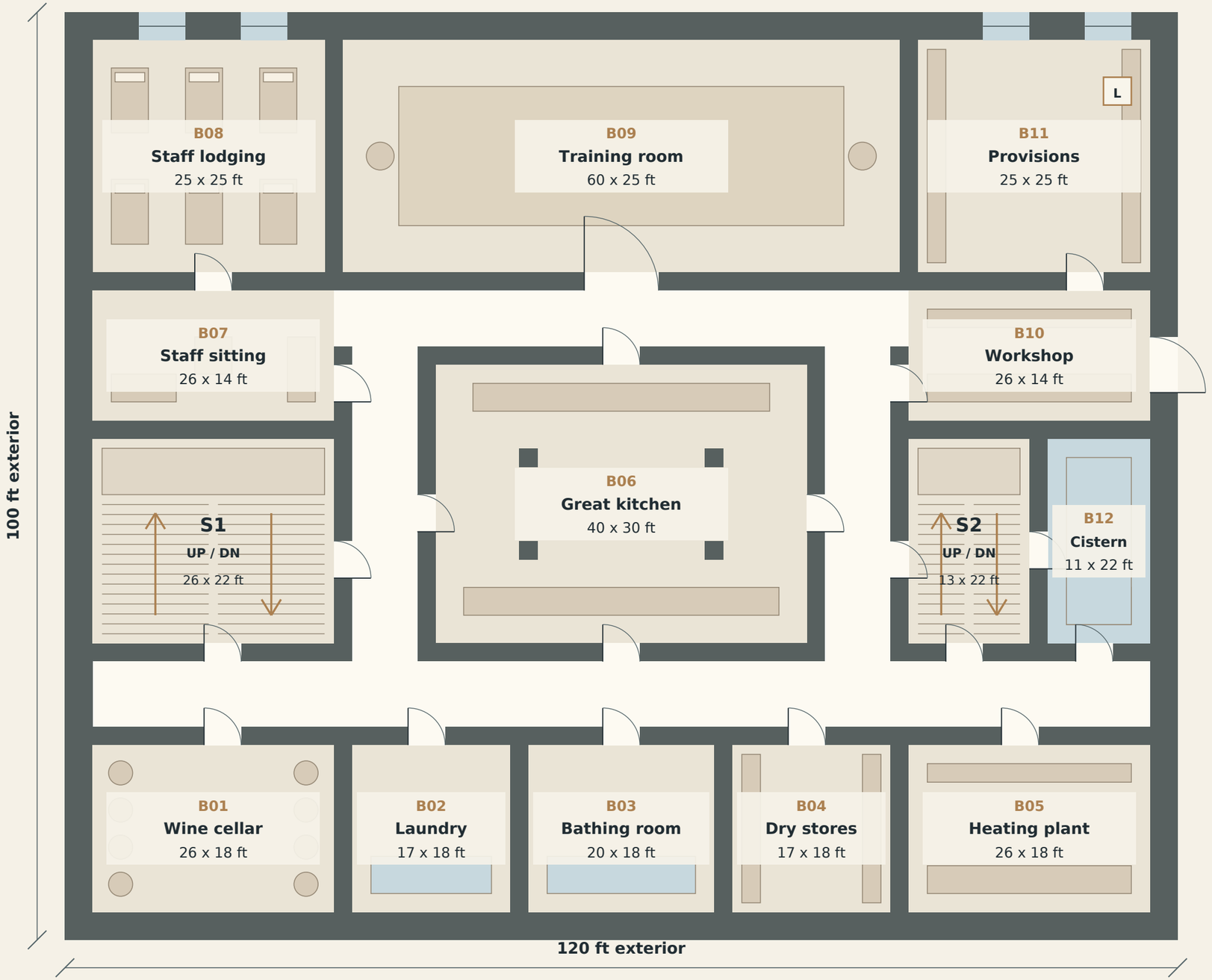
U01-U03 form the owners' apartment. Four guest suites share the upper galleries and parlours. The north gallery overlooks G09; V1 and V2 have no upper floor.

0 10 20 30 ft

BASEMENT 1

The working household

Floor datum -16 ft | Typical clear height 12 ft



N

ROOM KEY

B01 Wine cellar
26 x 18 ft clear / 468 sq ft

B02 Laundry
17 x 18 ft clear / 306 sq ft

B03 Bathing room
20 x 18 ft clear / 360 sq ft

B04 Dry stores
17 x 18 ft clear / 306 sq ft

B05 Heating plant
26 x 18 ft clear / 468 sq ft

B06 Great kitchen
40 x 30 ft clear / 1,200 sq ft

B07 Staff sitting
26 x 14 ft clear / 364 sq ft

B08 Staff lodging
25 x 25 ft clear / 625 sq ft

B09 Training room
60 x 25 ft clear / 1,500 sq ft

B10 Workshop
26 x 14 ft clear / 364 sq ft

B11 Provisions
25 x 25 ft clear / 625 sq ft

B12 Cistern
11 x 22 ft clear / 242 sq ft

S1 Main stair
26 x 22 ft clear / 572 sq ft

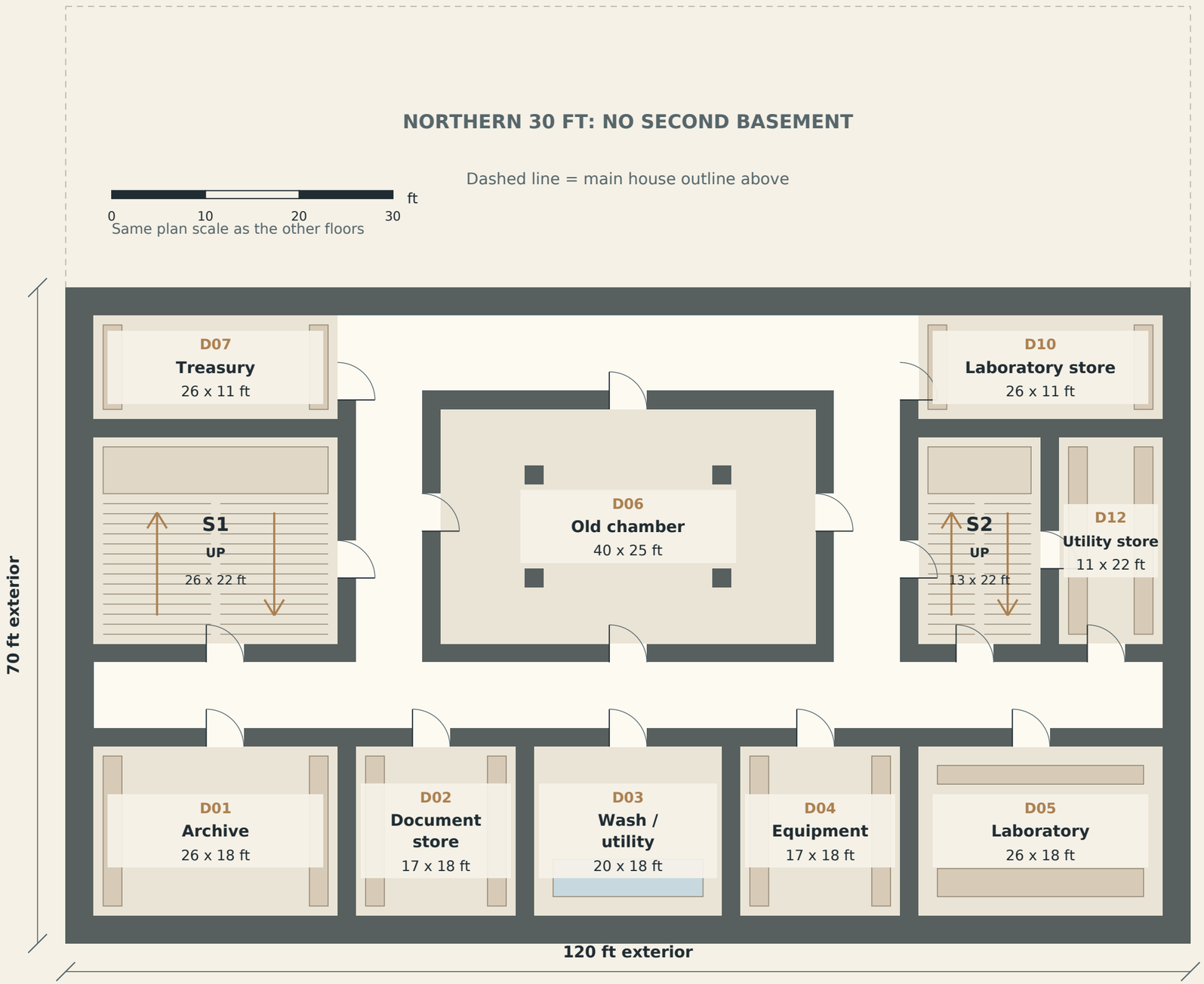
S2 Service stair
13 x 22 ft clear / 286 sq ft

B06 lies under the open court and is carried on stone piers. B08 has six staff beds and high windows to northern light wells. The east exterior stair reaches B10.

0 10 20 30 ft

The lower undercroft

Floor datum -32 ft | Typical clear height 12 ft | Southern 70 ft of the house



N

ROOM KEY

D01 **Archive**
26 x 18 ft clear / 468 sq ft

D02 **Document store**
17 x 18 ft clear / 306 sq ft

D03 **Wash / utility**
20 x 18 ft clear / 360 sq ft

D04 **Equipment**
17 x 18 ft clear / 306 sq ft

D05 **Laboratory**
26 x 18 ft clear / 468 sq ft

D06 **Old chamber**
40 x 25 ft clear / 1,000 sq ft

D07 **Treasury**
26 x 11 ft clear / 286 sq ft

D10 **Laboratory store**
26 x 11 ft clear / 286 sq ft

D12 **Utility store**
11 x 22 ft clear / 242 sq ft

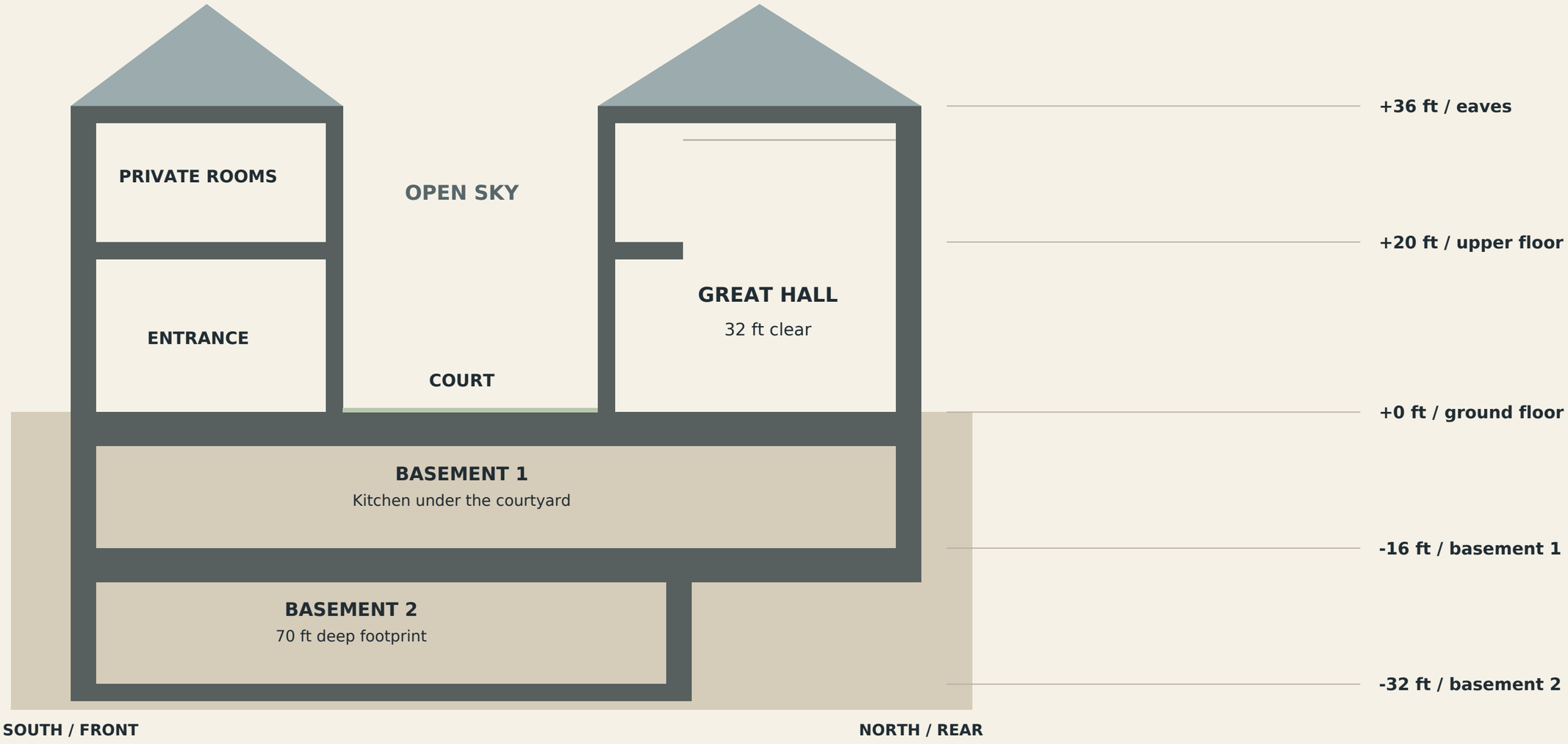
S1 **Main stair**
26 x 22 ft clear / 572 sq ft

S2 **Service stair**
13 x 22 ft clear / 286 sq ft

Both stairs align with the floors above and end here. D06 is an unassigned old chamber. Room names describe proposed domestic uses; no supernatural cause is identified.

Four levels, one coherent house

Diagrammatic north-south section through the court and great hall; dimensions govern the floor plans



Stone construction
3 ft exterior walls; generally 2 ft interior divisions. Vaulted basement bays, thick stone piers and aligned stair cores give the house its heavy, enduring character.

Circulation
S1 and S2 connect all four floors. The upper floor is the top occupied level. Neither the slate roof nor the corner pavilions adds another storey.

Clear heights
Basements: 12 ft. Ground rooms: 18 ft. Upper rooms: 14 ft. Great hall: 32 ft. Remaining depth between datums allows for vault crowns and floor structure.

The estate at a glance

Dimensions, symbols and room references shared by both player documents

READING THE DRAWINGS

Orientation
North is up on every plan. The main gate and front door face south.

Measurements
Room labels are clear inside dimensions. Outer dimensions include walls. All sizes are in feet.

Scale
Floor plans print at 5.9 points per foot on 17 x 11 in pages. Use the scale bar if printing at a different size.

Furniture
Furniture indicates use and circulation. The plans describe the estate's layout and intended restored use; loose objects may be absent at purchase.

SYMBOLS & CONNECTIONS


Solid grey: masonry wall


Blue opening: window or light well


Gap and arc: doorway / swing


Treads + arrow: stair flight


Crossed area: open to floor below

L: household lift, G11 to B11

S1 is the main stair and S2 the service stair. Their positions and room sizes are identical at every level. UP / DN identifies the directions available from that landing.

VALUE & FLOOR AREAS

Estimated estate value
1,150,000 gp

Settled sale price, haunted
112,500 gp

Discount
1,037,500 gp / 90.22%

Ground floor
10,800 sq ft

Upper floor
9,300 sq ft

Basement 1
12,000 sq ft

Basement 2
8,400 sq ft

Total main-house floors
40,500 sq ft

Gross floor areas include walls and circulation, but exclude the open court and upper great-hall void. Detached outbuildings add 1,632 sq ft. Restoration costs are not included in the sale figure.

Reference status. Vesper Court is a working estate name. Room assignments, furnishings and restoration finishes are proposed player references. The illustrations convey appearance; the measured plans govern geometry. The haunting is the stated reason for the sale discount.