01 / CURRENT CONDITION - VISUAL REFERENCE

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 - VISUAL REFERENCE

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.

EXTERIOR ORIENTATION

Reading the estate from the street

Same restored prospect as page 2, with the main parts identified



WHAT YOU ARE LOOKING AT

01 Main house

A01. Two occupied floors above the street, with two basement levels below.

02 Corner pavilion

A projecting end bay of the house; it does not add an extra storey.

03 Gatehouse

A05. Single-storey lodge beside the main south gate.

04 Service outbuilding

A06-A07. Carriage accommodation and stabling along the east boundary.

05 Arrival forecourt

A03. Fountain, carriage turning space and the approach to the entrance.

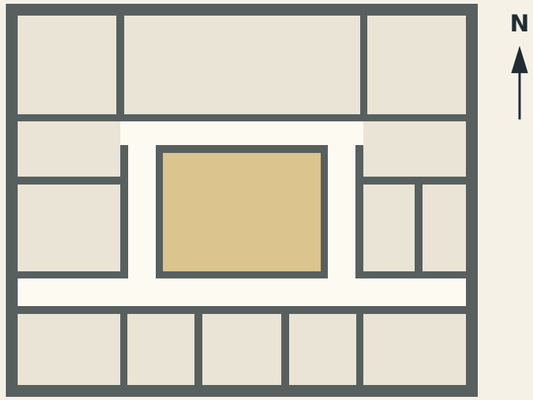
The inner court lies within the four wings, largely hidden by the street-facing roof. The rear garden and service lane are easiest to locate on the site plan. City buildings in the background establish atmosphere and are not estate property.

The garden at the heart of the house

Illustrated reference | Locate this room by its matching code in the measured layout



LOCATION



G06 / 40 x 30 ft clear

Open to the sky, with the ground galleries on all sides and private rooms above.

01 Covered gallery

Stone arcades frame routes to the principal rooms.

02 Court fountain

A modest basin anchors the garden paths.

03 Household banner

A place for the household's chosen mark; the design remains unassigned.

Restoration intent. This plate shows a proposed finished room. Furniture, fittings and decorative details are visual references, not a record of items included in the haunted sale.

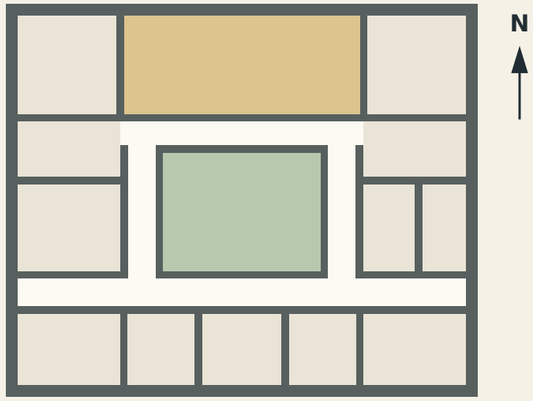
The great hall

Illustrated reference | Locate this room by its matching code in the measured layout



Restoration intent. This plate shows a proposed finished room. Furniture, fittings and decorative details are visual references, not a record of items included in the haunted sale.

LOCATION



G09 / 60 x 25 ft clear

The northern reception hall rises through both surface floors. The upper gallery opens along its south side.

01 Tall windows

Restrained amber and indigo glazing.

02 Upper gallery

A view into the hall from the upper circulation.

03 Hearth and tables

A setting for meals, gatherings and formal reception.

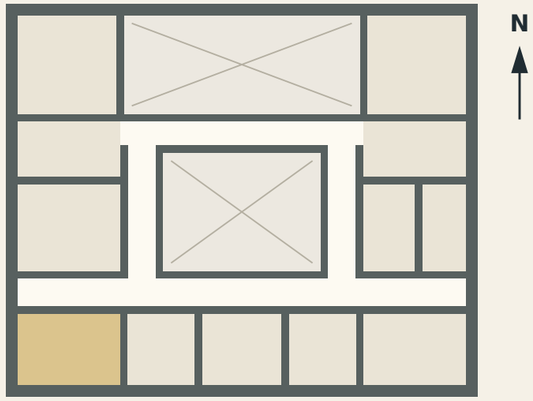
The owners' private rooms

Illustrated reference | Locate this room by its matching code in the measured layout



Restoration intent. This plate shows a proposed finished room. Furniture, fittings and decorative details are visual references, not a record of items included in the haunted sale.

LOCATION



U01 / 26 x 18 ft clear

The bedroom is one part of the southwest apartment, connected to U02 and U03.

01 Window seat

A quiet view towards the forecourt.

02 Carved timber bed

Indigo fabric, cream linen and restrained detail.

03 Stone hearth

Warmth and domestic comfort within the masonry shell.

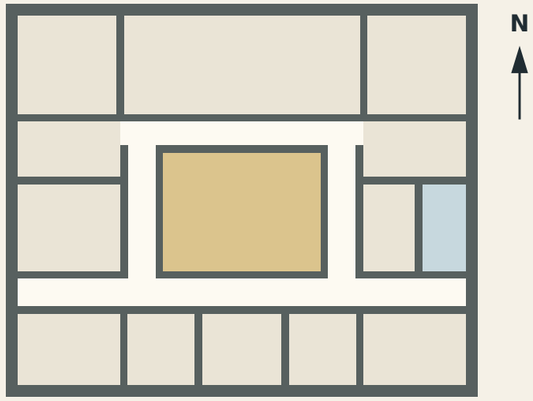
The great kitchen

Illustrated reference | Locate this room by its matching code in the measured layout



Restoration intent. This plate shows a proposed finished room. Furniture, fittings and decorative details are visual references, not a record of items included in the haunted sale.

LOCATION



B06 / 40 x 30 ft clear

Beneath the courtyard, the vaulted kitchen serves the household through the basement passages and pantry lift.

01 Vaults and piers

Heavy stone supports beneath the court.

02 Worktables

Generous food preparation and serving space.

03 Ovens and hearth

Cooking, bread-making and vented heat.

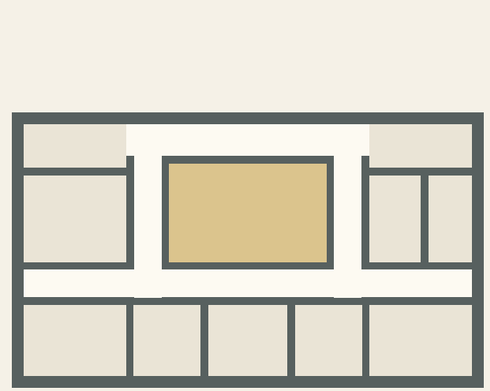
The old undercroft

Illustrated reference | Locate this room by its matching code in the measured layout



Restoration intent. This plate shows a proposed finished room. Furniture, fittings and decorative details are visual references, not a record of items included in the haunted sale.

LOCATION



D06 / 40 x 25 ft clear

A clean, dry restoration of the lowest central chamber. Its future household use remains open.

01 Ancient masonry

Darker stone and older workmanship.

02 Stone piers

Low vaults give this floor a heavier character.

03 Plain fittings

Simple benches and lanterns preserve the room's scale.

From the gate to the undercroft

A quick route through the estate, with matching plan codes

1

Arrival

A03 > G03 > G06

Pass the forecourt fountain, enter the central hall, then reach the garden court.

2

Formal entertaining

G06 > G09 / G08

The great hall and dining room occupy the northern wing.

3

The private household

S1 > U01-U03

The main stair reaches the owners' bedroom, bath and private sitting room.

4

Working rooms

S2 > B06 / B11

The service stair reaches the kitchens and stores; the lift joins the pantry above.

5

The lower floor

S1 or S2 > D06

Both stairs reach the old undercroft and its unassigned central chamber.

THE PURCHASE

1,150,000 gp

estimated estate value

112,500 gp

settled sale price, haunted

The haunting reduces the settled price by 1,037,500 gp, approximately 90.22% below the estimated value. Page 1 shows the current condition; page 2 shows the proposed restoration.

Material palette

Pale dressed limestone; dark granite base; slate roofs; bronze and wrought iron; dark timber; indigo textiles; warm plaster; restrained stained glass.

Using both books

Use the layout edition for dimensions, openings and movement. Use this edition for atmosphere, materials and appearance.