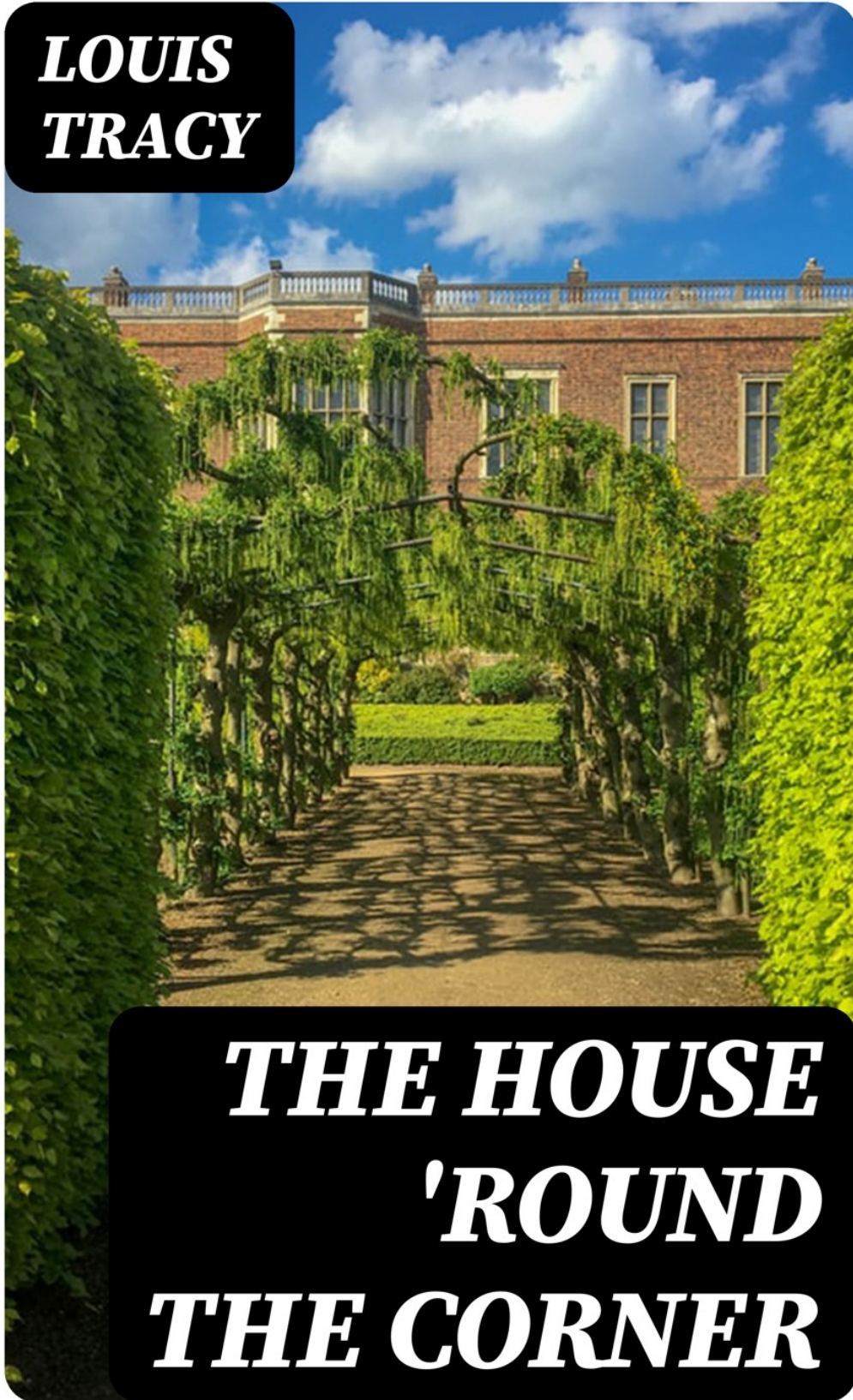


***LOUIS
TRACY***



***THE HOUSE
'ROUND
THE CORNER***

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Louis Tracy

The House 'Round the Corner

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CHAPTER I

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WHEREIN THE HOUSE RECEIVES A NEW TENANT

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The train had panted twelve miles up a sinuous valley, halting at three tiny stations on the way; it dwelt so long at the fourth that the occupant of a first-class carriage raised his eyes from the book he was reading. He found the platform packed with country folk, all heading in the same direction. Hitherto, this heedless traveller had been aware of some station-master or porter bawling an unintelligible name; now, his fellow-passengers seemed to know what place this was without being told; moreover, they seemed to be alighting there.

A porter, whose face, hands, and clothing were of one harmonious tint, suggesting that he had been dipped bodily in some brownish dye, and then left to dry in the sun, opened the door.

"Aren't you gettin' out, sir?" he inquired, and his tone implied both surprise and pain.

"Is this Nuttonby?" said the passenger.

"Yes, sir."

"Why this crush of traffic?"

"It's market day, sir."

"Thanks. I didn't expect to see such a crowd. Have you a parcels office, where I can leave some baggage?"

"Yes, sir."

"Hang on to this bag, then. There are three boxes in the van. You'll need a barrow—they're heavy!"

By this time, the man who knew so little of important Nuttonby—which held 3,005 inhabitants in the 1911 census, having increased by two since 1901—had risen, and was collecting a fisherman's outfit, and some odds and ends of personal belongings. He followed the porter, who, on eyeing the rods and pannier, and with some knowledge of "county" manners, had accepted the stranger as entitled to hold a first-class ticket. Sure enough, the boxes were heavy. The guard had to assist in handling them.

"By gum!" said the porter, when he tried to lift the first on to a trolley.

"Books," explained the traveler.

"I thought mebbe they wuz lead," said the porter.

"Some books have that quality," said the other.

The guard, a reader in his spare time, smiled. The owner of so much solid literature seized a stout leather handle.

"I'll give you a hand," he said, and the porter soon added to his slight store of facts concerning the newcomer. This tall, sparsely-built man in tweeds and a deer-stalker cap was no weakling.

The platform was nearly empty when the porter began to trundle the loaded trolley along its length. A pert youth appeared from nowhere, and cried "Ticket!" firmly, almost threateningly. He was given a first-class ticket from York, and a receipt for excess luggage. The bit of white paste-board startled him. "Thank you, sir," he said. First-class passengers were rare birds at Nuttonby; too late, he knew he ought to have said "Ticket, please!"

The same pert youth, appearing again from nowhere, officiated in the parcels office. He noticed that none of the articles bore a name or initials; they were brand-new; their only railway labels were "York, from King's Cross," and "Nuttonby, from York."

"Book the bag and these small articles separately," he was instructed. "I may want them soon. The boxes may be sent for this afternoon; I don't know yet." He turned to the porter: "Is there a house agent in the town?"

"Yes, sir—two."

"Which is the better—the man with the larger *clientèle*—sorry, I mean with the greater number of houses on his books?"

"Well, sir, Walker an' Son have bin in business here fifty year an' more."

"I'll try Walker. Where's his place?"

"Next door the 'Red Lion,' sir."

Then the youth, anxious to atone, and rather quicker-witted than the brown-hued one, got in a word.

"The 'Red Lion' is halfway up the main street, sir. Turn to your right when you leave here, an' you're there in two minutes."

"I'll show the gentleman," said the porter, who had decided a month ago that this blooming kid was putting on airs. He was as good as his word—or nearly so. A tip of half a crown was stupefying, but he gathered his wits in time to say brokenly at the exit:

"Wu-Wu-Walker's is straight up, sir."

Straight up the stranger went. The wide street was crammed with stalls, farmers' carts, carriers' carts, dog-

carts, even a couple of automobiles, for Wednesday, being market day, was also police-court day and Board of Guardians day. He passed unheeded. On Wednesdays, Nuttonby was a metropolis; on any other day in the week he would have drawn dozens of curious eyes, peeping surreptitiously over short curtains, or more candidly in the open. Of course, he was seen by many, since Nuttonby was not so metropolitan that it failed to detect a new face, even on Wednesdays; but his style and appearance were of the gentry; Nuttonby decided that he had strayed in from some "big" house in the district.

Walker & Son, it would seem, were auctioneers, land valuers, and probate estimators as well as house agents. Their office was small, but not retiring. It displayed a well-developed rash of sale posters, inside and out. One, in particular, was heroic in size. It told of a "spacious mansion, with well-timbered park," having been put up for auction—five years earlier. Whiteness of paper and blackness of type suggested that Walker & Son periodically renewed this aristocrat among auction announcements—perhaps to kindle a selling spirit among the landed gentry, a notoriously conservative and hold-tight class.

A young man, seated behind a counter, reading a sporting newspaper, and smoking a cigarette, rose hastily when the caller entered.

"Yes, sir," he said, thereby implying instant readiness to engage in one or all of the firm's activities.

"Are you Mr. Walker?" said the newcomer.

"Yes, sir."

"Ah! I thought you might be the son."

"Well, I am, if it comes to that. Do you want my father?"

Walker, junior, was a Nuttonby "nut"—a sharp young blade who did not tolerate chaff.

"I want to rent a furnished house in or near a quiet country village, where there is some good fishing," was the answer. "Now, you can determine whether I should trouble Mr. Walker, senior, or not?"

"No trouble at all, sir! He'll be here in ten seconds."

Walker, junior, had nearly made the same mistake as the ticket-collecting youth; however, he estimated time correctly. He went out, put his head through the open window of the "Red Lion's" bar-parlor, and shouted: "Dad, you're wanted!" Thus, within ten seconds, the stranger saw the firm!

He repeated his need, and there was a great parade of big-leafed books, while the elder Walker ascertained the prospective client's exact requirements. Whittled down to bare facts, they amounted to this: A house, in a small and remote village, and a trout stream. The absolute seclusion of the village and its diminutive proportions were insisted on, and property after property was rejected, though the Walkers were puzzled to know why.

This distinguished-looking man wished to find a dwelling far removed from any social center. His ideal was a tiny moorland hamlet, miles from the railway, and out of the beaten track of summer visitors. Suddenly, the son cried:

"Elmdale is the very place, dad!"

Dad's face brightened, but clouded again instantly.

"You mean—er—the house 'round the corner?" he said, pursing his lips.

"Yes."

"I'm afraid it wouldn't suit."

"Why not?" put in the stranger. "I rather like the name."

"I didn't mention any name, sir," and Walker, senior, still looked glum.

"You described it as the house 'round the corner—an excellent name. It attracts me. Where is Elmdale?"

The head of the firm pointed to a map of the North Riding hanging above the fireplace.

"Here you are," he said, seizing a pen and running it along the meandering black line of a stream. "Eight miles from Nuttonby, and thousands from every other town—on the edge of the moor—about forty houses in the village—and a first-rate beck, with trout running from four ounces to half a pound—but——"

"But what?"

"The house, sir. You won't like the house."

"What's wrong with it?"

"Nothing. It's comfortable enough, and well furnished."

Yet again he hesitated.

"Why, it appears to be, as your son said, the very place."

Walker, senior, smiled drearily. He knew what was coming.

"I can't recommend it, sir, and for this reason. A gentleman named Garth—Mr. Stephen Garth; some sort of professor, I understand—lived there a many years, with his wife and daughter. Nice, quiet people they were, and the young lady was a beauty. No one could make out why they should wish to be buried alive in a hole like Elmdale, but they seemed happy enough. Then, two years since, in this

very month of June, Mrs. Garth and the girl drove into Nuttonby in their governess car, and went off by train, sending the trap back by a hired man. Mr. Garth mooned about for a week or two, and then hanged himself one evening alongside a grandfather's clock which stands in the hall. That made a rare stir, I can tell you; since then, no one will look at the Grange, which is its proper name. I need hardly say that the villagers have seen Mr. Garth's ghost many times, particularly in June, because in that month the setting sun throws a peculiar shadow through a stained-glass window on the half landing. Last year I let the place to a Sheffield family who wanted moorland air. My! What a row there was when Mrs. Wilkins heard of the suicide, and, of course, saw the ghost! It was all I could do to stave off an action for damages. 'Never again,' said I. 'If anybody else rents or buys the house, they take the ghost with it.'

"Is it for sale?"

"Oh, yes! Neither Mrs. Garth nor Miss Margu rite have come near Elmdale since they left. They didn't attend the funeral, and I may add, in confidence, that Messrs. Holloway & Dobb, solicitors in this town, who have charge of their affairs—so far as the ownership of the Grange goes, at any rate—do not know their whereabouts. It is a sad story, sir."

The would-be tenant was apparently unmoved by the story's sadness.

"What kind of house is it?" he inquired.

"Old-fashioned, roomy, with oaken rafters, and a Jacobean grate in the dining-room. Five bedrooms. Fine garden, with its own well, fed by a spring. The kind of seventeenth-century dwelling that would fetch a high rent

nowadays if near a town. As it is, I'd be glad to take sixty pounds a year for it, or submit an offer."

"Furnished?"

"Yes, sir, and some decent stuff in it, too. I'm surprised Messrs. Holloway & Dobb don't sell that, anyhow; but I believe they have a sort of order from Mrs. Garth that the property is to be sold as it stands, and not broken up piece-meal."

"Why did you describe it as the house 'round the corner?"

Mr. Walker smiled.

"That was for my son's benefit, sir," he explained. "The Elmdale cottages are clustered together on the roadside. The Grange stands above them, at one end, and a few yards up a road leading to the moor. It commands a fine view, too," he added regretfully.

"I'll take it," said the stranger.

Walker, junior, looked jubilant, but his father's years had weakened confidence in mankind. Many a good let was lost ere the agreement was signed and this one was beset by special difficulties.

"If you give me your name and address, I'll consult Messrs. Holloway & Dobb——" he began, and was probably more astonished than he would care to confess by the would-be tenant's emphatic interruption—

"Is this property to let, or is it not?"

"Yes, sir. Haven't I said so?"

"Very well! I offer you a quarter's rent, payable to you or your son when I have looked at the place. As a matter of form, I would like one of you to accompany me to Elmdale at once, because I must inquire into the fishing. I suppose you

can hire a conveyance of sorts to take us there? Of course, in any event, I shall pay your fee for the journey. My name is Robert Armathwaite. I am a stranger in this part of Yorkshire, but if you, or Messrs. Holloway & Dobb, care to call at the local bank, say, in three days' time, you will be satisfied as to my financial standing. I'll sign an agreement for a yearly tenancy, terminable thereafter by three months' written notice, when I pay the first installment of the rent. As the place is furnished, you will probably stipulate for payment in advance throughout. I fancy you can draw up such an agreement in half an hour, and, if there is an inventory, it should be checked and initialed when we visit the house. Does that arrangement suit you?"

The Walkers were prosperous and pompous, but they knew when to sink their pomposity.

"Yes, sir, it *can* be done," agreed the elder man.

"Thank you. Which is the leading bank here?"

Walker, senior, indicated a building directly opposite.

"I'll have a word with the manager," said Mr. Armathwaite. "If I'm here in half an hour, will you have a carriage waiting?"

"A dog-cart, sir. My own. My son will attend to you."

"Excellent. Evidently, your firm understands business."

And Mr. Armathwaite went out.

The Walkers watched as he crossed the road, and entered the bank. Their side of the street being higher than the other, they could see, above the frosted lower half of the bank's window, that he approached the counter, and was ushered into the manager's private room.

"What d'ye make of it, dad?" inquired the "nut," forgetting his importance in the absorbing interest of the moment.

"Dad" tickled his bald scalp with the handle of the pen.

"Tell you what," he said solemnly. "Some houses have an attraction for queer folk. Whoever built the Grange where it is must have been daft. The people who lived there when I was a young man were a bit touched. Mr. Garth was mad, we know, an' Mrs. Wilkins was the silliest woman I ever met. Now comes this one."

"*He* looks all right."

"You never can tell. At any rate, we'll take his money, and welcome. I asked sixty, but wouldn't have sneezed at forty. Neither would Holloway & Dobb; they've some costs to collect since the Wilkins' affair. Go and get the trap ready. And mind you, Jim, no hanky-panky."

The youthful Walker winked.

"You leave that to me," he said. "What about the fee—will he stand a guinea?"

"You might try it, at any rate."

At the appointed time, half-past eleven o'clock, Mr. Armathwaite came, carrying a large parcel wrapped in brown paper. He cast an appreciative eye at a wiry cob, put the parcel in the back of the waiting dog-cart, and climbed to the seat beside the younger Walker, now attired *de rigueur* for the country.

"Will you kindly call at the railway station?" he said.

The request was unexpected, but the driver nodded, and showed some skill in turning through the congeries of vehicles which crowded the street.

At the station, the bag and other small articles were withdrawn from the parcels office, and deposited beside the package in brown paper. James Walker was mystified, but said nothing. Returning through the main street, he answered a few questions concerning local matters, and, once in the open country, grew voluble under the influence of a first-rate Havana proffered by his companion. Men of his type often estimate their fellows by a tobacco standard, and Walker privately appraised the cigar as "worth a bob, at the lowest figure." From that instant, Mr. Robert Armathwaite and Mr. James Walker took up their relative positions without demur on the part of either.

Oddly enough, seeing that the newcomer had expressed his dislike for society, he listened with interest to bits of gossip concerning the owners of the various estates passed on the way. He was specially keen on names, even inquiring as to what families one titled landowner was connected with by marriage. Then, as to the fishing, could the Walkers arrange that for him?

Forgetting his 'cuteness, Walker settled the point off-hand.

"You had better deal with the matter yourself, sir," he said. "There'll be no difficulty. Nearly all the Elmdale farms are freeholds, most of 'em with common rights on the moor. Why, when one of 'em changes hands, the buyer has the right to take over all the sheep footed on the seller's part of the moor. P'raps you don't know what 'footed' means. Sheep will always go back to the place where they were raised, and the habit is useful when they stray over an open moorland. So, you see, all you have to do is to get

permission from two or three farmers, and you can fish for miles."

He tried to talk of the Garths, particularly of the pretty daughter, but his hearer's attention wandered; obviously, information as to the ways and habits of the local yeomanry was more to Mr. Armathwaite's taste than a "nut's" gushing about a good-looking girl.

Within an hour, after five miles of fair roadway and two of a switchback, mostly rising, Walker pointed with his whip to a thin line of red-tiled houses, here and there a thatched roof among them, nestling at the foot of a gill, or ravine, which pierced the side of a gaunt moorland. Above the hamlet, at the eastern end, rose an old-fashioned stone house, square, with a portico in the center, and a high-pitched roof of stone slabs.

"There's Elmdale," he said, "and that's the Grange. Looks a god-forsaken hole, doesn't it, sir?"

"If you pay heed to the real meanings of words, no place on earth merits that description," said Mr. Armathwaite.

Walker was no whit abashed.

"Well, no," he grinned.

"I ought to have asked sooner, but have you brought any keys?"

The agent instinct warned the other that his choice of an adjective had been unwise in more ways than one.

"That's all right, sir," he said cheerfully. "The keys are kept in the village—at Mrs. Jackson's. She's a useful old body. If you want a housekeeper, she and her daughter would suit you down to the ground."

Little more was said until the steaming pony was pulled up in front of a thatched cottage. Seen thus intimately, and in the blaze of a June sun, Elmdale suggested coziness. Each house, no matter what its size, had a garden in front and an orchard behind. Long, narrow pastures ran steeply up to the moor, and cattle and sheep were grazing in them. There were crops on the lower land. For all its remoteness, Elmdale faced south, and its earth was fertile.

Armathwaite sat in the dog-cart while James Walker ran up the strip of flower-laden garden, and peered in through a low doorway. In later days, the singular fact was borne in on Armathwaite that had his companion adopted any other method of making known his business—had he, for instance, shouted to Mrs. Jackson or her daughter, Betty, and asked for the keys of the Grange—the whole course of his subsequent life would unquestionably have been altered. A loose stone under the foot of an emperor's horse may change the map of the world. In this instance, a remarkable, and, in some respects, unique series of events arose solely from the fact that Walker, junior, was of active habit, and alighted from the vehicle in preference to announcing his wishes for others to hear; because Betty Jackson, at that moment, was plucking gooseberries in the back garden, and knew nothing of what was going on until a country maid's belated wit failed completely to stem the tide of circumstance.

Armathwaite caught scraps of a brief but seemingly heated argument going on inside the cottage. It was couched in the Yorkshire dialect, which he understood, to some extent, but could not speak. Then Walker, a gallant

figure in straw hat, gray coat, red waistcoat with gilded buttons, breeches and gaiters and brown boots, strutted into sight. He was red-faced and laughing, and a bundle of keys jingled in one hand.

"Mrs. Jackson's as bad as any of 'em," he cried, springing to his seat and taking the reins from a clip on the dashboard. "Made such a to-do about anyone looking over the house. Asked if you'd heard of the ghost, too. And, blow me, if she didn't pretend she'd mislaid the keys! We wouldn't have got 'em for a deuce of a time if I hadn't twigged 'em hanging on a nail, and grabbed 'em. Then she gave me my name for nothing, I can assure you."

"Yet you recommended her for the post of housekeeper," said Armathwaite, smiling.

"Yes, sir. She's a rare good cook, and tidy, too. Can't make out what's come over her. She was fair scared to death."

Walker's statement as to Mrs. Jackson's behavior was by no means highly colored. Before he reached the dog-cart, the old woman had hurried into the back garden.

"Betty!" she shrilled. "Betty, where are you?"

A head in a poke-bonnet rose above a clump of tall gooseberry bushes, and a voice answered:

"Yes, mother, what is it?"

"Run, girl, run! What's to be done? Mr. Walker has brought a man to look at the house."

"What house?"

"The Grange, to be sure."

"Oh, mother!"

Betty ran quickly enough now. She was a strongly-built, apple-cheeked lass; but there was a glint of fear in her eyes, and the faces of both mother and daughter had gone gray under the tan of moor air and much work in the open.

"Whatever can we do?" cried Mrs. Jackson, with the hopeless distress of a woman overwhelmed by some unforeseen and tragic occurrence. "That impudent young Walker came and snatched at the keys before I could stop him. And they've gone there, the pair of 'em! There they are now—halfway up the hill."

All this, of course, was couched in "broad Yorkshire," which, however, need not enter into the record. The two gazed at the men in the dog-cart, who were partly visible above a yew hedge, since the by-road in which the Grange was situated turned up the hill by the gable of Mrs. Jackson's cottage.

"Oh, mother!" said the girl, in awe-stricken accents, "why didn't you hide 'em?"

"How was I to hide 'em? I was knocked all of a heap. Who'd have thought of anyone coming here to-day, of all days in the year?"

"Who's that with him?" Betty almost sobbed.

"The man who's going over the house, of course."

"Oh, dear! If only I'd known! I'd have taken the keys and gone with them."

"What good would that have done?"

"I might have humbugged them into waiting a minute or two. I'd have thought of some excuse. But don't worry too much, mother. Maybe they'll give the least little look round, and come away again."

"And maybe they won't," cried Mrs. Jackson angrily, for she was recovering from her fright, and her daughter's implied reproach was irritating. "I did my best, and it can't be helped now, no matter what happens. Run after them, Betty, and offer to help. You may manage something, even now."

The girl needed no second bidding. She was through the cottage and out in the road in a jiffy. But she had lost a minute or more already, and the sturdy galloway was climbing a steep hill quickly. When she reached a garden gate to which the reins were tied, the front door of the Grange stood open, and the visitors were inside.

"Oh, dear!" she breathed, in a heart-broken way. "Oh, dear! If only mother had called me sooner! Now, it's too late! And I promised that no one should know. Well, I must do my best. Just a bit of luck, and I may pull things straight yet!"

CHAPTER II

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SHOWING HOW EVEN A HOUSE MAY HAVE A WAY OF ITS OWN

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While Walker was fiddling with the lock, not being quite sure as to the right key, Armathwaite had eyed the southern landscape. Elmdale was six hundred feet above sea level, and the Grange stood fully a hundred feet higher than the village, so a far-flung panorama of tillage, pasture, and woodland provided a delightful picture on that glorious June day. To the north, he knew, stretched miles of wild moor, and the heather began where the spacious garden ended. A glance at the map in the Walkers' office had shown that this bleak waste was crossed by mere tracks, marked in the dotted lines which motorists abhor. Indeed, the very road leading to the house was not macadamized beyond the gate; two years of disuse had converted even the stone-covered portion into a sort of meadow, because grass, the sulkiest of vegetables in a well-tended lawn, will grow luxuriantly on a granite wall if left alone.

Truly, Elmdale seemed to be at the end of the world—the world of Yorkshire, at any rate—and Robert Armathwaite found its aspect pleasing. A lock clicked; he turned, and entered a domain he was now fully resolved to make his own.

"Well, I'm blest!" said Walker, speaking in a surprised way; "anyone 'ud think the place hadn't been empty an

hour, let alone two years, not countin' Mrs. Wilkins's couple of nights. I wonder who left these clothes, and hats, and things!"

He had good reason for a certain stare of bewilderment.

The door, which was stoutly built, with a pane of sheet glass in the upper half, opened straight into a spacious, oak-paneled hall. Left and right were a dining-room and a drawing-room, each containing two windows. Behind the dining-room a wide staircase gave access to the upper floors, and a flood of rich and variously-tinted light from a long arched window glowed on the dark panels below, and glistened on the polished mahogany case of a grandfather's clock which faced the foot of the stairs. The wall opposite the entrance was pierced by a half-open door, through which could be seen laden bookshelves reaching up eight feet or more. Another door, beyond the stairway, showed the only possible means of approach to the kitchen and domestic offices.

There were no pictures in the hall, but some antique plates and dishes of blue china were ranged on a shelf above the wainscot, and a narrow table and four straight-backed chairs, all of oak, were in tasteful keeping with the surroundings. On each side of the dining-room door were double rows of hooks, and on these hung the garments which had caught the agent's eye.

A bowler hat, a frayed panama, a cap, a couple of overcoats, even a lady's hat and mackintosh, lent an air of occupancy to the house, which was not diminished by the presence of several sticks and umbrellas in a couple of Chinese porcelain stands. Walker took down the panama. It

was dust-laden, and the inner band of leather had a clammy feeling. He replaced it hastily.

"That's the Professor's," he said, trying to speak unconcernedly. "I remember seeing him in it, many a time."

Armathwaite noticed the action, and was aware of a peculiar *timbre* in Walker's voice.

"Now, suppose we lay that ghost, and have done with it," he said quietly. "Where did my worthy and retrospective landlord hang himself?"

"There," said Walker, indicating a solitary hook screwed through the china shelf near the clock. "That bronze thing," pointing to a Burmese gong lying on the floor, "used to hang there. He took it down, tied the rope to the hook, and kicked a chair away.... If you come here," and he advanced a few paces, "you'll see why a ghost appears."

"Mr. Walker," bleated someone timidly.

Mr. Walker unquestionably jumped, and quite as unquestionably swore, even when he recognized Betty Jackson, standing in the porch.

"Well, what is it?" he cried gruffly, hoping his companion has missed that display of nerves.

"Please, sir, mother thought—" began the girl; but the startled "nut" was annoyed, and showed it.

"I don't care what your mother thinks," he shouted. "Refusing me the keys, indeed! What next? I've a good mind to report her to Messrs. Holloway & Dobb."

"But, sir, she only wanted to make the house a bit more tidy. It's dusty and stuffy. If you gentlemen would be kind enough to wait in the garden five minutes, I'd open up the rooms, and raise a window here and there."

Betty, tearful and repentant, had entered the hall in her eagerness to serve. Walker weakened; he had a soft spot in his heart for girls.

"No matter now," he said. "We shan't be here long. This gentleman is just going to look round and see if the place suits him."

"The best bedroom is all upside down," she persisted. "If you'd give me three minutes——"

"Run away and play, and don't bother us," he answered off-handedly. "As I was about to say, Mr. Armathwaite, someone in the old days put stained glass in that window on the landing. You'll notice it shows a knight in black armor—Edward, the Black Prince, it's believed to be—and, when the sun sets in the nor' west, it casts a strong shadow on the paneling beside the clock. Of course, it can be seen from the porch, and it accounts for this silly story about the ghost ——"

"Oh!" screamed the girl. "Why talk of such horrid things? There's no ghost!"

Her cry was so unexpectedly shrill that Walker yielded to an anger almost as loud-voiced.

"Confound you!" he stormed at her; "take yourself off! One more word from you, and your mother loses her job."

Armathwaite looked into the girl's troubled face and saw there a fear, a foreboding, which were very real, if not to be accounted for readily.

"Kindly leave us," he said. "If I want Mrs. Jackson, or you, I'll call at the cottage."

There was an air of authority about Mr. Armathwaite that disconcerted Betty more than Walker's bluster. She went out