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The Cottesmore History and Archaeology Group (CHAG) was formed some ten years ago with the aim of involving local people in researching the history of the village. Six years ago CHAG began a dedicated project that was funded by the Heritage Lottery Fund. The outcome of the project can be seen in a number of publications, plus our web site “thelivingvillage.co.uk”, covering a number of subjects including people, buildings, farming, iron stone mining, and trade.

Following the completion of the project we made a second application to the Heritage Lottery Fund to allow CHAG to delve more deeply into the growth of the village. The idea was to choose 8 – 10 buildings in the village and attempt to date them more accurately and look at the social and economic uses of the buildings. We chose a range of buildings to encompass the breadth of structures in the village; we chose two farms, four, that would be considered workmen’s cottages and two grander houses, one of which is the rectory. We also included the church, St Nicholas, though of course there was a good history already available. All but two of the structures are listed buildings and this is indicated in the report.

We would like to thank the Heritage Lottery Fund and in particular the Eastern Region for funding this project.

**Methodology**

The Cottesmore History and Archaeology Group looked at four avenues of research which it was felt would provide us with a wide range of sources to achieve our objectives. They were:

1. Research of the Exton Archives and related material at the Leicester Archives. Joe Harley, a graduate from University of Leicester was given the task of researching the Exton Archives and other sources that are available at the Leiceste and Rutland Records Office at Wigston. See Appendix 1
2. Further research in the National Archives at Kew for Treasury Survey Material including Field Books (see appendix 2). These books contain detailed information on every property in the village based on a survey carried out by the Government of Lloyd George in 1913-1914 with the objective of raising taxes to build more warships. The survey was based on mapping the whole of the UK where each property was identified and subsequently a Valuation Officer would visit the property, give a description and valuation. CHAG has a copy of the Treasury Maps and Field Books that relate to Cottesmore. See Appendix 2 and 3.
3. Dendrochronology study to ascertain the age of the buildings. This study was carried out by Robert Howard of Nottingham Tree-Ring Dating Laboratory. The survey covered ten properties showing the types of buildings in the village and a spread of locations.
4. Architectural survey of the buildings to see how they developed. Each property had a detailed floor plan drawn up and advice was sought from an architectural historian Nick Hill.

We also had a parallel project whereby we involved the two local primary schools to do their own investigation as to the development of two of the buildings, St Nicholas Church and The Grange.
A number of seminars and exhibitions were held to demonstrate the progress we were making and to involve residents of the village. See Appendix 5.

Each property was monitored for the progress through to the final stages by a different members of the Group.

The floor plans were produced by Peter Neal.

We should also give a warm thank you to all the owners who participated in the project and in particular for allowing us to drill holes in the beams of their properties.

**Outputs**

The project has been designed to produce a variety of formats in different formats to meet the needs of the audience. These include:

- Books: Covers all properties, plus with another giving a fuller version of the dendrochronology methodology and reports.
- A video covering the project but focussing on the dendrochronology.
- Exhibition Material to include the work of Cottesmore’s two primary schools.
- Web output in the Living Village web site.

Although this is the finish of the project under the HLF funding the research will continue on these properties and others in the village.

**Historical background**

From the late 18th century, Britain went through many considerable changes. Britain went from an agricultural country to the world’s first industrial nation as textile manufacture and a range of other industries such as iron production and coal mining gradually gained pace. Many agricultural workers moved from England's villages to large towns such as Leicester and Birmingham in the pursuit of work in workshops and factories. Conditions in these towns were often poor. People were cramped into small houses and there was little sanitation, resulting in disease being common. The English and Welsh population increased considerably over this period, from around 8.87 million in 1801 to 32.5 million in 1901. New railways and canals sprang up around Britain as they connected towns and cities and supplied many people with new consumer goods.

Whilst the face of Britain was drastically changing, Cottesmore was unaffected in many ways. Located in the north of rural Rutland, the main form of employment in Cottesmore was farming, although there was a significant mining operation for ironstone which was at its peak during the war years. The village remained largely rural and spacious in character. Cottesmore had two public houses throughout much of the period (one closed around 1860) and contained only a few shops, including a post office.

The village was also home to carpenters, blacksmiths, boot and shoe makers, butchers, bakers and stone masons throughout the 19th century. The main way that Cottesmore was connected to the outside world was via a turnpiked road that went from Oakham to Greetham (Main Street). There was also a canal on the Ashwell side of the village running from Melton to Oakham, but this was only used for a short period of time, there was no passenger railway in the village.

Cottesmore, however, has a fascinating history and is an important village, which enables
us to understand the history of Rutland and the rural East Midlands more widely. Unfortunately, records from Cottesmore are difficult to find before 1800, but for the 19th century enough survive in which we can examine a number of different aspects of the village's history. Cottesmore was one of the largest villages in Rutland (figure 1). Its population increased from 416 to 601 people between 1801 and 1851, but after this date the population generally decreased and did not start to rise again until the later 20th century. It is probable that population decreased from the 1850s as a result of young people increasingly moving to towns in search of work in factories and workshops.

Figure 1: Cottesmore and Rutland populations, 1801-1931

The most common form of agricultural production in Cottesmore was wheat, barley, oat and hay. Most of the farming lands and buildings in Cottesmore were owned by the Earl of Gainsborough, but with substantial holdings belonging to the Church. Enclosure was the process of combining small areas of farmland to create larger farms, which were more efficient and could ultimately produce more food.

Enclosure took place in England during the 18th century and Cottesmore was eventually enclosed around 1800-2. This meant that the Earl of Gainsborough could make more profit from his lands, and also meant that ordinary villagers lost their access to common lands, which were used for communal purposes such as collecting firewood or keeping a cow. The poor were ever more dependent on the low wages that they received from working on the farms.

From 1830 the village contained allotments and prizes were given through annual competitions to decide which labourers grew the best produce.
Apparently the competition was devised to encourage ‘industrious habits’ among the poor by Richard Westbrook Baker, who lived at the Grange. A copy of the allotments rule book can be found in the Rutland Museum in Oakham. From 1832, there was a Friendly Society in Cottesmore which helped the poor. People would make regular payments to the society and if they fell sick the society would give them money until they were better and able to work again. An annual fund of several hundred pounds was also shared among the poor of Cottesmore, Market Overton, Greetham and Barrow by the trustees of the Byrch’s Charity formed in the 17th century.

Before the Elementary Education Act of 1870, the schooling of children was not universal, meaning that many people could not read or write. However in Cottesmore access to education appears to have been ahead of its time. There were two schools in the village over much of the 19th century, which were attended by 120 children according to school records. It is thought that the first school was built around 1820 in the grounds of the Rectory with the second being built next to the Sun Inn some 40 years later. During the late 19th century the quality of teaching was noted as being the best in the County. A secondary school was built early in the 20th century using old huts from a Canadian army camp near Ashwell This was built just off the Ashwell Road and called the Central School and was demolished in the 1950s.

Cottesmore currently boasts 27 listed buildings and each of them has a fascinating individual history. Unfortunately, records on these buildings are difficult to find prior to the 20th century, but where found they are fascinating as they allow us to catch a glimpse of the people who lived there and what they did.
**Holme Farm**

**Introduction:** Current Situation

Holme Farm (also known as Holm Farm) is a privately owned house. Until about 30 years ago it was part of the Exton estate and leased with substantial land to tenant farmers. Since then most of the farm buildings have been converted into dwellings, leaving the Farmhouse as a single dwelling. It lies on the north side of Main Street in the village (left hand side coming from the Oakham direction) immediately after the Ashwell Road junction.

**Listed building status**

The property has Grade II listing status, designated in February 1984. The text describes it as:

House of C18, extended early C20. Coursed rubble stone and red brick and C20 tile roof with brick central ridge, rear, and end stacks. 2 storeys of 4 windows, 3/4, 4 sashes with 3-light casement in later brick section to right. On ground floor from left: 8/8 sash, wooden porch with part glazed door, 2 2/2 sashes and 8/8 sash. Further 2/2 sash on right end.
Architectural history

Architectural analysis indicates that the house began as a stone-built block of 3 rooms, facing south on to the main village street, probably built in the mid/late 18th century. A stone-built single storey lean-to was added to the north side at an early stage, together with a rear wing running north into outbuildings.

In the early 19th century a brick built extension was added to the western side to provide a good quality drawing room. Its front sash window (without ‘horns’ to the sashes) indicates a pre 1840 date. The extension also had a lean-to added at the rear. Intriguingly this lean-to incorporated a ceiling beam, which has a 16th century date according to dendrochronology results.

In the later 19th century a spacious entrance hall and fine staircase were created.

(This information is based on the work by Nick Hill)
Dendrochronology

The beam in the 19th century extension is of good quality with chamfered and run-out stops, and potentially is the oldest timber examined during the project. It has a last measured ring date of 1480, but no longer has some sapwood and heartwood rings, probably taken off by the original carpenters, so it is not possible to determine when it was felled. In theory it could have been growing for some decades after 1480. However, Robert Howard judges that given its size and that it represents half a tree, it is unlikely that it would have been growing many more years. He concluded that it is ‘not unreasonable to suggest that it was felled at some point during the first half of the 16th century’. It has clearly been re-used, presumably from an early major building in the village. (More detail can be found in the accompanying book on Dendrochronology).

Social history

The earliest reference to Holme Farm in the Exton Estate papers is a map of c1730 that names William Blackley as the tenant. The sketched outline of the property is a different shape from the current building, indicating that there was an earlier structure on the site. Could the 16th century beam have been part of this building?

There are no references to anyone of this name in the Cottesmore Parish registers in the 18th century.

There is a Survey book in the Estate archives dated 1757, which gives information about tenants, and rents in the middle years of the century.

William Mapley held the tenancy of the farmhouse, 36 acres of arable land and 27 acres of ‘inclosed pasture’ for a rent of £35.0.0 a year (from Michelmas 1764).

The parish registers have information about a number of individuals named Mapley in the first half of the 18th century who appear to be related, and may have been the tenants.

In 1712 a William Mapley married Mary Christian in the Parish Church. In 1714 an infant daughter, Elizabeth, was buried. In 1715 the couple had a son, William, who sadly died and was buried in 1717. In 1718 they had another daughter Elizabeth, who went on to marry John Christian (were they related?). Another son, again named William was born in 1722. Mary Mapley died in 1746. William Mapley died, aged 82, in 1768.

Either William senior or William junior could be the tenant referred to in the Survey book.

In 1763 a Mary Mapley married Robert Burnham. Perhaps she was a daughter of William junior, granddaughter of William senior?

Anyway the Survey book names Robert Burnham as a tenant after William Mapley, so it could be that the tenancy stayed in the family.

The Survey book also refers to a John Willcocks following Robert Burnham: he appears
to rent a cottage and 19 acres of arable and 6 acres of pasture land but not the farmhouse.

In 1801 Holme Farm appears on a coloured Estate map. Unfortunately, any associated information about rents etc., has not survived.

Unfortunately it is difficult to identify tenants or occupiers for much of the 19th century because at that time few properties were referred to by name in documents, unless they were substantial or had a specific purpose, and there was no house numbering system in the village. Holme Farm is not named in the first 5 census returns (1841-1881) and to date it has not been possible to link any of the villagers to the property.

By 1891 the tenancy had been granted to Joseph Bowyer Marriott, who was a farmer originating from Northamptonshire. He was the son of a Baptist minister and farmer, Thomas Marriott of Milton Malsor. He started his working life as commercial traveller in the timber business.

Joseph married Mary Christian Hollis in 1882, in Cottesmore. It was a double wedding; they shared the ceremony with Mary’s sister Elizabeth Hollis and Joseph Seaton. Many; as generations of the Hollis family had lived in Cottesmore and the sisters were connected through their mother’s side to the Christians, another old Cottesmore family. Two of Mary’s brothers were apprenticed in the timber trade with Joseph in Manchester and presumably introduced the couple. Joseph moved to the village and started his agricultural career sometime in the 1880s. He held the tenancy until his death in 1919.

The 1911 census shows that the Marriott family lived in the 10 roomed Holme Farmhouse. Joseph and Mary had 5 children, all born in Cottesmore. Their two sons Thomas Hollis 27 and Henry Hollis 26 were single and living at home, and described themselves as farmers and graziers and ‘partner/employers’. Two daughters Mary Christian 24 and Annie Hollis 22 were also single and living at home sharing the responsibilities of running the household. The fifth child Dorothy Hollis 20 was single and working as an Art Teacher in a private girls’ school in Southport, Lancs. There was one general servant living in the household.

The 1913 Treasury Field Books reveal that Holme Farm (Hereditament 105) was a substantial agricultural holding of 501 acres, with an annual rent of £495.15.0. The tenancy included a neighbouring farm, Warren Farm, and 3 cottages.

The property and associated buildings were described as follows:
Stone, thatch and slate roofed 10 roomed house, bath, dairy and wash house, very fair condition. Out/farm buildings included 6 cowsheds, boothouse, calf place, 3 stables, chaff house, boil house 2 cartsheds, (one with 4 bays) and a drill shed mostly described as being in good condition.

Warren Farmhouse had 5 bedrooms and a similar range of farm buildings.

The land was described as 88 acres of good grass north of village & house, paddock. The Warren Farm & the ploughed land is good light red loam. There were two footpaths, one to Barrow, the other, to Ashwell for which an reduction was made in the valuation.

In the latter part of the First World War Joseph B Marriott served on the Appeal Tribunal, which heard applications by Conscientious Objectors.

Through his wife Joseph was connected to many established Cottesmore residents. His brother in law Frederick Thompson lived at the Granary and had married Mary’s sister Anne. His daughter Dorothy married
John Cecil Hollis in 1918 and therefore became Dorothy Hollis Hollis!

When Joseph died in 1919 the tenancy was taken over by his eldest son Thomas Hollis Marriott. The second son Henry Hollis took the tenancy of Chapel Farm in Burley. Henry married Mary Bradley in 1923. Their son Joseph (Joe) was born in 1925.

Joe has gone down in history as being responsible for the only bomb damage in Cottesmore in the Second World War. In 1942 he went out with local lads to explore the site of a crashed Hampden bomber. Unbeknown to the military personnel who were supposed to be guarding the site he picked up a flash (practice) bomb and took it home. Some time later he was playing around with some young evacuees and dropped the bomb on the kitchen floor, and it exploded. Window panes were blown out and the stone flagged floor was scorched. He and the kitchen maid had to receive hospital treatment for shrapnel wounds in their legs: they recovered fully.

Joe Marriott took over the tenancy on his father’s death.
Introduction

Fir Tree farmhouse is a privately owned house, formerly a working farm belonging to the Exton estate. The farm buildings have been sold off or developed. It is located on the north side of Main Street.

Listing Building status

Fir Tree farmhouse has Grade II Listed Building status. The text of the description is as follows:

No.16 (Fir Tree Farmhouse) (formerly listed as House 60 yds W. of the Sun Inn) 14.6.54 GV II House of C17/C18. Coursed squared stone with stone dressings and thatch roof with central ridge and end stacks, the left of moulded stone, otherwise of brick. 2 storeys of 5 windows, mainly 2/2 sashes. Doorway centre left with wooden porch and part glazed door. 1 storey extension on right end with door and window to front. 2 storey part house, part barn, L plan wing to rear. Pantile roof. Inside house 2 inglenooks and chamfered beams.
Nick Hill (Architectural Historian) carried out a survey on behalf of the group. His report reads:

This is a well-built farmhouse of stone and thatch, tree-ring dated to 1709. The original house had a three-room plan, with kitchen, hall and parlour. Both the hall and kitchen had large inglenook fireplaces, and the parlour was also heated originally with a splayed corner fireplace. There was a baffle entry against the large chimneystack of the hall. The hall and parlour have ceiling beams dated to 1709, but an older beam of late 16th century date was re-used in the kitchen. The original clasped purlin roof structure survives, together with parts of the stone-built chimneystacks.

The farmhouse was surrounded by a large farmyard, with extensive farm buildings of early-mid 19th century date. These
are stone-built with brick dressings. Although the roofs were now of pantiles, the roof structure was still built of oak, not softwood.

**Exterior**

Main block of well-coursed stone rubble with limestone quoins, thatched roof, 3 units and 1½ storeys.

Windows are generally late replacements with timber lintels. Front door Victorian, of 4 panels. Small pane window to rear, with 12/12 horizontal sliding sash – late C18 to early C19.

Three chimneystacks: to W gable, the original stone stack remains, with chamfered plinth, stone slab stalk but missing cornice; to centre, rebuilt in yellow brick but re-using the original chamfered plinth and a chamfered cap; to E, modern brick on rubble stone base. W gable shows a raking line where the S wall eaves has been raised c.500mm, with newer ironstone also along S front.

**Interior**

Original doorway, now blocked, entered against the side of the main chimneystack between kitchen to E and hall to centre. The current front door, leading into the W room, is probably a later insertion. The splayed wall to W of the former front door may be evidence of an original winder stair, partly set into the wall. Kitchen to E has wide inglenook to E gable, with square-edged beam and altered, splayed jambs. Spine ceiling beam dendro-dated to 1568-93, only c.175mm wide, chamfers with big ogee stops to E but chamfers run into wall to W. This beam is probably re-used from an earlier house, perhaps on the same plot.

Hall (‘Dining Room’) to centre has large inglenook with ashlar stone cheek wall. Original ingle beam, not chamfered but square edged or cut back. Rear wall has been re-faced in modern stone rubble, reducing the ingle depth. Central transverse ceiling beam with chamfers and 4 ogee stops. These two beams have been dendro-dated to 1709 and 1707, indicating the date of construction. Most of the original roof structure survives, though only the roof void over the Hall and Parlour was accessed. Four trusses here, the end ones closer to the stone cross-walls. A-frame oak trusses with shallow-depth (c.100mm) principal rafters and deeper (c.200mm) collar, tenoned and pegged to the principals. A thin yoke (c.125 x 45mm) is lapped and pegged across the principals at the apex, carrying an oak ridge. Purlins are clasped between the collar and principal, with straight-splay joints. Rafters are of ash pole type, supplemented now by late C20 softwood rafters, with the pitch raised to the front S slope. The underside of a similar single truss can be seen in the bedroom over the Kitchen.

In the roof void, it is evident that the first-floor fireplace in the bedroom over the Hall is a later insertion, with an added stack of roughly built stone rubble (late C18-early C19). Parlour (‘Sitting Room’) to W has a splayed corner fireplace to NW. Such fireplaces are often later insertions, but here the upper gable masonry in the roof void is intact, indicating the fireplace is original (also the ashlar stack). Transverse ceiling beam of same type as in the Hall, with 4 ogee stops – also dendro-dated to 1709. There is another beam to the E, cased-in. Large opening inserted into N wall to connect to the range of former outbuildings to N. The N oak lintel here has been dendro-dated to 1758-83, but is clearly re-used in this context.

**Outbuildings**

Large stone range with brick dressings and pantiled roof abuts the NW corner of the house, of early-mid C19 date. Former farm buildings, now converted to domestic use. This range extends in an L shape to the NW, formerly a 3-bay corn barn with central
large threshing doors. The roof structure over the part next to the house is original, with oak trusses. Principal rafters with iron-strapping to tie-beam and a lapped collar, fixed with 3 large-head nails, pegged apex. Chisel-cut carpenter’s marks. Oak rafters, with a thin ridge board. Another outbuilding lies to NE, single-store, of the same materials and date.

**Dendrochronology**

A group comprises five samples, CTM-B04, B05, B06, B07, and B08, cross-matched with each other. These five samples were combined at their indicated positions to form site sequence CTMSSQ02, this having an overall length of 125 rings. Site sequence CTMSSQ02 was also satisfactorily dated by repeated and consistent cross-matching with a large number of relevant reference chronologies for oak as spanning the years 1622 to 1746.

Another sixteenth century timber is represented by sample CTM-B09, from the ceiling beam to the kitchen of Fir Tree. This sample has a last measured sapwood ring date of 1564 and includes 11 sapwood rings, though again the sapwood is not complete to the bark. In this case, given that oak trees usually have a minimum number of sapwood rings (15) as well as a maximum (40), this indicates that the timber must have been felled at some point between 1568 at the earliest (11+4=15) and 1593 at the latest (allowing that it might at most have had another 29 sapwood rings (11+29=40).

As well as a sixteenth century timber, Fir Tree Farm contains some later timbers, these being dated as constituents of site sequence CTMASSQ02. Three of these timbers, the west ceiling beam to the living room, and the ceiling beam and the fireplace bresummer of the dining room, (represented respectively by samples CTM-B06, B07, and B08), are likely to have been felled together at the same time in 1709. Such an interpretation is based on the fact that two of these samples, CTM-B06 and B08, both retain complete sapwood, this meaning that they both have the last growth ring produced by the source trees before they were felled.

The third sample of this group, CTM-B07, is from a timber which has complete sapwood on it, but from which, due to the soft and fragile nature of this part of the wood, a few millimeters of sapwood were lost from the sample in coring. Given that the last extant sapwood ring on sample CTM-B07 is dated 1707, and the lost millimetres represent only a couple of years growth, the source tree for this timber is also very likely to have been felled in 1709.

A later timber at Fir Tree Farm appears to be represented by sample CTM-B05, from the south lintel to the opening in the living room. This sample also has a last measured ring date of 1709, but in this case the sample is again without the boundary between the heartwood and the. This again means that not only has the timber lost all its sapwood, but an unknown number of heartwood rings as well (this again probably having been
removed by the original carpenters), and it possible that the tree could have gone on growing for many decades after 1709. Again, however, given the size of the timber, and that it represents a half a tree, it is unlikely to have been very much bigger, and therefore unlikely to have gone on growing for a great many more years. It might not be unreasonable, therefore, to suggest that the source tree was felled after the middle of the eighteenth century (possibly at the same time as the other lintel in this door opening).

The final dated timber at Fir Tree Farm is represented by sample CTM-B04, from the north lintel to the opening in the living room. This sample has a last measured sapwood ring date of 1746 and includes 3 sapwood rings (incomplete to the bark). Allowing that it might have had the usual minimum number of sapwood rings (15) as well as the usual maximum (40), this indicates that the timber must have been felled at some point between 1758 at the earliest (3+12=15) and 1783 at the latest (allowing that it might at most have had another 37 sapwood rings (3+37=40).

Social history

Records show that Lord Gainsborough was the original owner and in the 1730s John Hardy was one of the earliest tenants to rent the property. He may have lived in the property until early 1746, when he was buried in Cottesmore on 20 March 1746. Thomas Christian junior then rented Fir Tree farmhouse and continued to rent the property until 1762, when his brother John took over the tenancy at the same rent of £42 6s per year.

Hardy and the Christians had access to a large area of agricultural land whilst they lived at Fir Tree farmhouse, this included arable and pastoral farming land.

During the next 150 years, there is little trace of Fir Tree farmhouse in the archives.

By 1907 or earlier, Everard King Herring and his family were living at Fir Tree farmhouse. The 1911 Census shows that Everard Herring was 39 years old (born in Redbourne, Lincolnshire) and had a son George Bland Herring aged 13 years (born in Hull, Yorkshire).

Everard Herring was married, but his wife’s name was not listed in the Census. He had married Sarah Ann Campion in 1894, in Sculcoates Hull. Sarah was a 19-year-old milliner in Hull in the 1891 census; she was born in the Louth area. At the time of the 1911 Census she was a milliner in an address in Hull, and although she wrote she had been married for 15 years and had a child, she was listed as the head of the household, suggesting that the couple were living apart.

A 57-year-old housekeeper, Lucy Langley, was also living with the family. George Herring attended the local school and Everard Herring worked as a farmer.

The Treasury Survey Field Books confirm that Everard Herring rented Fir Tree farmhouse and 105 acres of land from the Earl of Gainsborough at an annual rent of £227. The property and lands were worth an estimated £4,945 around 1910. Everard Herring appears to have used this land for arable farm production and may have gradually moved to pastoral production, as he was described as a ‘farmer & grazier’ in 1912 and a ‘grazer’ in 1925 Directories.

The Field Book describes the property as: Farm, lands and 1 cottage. House & buildings in village with good home paddock. The arable land on top of hill is good light ???? But below the hill it is heavy and the grassland of ??? Quality. Ho.: 9 rooms ??&?? V fair, stone, thatch & tiled. A: ??cowshed, calf place, loft over barn & 4 bay cowshed - fair, S&T. B: 3 leanto hen places & 4 bay cart shed, fair, S&T. C: 3 bay cartshed, fair S&T. D: Pigsty & 5 bay
Everard Herring died in March 1928 aged 56 in Lincoln. His wife Sarah Ann died in Hull in September 1951, described as a widow in the Probate schedule. Their son George's marriage to Ellen Pykett was registered in Oakham in June 1927. George died in Lincoln in 1952.
Introduction

20/22 is now a privately owned property. Formerly the Exton estate owned it and for many years it was a butcher’s premises with the slaughterhouse being part of the outbuildings. It lies on the north side of Main Street opposite the Sun Inn.

Listed Building status

The property has Grade II listing status. It is described as follows:

No.20 (Formerly listed as Premises 46 yds. N.W. of the Sun Inn) 14.6.54 GV II House of Cl7. Coursed rubble stone with quoins, and thatch roof with red brick ridge and front end stacks. L plan, wing projecting forwards to right. 1½ storeys. 2 eyebrow dormers on wing left return and 1 on main range front. All 2-light casements. Below from left of front: 2-light stone mullion, glazed door, a 3/3 sash in left wing return either side blocked door and 3/3 sash on wing front. On left end a part glazed door and 4/4 sash. Wooden lintels.
**Architectural history**

Superficial inspection would suggest that this is one of the oldest buildings in the village.

**Dendrochronology**

On inspection there were no timbers that could be tested. The building had been reroofed in recent years and no old timbers existed in the roof. Other timbers that were visible were not sufficiently large for sampling to be taken.

**Social History**

The earliest information is from 1730, where an Exton estate map gives John Brown as tenant. A second document, a Survey Book dated in the 1750s gives a William Brown as the tenant, presumably a son or other relative. William paid £2.0.0 rent for the cottage and 4 acres 1 rood and 20 perches of arable land and 3 roods of ‘inclosed’ land.

There is no information in the Parish records about their baptisms, marriages or burials.

It is not clear who lived in the property in the mid 19th century.

Various members of the Laxton families were inn keepers (Fox and Hounds?) and butchers in the 1861 and 1871 Censuses and an 1863 Directory. They appear to live in the inn.

Prior to that, in the 1851 Census, John Atkinson with his son, also called John, were the only specific butchers listed in the village. The elder John was also the village butcher in 1841 (with a Benjamin Laxton a butcher as a member of the household).

In the 1881 Census 2 butchers are listed: Samuel Hollis (unmarried 34) and brother Alfred Hollis (unmarried 21), both living in the household of their father William (61) Blacksmith & coal merchant. So they don’t appear to be living in the Main Street property. However, in the 1881 and 1876 Kelly’s Directories Samuel Hollis is described as a butcher & farmer, in 1877 as a butcher. There is also a reference to ‘Samuel Hollis’ Butcher’s shop’ in an Exton estate Valuation document dated 1875.

In the 1891 Census Samuel Hollis is named as a butcher. As the household is listed next door but one to Holme Farm it is likely to be the Main Street property. The household was made up of

- Samuel, single aged 44,
- His sister Hannah Eliza also single, aged 36 referred to as housekeeper and
- A boarder Charles Rimington single, aged 20, a blacksmith born Colsterworth

There are no references in the Parish records to any birth, marriage or burial for Samuel or his sister.
Herbert Mead aged 28 was the tenant in the 1901 Census. He lived with his wife Ida (born Braunston, Rutland) and their son Geoffrey (3 months). Also in the household on that night was Ernest Mead, Herbert’s brother a ‘journeyman butcher’.

Herbert was born in south Lincolnshire, the 4th child of William who originated from Bedfordshire and was a shepherd in Deeping St Nicholas, before becoming an ‘Innkeeper and farmer’ of the Durham Ox in Crowland, Lincs.

Herbert was still the tenant at the time of the 1911 Census. He was now 38, his wife Ida (34) was noted as ‘assisting in the business’. They had 2 children by then, Geoffrey 10 and Florans Irene 6.

The property had 6 rooms which matches the Treasury Field Book description (see below).

He is listed in the 1912 Kelly’s Directory.

The 1911 Treasury Survey Field Books identifies the property as Heraditament no 104, ‘opposite Sun Inn’, extending to 6 acres 2 roods. The buildings are described as:


It was let to Herbert Mead at a rent of £25.0.0.

In the 1925 Kelly’s Directory Henry Tyrell, butcher is listed. This fits with Bernard Buttress’s account in his book a decade or two further on. Presumably it is the same property.

20/22 Main Street summary

COTTESMORE SK 91 SW MAIN STREET (North Side) 7/49 No.20 (Formerly listed as Premises 46 yds. N.W. of the Sun Inn) 14.6.54 GV II House of Cl7. Coursed rubble stone with quoins, and thatch roof with red brick ridge and front end stacks. L plan, wing projecting forwards to right. 1D storeys. 2 eyebrow dormers on wing left return and 1 on main range front. All 2-light casements. Below from left of front: 2-light stone mullion, glazed door, a 3/3 sash in left wing return either side blocked door and 3/3 sash on wing front. On left end a part glazed door and 4/4 sash. Wooden lintels.

Treasury Survey identifies the property as Heraditament no 104, ‘opposite Sun Inn’, extending to 6 acres 2 roods.


128 and 129 are cottages in the modern The Leas, 153 is the pond/washdyke.

It was let to Mr Herbert Mead at a rent of £25.0.0.
1911 Census
Hubert Mead Head mar 38 Butcher b Littleworth
Ida Wife mar 34 Assisting in business b Braunstone Rutland
Geoffrey son sing 10 scholar b Cottesmore
Florans Irene dau 6 scholar b Cottesmore

The property had 6 rooms which matches the above description.

1912 Kelly’s Directory
Shows a Herbert Mead, butcher, presumably in the same property.

1925 Kelly’s Directory
Henry Tyrell, butcher is listed. This fits with Bernard Buttress’s book a decade or 2 further on. Presumably it is the same property.

Going back from 1911 gets more tricky!

1901 Census is straightforward: it shows

Herbert Mead Head Mar 28 Butcher b Littleworth Lincs
Ida Wife Mar 25 b Braunstone Rut
Ernest bro sing 19 Jouneyman butcher b Crowland Lincs
Geoffrey son 3mths b Cottesmore

Herbert was born in south Lincolnshire, the 4th child of William who originated from Bedfordshire and was a shepherd in Deeping St Nicholas, before becoming an ‘Innkeeper and farmer’ of the Durham Ox in Crowland Lincs.

In the 1891 Census Samuel Hollis is named as a butcher. As the household is listed next door but one to Holme Farm it is likely to be the Main St property. The household is:

Samuel Hollis Head Sing 44 Butcher b Cottesmore
Hannah Eliza sister sing 36 Housekeeper b Cottesmore
Charles boarder sing 20 Blacksmith b Colsterworth

In the 1881 Census 2 butchers are listed: Samuel Hollis (unm 34) and brother Alfred Hollis (unm 21), both living in the household of their father William 61 Blacksmith & coal merchant. So they don’t appear to be living in the Main St property.

However, in the 1881 and 1876 Kelly’s Directories Samuel Hollis is described as a butcher & farmer, in 1877 as a butcher. Joseph found a reference to ‘Samuel Hollis’ Butcher’s shop’ in an Exton estate 1875 Valuation document.

No reference can be found in the Parish records to any birth, marriage or burial for Herbert or his sister.

It is not clear who lived in the property in the mid 19C.

Various members of the Laxton families were inn keepers (Fox and Hounds?) and butchers in the 1861 an 1871 censuses and 1863 Directory. They appear to live in the inn. Prior to that, in 1851 (Census), John Atkinson with his son, also called John were the only butchers listed in the village. The elder John was also the village butcher in 1841 (with a Benj Laxton a butcher as a member of the household).

The earliest information is from 1730, where an estate map shows John Brown as the tenant. There is no information in the Parish records about his birth, marriage or burial.
The Sun Inn is situated at 25 Main Street, on the south side of Cottesmore and is a Grade 2 listed building.

**Listing**

Sun Inn Public House GV II Public House of C17/early C18. Coursed whitewashed rubble stone with thatch roof and red brick central ridge and end stacks. 2 storeys of 3 3-light windows: 4 to left and centre are casements, 2 to right are horizontal sliding sashes. Between windows 2 four-panelled doors. Wooden lintels overall. Inglenook and chamfered stopped beams inside.
Architectural History

Public House of the 17th/early 18th century. It is constructed of coursed whitewashed rubble stone with thatch roof and red brick central ridge and end stacks. It is 2 storeyed with 3 3-light windows, 4 to left and centre are casements, 2 to right are horizontal sliding sashes. Between the windows are 2 four-panelled doors. Wooden lintels overall. Inglenook and chamfered stopped beams inside the floors being flagstoned and wood with open fires in a ramble of small rooms.

Dendrochronology

The earliest timber is represented by sample CTM-D12, from the east-most ceiling beam in the public bar of the Sun Inn (this sample dated as part of site sequence CTMSSQ01). This sample has a last measured sapwood ring date of 1547, there being 17 sapwood rings on the sample, though the sapwood is not complete to the bark. Given that oak trees usually have up to a maximum of 40 sapwood rings, this indicates that the timber must have been felled at some point between 1548 at the earliest (as it was still growing in 1547) and 1570 at the latest (allowing that it might at most have had another 23 sapwood rings

In addition to its sixteenth century timber, the Sun Inn also contains two later timbers.

These are represented by sample CTM-D16 and D17, respectively from the ceiling beam and fireplace bresummer in the restaurant (both samples dated as part of site sequence CTMSSQ03). The position of the boundary between the heartwood and the sapwood on both these samples is virtually identical, suggesting that they were felled at the same time as each other, the average date of this boundary being 1753. Allowing for the usual minimum/maximum number of sapwood rings (15/40), this would give the timbers an estimated felling date of sometime between 1768 at the earliest and 1793 at the latest.

It was previously called The Noel Arms, as were many other pubs in Rutland, after the Noel family of Exton. The oldest recorded pub name in Rutland is actually The Sun Inn, the first being in Oakham in 1374.
Social history

In 1730 the landlord was Edward Betts, paying an annual rent of £1.10.00 for the pub and 2 shillings for the pastures which extended at the back of the pub.

In 1828, now the Sun Inn, the tenancy was granted by Richard Westbrook Baker of Cottesmore (the agent of the trustees of Sir Gerard Noel Bart) to Francis Boulton the description being:-

“Public House known by the sign of the Sun in the said parish of Cottesmore together with the Stables and the Building and that land lying in the said parish and County of Rutland aforesaid containing by measurement twenty nine acres and twelve Peiches more or less”. The farming land was an intrinsic part of the business and indeed in 1844 Mr Boulton had a 3-year old ox slaughtered weighing 78 stone 2 lbs. The tenancy was on a rolling one year basis with an annual rent of £61 paid in 2 instalments.

A footnote provided that the business was not to be open on Sundays and Christmas Day except for travellers and for persons requiring Beer or Spirits at their own houses. A valuation on 6th October 1858 transferred the tenancy from the late William Boulton to William Laxton junior and included inter alia haystacks and crops.

By 1899 the tenant was Richard T Benstead who had married Alice True Neve. Their niece was Ethel Le Neve who used to visit and became the mistress of the infamous Dr. Crippen who murdered his wife and absconded with Ethel on an ocean liner to Canada, where they were apprehended. The case is famous for being the first where a murderer was caught by means of radio communication between shore and ship.

Frank Buttress was the landlord by 1908 on a 21 year lease from the Gainsborough estate and the Treasury survey described the property as:-

“Public House and land. Old S&Thatch Inn, 4 bed, 2 sitting rooms, kit, tap room, smoke room, larder & store room.” It is believed that a malt house at the rear of the premises was destroyed by fire circa 1915.

By the Redemption of Land Tax 1919 the occupiers and supplying Brewers were Lowe Son and Cobbold and the annual value/assessment had risen to £86.10. Frank Buttress was succeeded by his widow in 1932 until 1941. She was assisted by her daughter, Ida who married Walter Harper. Local knowledge suggests that it was then Ida’s name above the door as “she controlled the purse strings”.

Ida and Walter ran the Sun during the Second World War when the cellar was frequently used as an air raid shelter by both family and customers. Even Granny Buttress, by now in her 80’s, used it but Walter preferred to remain in bed. The pub was frequented by airmen from the Cottesmore aerodrome throughout the war and by the autumn of 1943 the ground personnel of the American Air Force arrived to be followed in February 1944 by the Airborne Divisions. They proceeded to regularly drink the pub dry much to the concern of the locals. Dick Broom took over as landlord in 1948 keeping “it in the family” by marrying Elsie Harper, the daughter of Walter.

In the 1950s the enclosed corridor between the rear door and the function room was created to accommodate customers’ children. It was known as “The Bus” as seating came from one of Bland’s omnibuses. In 1976 The Bucket Club was formed when, as a result of an electricity failure, the then landlord, George Dalby was obliged to carry beer from the cellar in a bucket. Customers then refilled their glasses therefrom to the accompaniment of The Bucket Club Song to the tune of...
Men of Harlech. *The first verse went:-*

“Men of Cotts’more, join our singing,  
Here’s the news that we are bringing,  
In the Sun the bells are ringing,  
Bucket night is here.”

The Cottesmore Hunt enjoyed a tradition of meeting at The Sun Inn prior to their Boxing Day Hunt.

In 1978 the Inn was acquired by Everards from Ruddles and a succession of landlords followed culminating in the present “Mine Hosts” Paul Gaukroger.

*A list of Tennants can be found in Appendix 4*
The Church, at the centre of the village is its focal point both physically and emotionally and dominates the skyline.

( Listed grade II Historic England. )

Church of C12-C15 with S porch of 1851. Coursed squared stone and ashlar, with Collyweston slate, lead and parapetted roofs. Buttresses with set-offs, plinth, ball flower and head frieze to nave and aisles, and stone coped gables. W tower with spire, nave aisles, chancel, N chancel vestry and S porch. C13 Tower of 3 stages with angle buttresses. W window with restored Geometric tracery, clock face and lancet on 2nd stage S side and 1-light on N side, 4 bell openings with bar tracery, and ball flower and head frieze at top. Broach spire with tall broaches, 2 sets of lucarnes, and part gilded weathervane. W arch to nave triple chamfered, the inner dying into polygonal respond. Blank window above and buttress to right. C14 nave arcades, N of 3 bays plus a 4th, and S of 4 bays. Double chamfered arches with hood moulds and lable stops over octagonal piers. Clerestorey probably early C14 (ball flower frieze) though 3 Perp windows. 6 bay
low-pitch tie beam roof much restored. Wall pieces and curved braces from wooden corbels. Similar roofs to aisles, the S with open carved spandrels. N aisle has NW, 3 N and NE windows with Perp tracery. N doorway c1300. Chancel arch double chamfered the inner dying into polygonal respond. Chancel walls probably partly C13 (C13 respond showing) but late Perp windows. 1 N with stained glass of c1907, 3 S, one with C19 stained glass and one with roll moulded chamfer. 5-light E window with stained glass of c1890. N chancel vestry of 1855. Chancel roof is 3 bay restored low-pitch tie beam with moulded beams producing square panels. S aisle has Perp windows, SE with stained glass of c1895 and 3 others, one with ball flower decoration and flat topped. On right of S door a small door leads to former staircase to former priest’s room over S porch. S porch, now open to roof, of 1851. S doorway is Norman but not in situ. Shafts and arch with zigzag. Font has square base of probably c1200. Reliefs of Christ Crucified and saintly Bishop. C14 or C15 octagonal bowl above. C17 oak pulpit with oval panels on later stone base. E part of N aisle is RAF memorial chapel.

**Architectural History**

It is quite difficult to make clear its history of construction with the listing description as there are only slight differences in building styles. This could be explained by masons using different plans and preferences. It is plain, however, that the earliest work is the re-set Norman doorway to the nave inside the south porch. Before the porch was rebuilt in 1851, it contained a parvise and the stone steps that led to this room can be seen to the left as you enter the church. Early Norman masonry can also be seen in the buttresses at the east end in the north wall. Originally, the walls were wainscoted and there were high pews with doors; these, a staging gallery with organ at the west end, and plastered walls were all removed in 1866.
The Jacobean pulpit now stands on a renewed stem and the base of the octagonal font which appears to be Norman, was formerly used as a horse stone at Cottesmore Hall or possibly it was originally part of the churchyard cross as one panel represents the Crucifixion and another, a Bishop in the act of blessing. On entering the church through the south door the aisle arcades can be viewed. The south arcade is four bays long whilst the north arcade is formed of three plus one because the three western bays of the north arcade are separated by a short wall piece and the final bay rises from a lower level than the rest.

There have been many other minor stylistic complications which have been written about in many articles and this has led to difficulties in dating parts of the church. The aisle windows are an example of this difficulty as they appear to be Perpendicular except for a row of ball flowers ornaments around the square-headed south window in the south aisle.

Another difficulty to the understanding of the layout of the church is the position of the tower arch. It is off-centre to the south, leaving room between it and the north arcade for an internal east buttress which crosses from the north wall. It is assumed that the tower predates the clerestory so the tower dates from the 13th century in its original form. The tower and spire are remarkable for the height of the spurs forming the broach and its height is 99ft.

There is a ring of six bells with the oldest dating from 1598 many them produced in the foundry of John Taylor in Loughborough. The puzzle continues inside the church for if it was aligned with the chancel it suggests an aisleless nave and that the tower was built into the nave at the outset. The aisles were added at a later date. These differences could be explained as has been mentioned, by plans being interpreted by differing stylistic ideas. The windows of the church could form a study of interest as they are so dissimilar.

Whilst studying the church for historical evidence, a large slab was found at the east end of the south aisle which had an inscription stating that it was placed there in 1597, and when the vault was opened in 1860 several coffins were discovered with inscriptions dating from 1630-1647 to the Croke and Heath families.

In the churchyard there are various memorials of employees of the Cottesmore Hunt. An Earl’s coronet is prominent on several that were erected in the lifetime of the First Earl of Lonsdale who was Master of the Hounds for the best part of fifty years. There is a coped tomb erected in memory of Robert Westbrook Baker at the north west angle of the church. He was High Sheriff of Rutland, the inventor of the
Rutland plough and the instigator of the small allotment system. The churchyard was closed in 1929. The war memorial was erected in 1926, being as a memorial to those who died in the wars but in particular to the Rev Ellwood's son Geoffrey. It is a listed monument, described below.

**Listing**

War Memorial grade II listing
War Memorial of c1920. Coursed squared stone hexagonal stepped base. Square stone plinth and shaft, the latter chamfered to octagon. Greek cross on top. Whole is c4m high. Now inscriptions to both World Wars

The cemetery was extensively surveyed by the Women's institute in the late 1980s, they produced a full description of each grave with the inscriptions and where possible the style of the headstone. Subsequently it has been photographed by Cottesmore History and Archaeology Group and will be available on the web site"thelivingvillage.co.uk" later in 2017

In the 20th century there have been many presentations to the church. The two colours hanging in the aisle were given by Lady Sybil Knox in memory of Major General Knox C.B., the east window of the south aisle is dedicated to him. The old clock was replaced by public subscription in 1909. The reredos and oak panelling were replaced in the sanctuary in memory of Rev. Charles Edward Elwood in 1928. The organ was installed in 1911, again by public subscription and a donation from Mr. Carnegie.

The R.A.F. memorial chapel to those who died whilst serving at R.A.F. Cottesmore was dedicated in1949. The colours of 98 squadron RAF were laid up in the chapel in 1976. In the 21st century Cottesmore History and archaeology with the financial help of the parish council presented a board with the names of the rectors of St Nicholas church. They were also able to restore the panels denoting the Harrington Charity.

Recently the bells have been moved to a gallery above in the base of the tower and more plans are in place to help this place live as a place of worship for the 21st century.

*A full list of rectors can be found in Appendix 6*
Clatterpot House is located on the north side of Clatterpot Lane at the heart of the Cottesmore Conservation Area. Clatterpot Lane runs north from Main Street adjacent to the east of the Village Shop and Post Office. It then turns east to provide a link through to Mill Lane. For much of this route it is defined by the wall of the old Rectory, which sits to the north of St. Nicholas’ Church. Clatterpot House is a three-storey building, which was for many years, from 18th century to 1950s, the Rectory. It is approached from a drive off Clatterpot Lane.

Clatterpot House is now privately owned. It is rectangular in form, with the long axis predominately east to west. It was built mainly in the 19th century although some of it dates from a much earlier period. It has X mansard type windows on the main roof to the north and south. There has been development within the boundary walls of the old Rectory, with High walls to the north – a single storey L-shaped bungalow. The building is located within Cottesmore Conservation Area (designated on 9th March 1981). Attached to the living were some 90 acres of glebe land that Cannon Stuart farmed.

**Listed Status**

Clatterpot House is not a listed building.
Architectural History

The building is currently arranged on three floors (two primary floors plus attic rooms in the roof). The ground floor is currently arranged with three reception rooms (drawing room, dining room, morning room) looking out over the main lawn and garden, with primarily a south-western aspect. The north-east side of the building houses kitchen, utility and study, together with the main entrance and reception hall. It has a single story garage adjoining the east side of the building. Upstairs are currently five bedrooms.

Dendrochronology

Core samples were obtained from six different beams within Clatterpot House, three to the ceiling of the ground floor and three to the ceiling of the first floor. Only three samples (all from the first floor beams) could be matched together to form a site chronology, CTMGSGQ01, this being 73 rings long overall. Despite being compared to the full corpus of reference data, this sequence, and its constituent timbers, could not be dated. However, despite being undated, the fact that the three samples cross-match with each other would suggest that the timbers are all of the same date as each other. The three remaining ungrouped samples were likewise compared individually with the reference data, but again there was no dating.

Sadly, therefore, there has been no satisfactory dating of any timbers at Clatterpot House.
Social History

Being the rectory there have been many notable residents dating back over 6 centuries (not all in the current house). Of those who were incumbents five are mentioned below.
Bishop of Ely (bishop Gunning)
Andrew Stuart
C E Ellwood
E M Guilford
Western H Stewart

Bishop Gunning Rector of Cottesmore 1660-70

He was born at Hoo St Werburgh, in Kent, and educated at The King’s School, Canterbury, and Clare College, Cambridge, where he became a fellow in 1633. Having taken orders, he advocated the Royalist cause eloquently from the pulpit. In 1644, during the English Civil War, he retired to Oxford, and held a chaplaincy at New College until the city surrendered to the Parliamentary forces in 1646. Subsequently he was chaplain, first to the royalist Sir Robert Shirley of Eaton (1629–1656), and then at the Exeter House chapel. After the Restoration in 1660 he was installed as a canon of Canterbury Cathedral. In the same year he returned to Clare College as Master, and was appointed Lady Margaret’s Professor of Divinity. He also received the livings of Cottesmore, Rutland, and Stoke Bruerne, Northamptonshire.

In 1661 he became head of St John’s College, Cambridge, and was elected Regius Professor of Divinity. He was consecrated Bishop of Chichester in 1669, and was translated to the See of Ely in 1674–1675. After the Restoration Gunning’s rise was rapid. In 1660 he was created D.D. by royal mandate, presented to a prebend in Canterbury Cathedral, instituted to the rectories of Cottesmore in Rutlandshire and Stoke Bruerne in Northamptonshire, elected master of Clare Hall, and made the Lady Margaret professor of divinity at Cambridge. In 1661 he exchanged the headship of Clare for the more important one of St. John’s College, Cambridge, and the Lady Margaret professorship for the regius professorship of divinity. He was chosen proctor for the chapter of Canterbury and for the clergy of the diocese of Peterborough in the Lower House of Convocation, and also one of the committee for the review of the liturgy and other points at the Savoy conference - he never married.

Rev. Hon. Andrew Godfrey Stuart b. 1812, d. 1889

Andrew Stuart came from an Irish aristocratic family, one of his brothers being the 5th Earl of Castle Stewart and his son becoming the sixth Earl of Castle Stewart. It was he who was mainly responsible for the house as we see it today. He had two wives. With his first wife Catherine daughter of Viscount Powercourt he had seven children, the eldest surviving son succeeded the earldom in 1914. Catherine died in 1845 and Andrew remarried in 1849 to Mary Penelope Noel. By this marriage he had six children three boys and three girls. In November 1857 Janet Erskine Stuart, was born at the Rectory, the thirteenth child of the Rev the Hon. Andrew Stuart. Noel, In the graveyard is a mausoleum containing most of the family. As well as the family the Stuarts had two Swiss nurses and a governess plus numerous live-in servants

As a young girl Janet moved away from the Church of England and by the age of 22 had become a catholic soon to become a nun in the Society of the Sacred Heart at Roehampton. It was here that her immense talents were recognised and she soon became the assistant to the Mother Superior Reverend Mother Digby. In a few years she had written a number of books, mainly on education, and on the election of Mother Digby to Superior General in
Belgium she become the Mother Superior at Roehampton.

With Mother Digby she travelled to Canada and the USA and her talents were recognised all over the world. On the death of Mother Digby in 1911 Mother Janet became the Superior General, the head of the whole Society of the Sacred Heart. Again Janet Stuart travelled the world but this time as the head of the Sacred Heart. All over the world you can see the remains of her work with schools and convents formed in every continent. She died in 1914 and is buried in Roehampton. One sad feature of her life was when she became a Roman Catholic she was no longer welcome to stay at the Rectory and never did.

A remarkable woman who led a remarkable life during remarkable times. A girl from a small village in a small county who was to encompass the world with her teachings and devotion, a lady who changes the lives of many and helped open the educational door for women.

Charles Edward Ellwood Rector 1888 -1926

In 1891 the census shows Charles Edward Ellwood 47; born in Hargrave, Cheshire married to Mary Catherine Ellwood 29; born in Edinburgh, with 2 sons (both born in Cottesmore), Charles (1yo), Henry (6months) and 5 servants. Ten years later in the 1901 census shows 4 sons (all born in Cottesmore), Geoffrey (3yrs); William (8yrs); Michael (6yrs); Aubrey (3yrs) plus 6 servants and 1 boarder. By the 1911 census 6 children had been born but only one was at home at the time of the census and they only retained 4 servants. The Rev and Mrs Ellwood sent five sons to war, four returned.

Lieutenant Geoffrey Thomas Lovick Ellwood was reading Greats at Magdalen College, Oxford when war broke out and was commissioned in the 6th Battalion, the Leicestershire Regiment on August 26, 1914. He went to France on July 31, 1915. On October 18, 1915 he was wounded and returned to England. After recovery he went back to France. On July 14, 1916, in the Battle of the Somme, he was killed by a rifle bullet in the head when leading his men in an attack on Bazentin Wood. There are a number of poignant letters from him and his parents to Magdalen College after his death Cannon Ellwood with his wife then commissioned the war memorial that stands in front of the church. It is a Grade II listed structure and is said to be based on the memorial at Magdalen College.

Reverend Edward M Guilford (Monty) 1888 -1971

Rev. Guilford was born in India where his father worked. He was educated in Kent and went to Queens College Cambridge and studied theology. He married in 1913 and he and his wife had three daughters. He joined the Buckingham Light Infantry in 1916 as an Army Chaplain and won the Military Cross in 1917.

It was during the War that he lost his faith but on returning to civilian life he was contacted by the Reverend Dr Dick Shepard who persuaded him to join him in his church, St Martins in the Field, in London where he looked after the boys club.

In 1926 he was given the living at Cottesmore where he remained till 1948. Whilst at Clatterpot House or the Rectory he was well known for hosting the May Fete every year with the accompanying May Queen and King the Maypole and many other activities. However he also spent much time during the war writing to parents who had lost their sons, mainly from RAF Cottesmore. Many of his letters can be found in the archives of Cadbury...
Western Henry Stewart 1857 – 1969

After the Reverend Guilford the next rector was Western Stewart, from 1957 to 1964, who was to be the last rector to live at Clatterpot House. However, his main claim to fame rests on the fact that he was the Bishop of Jerusalem between 1947 and 1953, in what was a very turbulent time in Palestine.

Stewart was born in 1887 in Bakewell in Derbyshire, the sixth child of Lucy Penelope (née Nesfield) (1850–1939) and the Rev. Ravenscroft Stewart (1845-1921). In 1916 he was appointed Incumbent of Chelsea Old Church. In 1932 he married Margaret A. Clapham at Cambridge. In 1933 Stewart suggested acquiring land together with the British Mandate government for a new municipal cemetery on Mount Scopus next to the British Jerusalem War Cemetery, allowing each different Christian congregation to use a specific section for its burials. From 1938 to 1943 he was the Honorary Chaplain to the Palestine Police Force.
Introduction

Little Cottage, stands on Clatterpot Lane in the shadow of St Nicholas’ Church in the heart of the village. It is identified in the Treasury Field book as hereditament number 61

Listing

Little Cottage has no listing status
**Architectural History**

The building comprises an ancient central core with a tastefully-executed 20th-century extension at each end. The date of original construction is uncertain - a date plaque for 1725, unearthed from the garden of the cottage, may provide the answer, but it is impossible to be certain of this. The cottage (probably originally a labourer’s dwelling) was owned by the Exton estate until disposed of by them in 1952. There is some reason to believe that it was at one time known as Hope Cottage.

As originally built, the cottage had a “two up, two down” layout typical of its original purpose. The 1913 Field Book refers to it as comprising “Old S& Thatch cottage. 2 beds, 1 liv, kit, pantry, washhouse, coalhouse, wc and garden”.

It is perhaps worth noting that there was, until the mid-20th century, a row of six labourers’ cottages facing onto Clatterpot Lane between Little Cottage and Main Street the corner of which was called” Gossip Corner”. These have now been demolished.

**Dendrochronology**

Core samples were obtained from three timbers to Little Cottage on Clatterpot Lane, Cottesmore. While one of these timbers was of oak, it contained too few rings (ie, less than 40), to get a positive match with any of the reference chronologies.

The other two timbers were of pine and also had too few rings for reliable dating (pine requiring much higher ring numbers for reliable matching with the reference chronologies). All three sampled timbers at Little Cottage must, therefore, remain undated.
Social History

At the time of the 1901 census, Little Cottage was occupied by a Mr Henry Preston and his family - his profession is recorded as “Walking Postman”. The Preston family seems to have deep roots in the village - Henry’s father, Thomas, was recorded as “Postmaster” in the 1881 census, living in the “Post Office” (no specific address given). From the Parish Registers it shows that Thomas Preston was buried on 20th April 1887 and the 1891 census shows Henry’s mother, Lydia, as “Postmistress”. Because of the way the census information is recorded, it is not possible to say with certainty that the Preston family was living in Little Cottage before 1901 but it is quite probable. – see below.

The Parish Registers show that Henry Preston was buried on 11 July 1908, and in the 1911 census Henry’s widow, Emma, is living in Little Cottage as head of the household, together with their son, Harry, and a boarder, one Victor Pickles aged four who was born in Gravesend. “Mrs Henry Preston” is also shown in the 1911 Field book as tenant of Little Cottage, with a lease signed (or renewed ?) in 1905 at a rent of £4 per annum. Interestingly, Emma was born in Shropshire – we have no evidence as to how she and Henry met. However it is possible that she was in service locally as Henry had been shown in a previous census as a groom.

As mentioned above, Little Cottage was sold into private hands in 1952 – the purchaser at that time was Mrs Florence Mary Hopewell, who lived there until her death in 1986, along with her husband, who survived her by 4 years.
Introduction

Honeypot Cottage is located on the south side of Main Street, just to the east of where the original alignment of Main Street turns south towards The Grange.

This and its adjacent cottage (No. 73 Main Street) are a pair of semi-detached cottages, probably originally built for farm workers. It is now in private ownership.

Listed Status

Honeypot Cottage is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990. Its listed entry number is 1073256. It is Grade II and was first listed on 21st February 1984; it is within Cottesmore Conservation Area (designated on 9th March 1981).
The listing information for Honeypot Cottage and its neighbour no 73 reads:

No. 73 and Honeypot Cottage II 2 cottages of C18. Coursed rubble stone and thatch roof with brick end and outside corner stacks. L plan, wing projecting to rear on left. 1½ storeys of casement and sash windows. Door to No. 73 in right gable end, that to Honeypot Cottage in left side. Front to street has 10/10 sash window, 3-pane window, tripartite sash (4/4 : 6/6 : 4/4) with 2-light eyebrow dormer over. Left side has 4 2 and 3-light eyebrow dormers over 3-light casement, door and 2 3-light casements.

**Architectural History**

Honeypot Cottage is one of a pair of semi-detached 18th Century cottages. The predominant material is coursed rubble stone, with brick ends and outside corner stacks. It has a thatched roof. The ground floor has a sitting room and kitchen either side of the hall, which is entered from the east side of the building. The sitting room has a small study from its north western corner, reflecting the L-shape of the building. A utility room is accessed from the south-west corner of the kitchen. This links also to a more recently constructed conservatory.

Honeypot Cottage has two 2nd 3 light dormers over 2 (?) light casement windows and door.

**Dendrochronology**

Three samples were taken from the ceiling beams at Honeypot Cottage (these samples also dated as part of site sequence CTMSSQ03). One of these samples, CTM-A03, again retains complete sapwood, the last ring produced by the source tree before it was felled. In this case this last ring, and thus the felling of the tree, is dated 1782. Given that the near identical position of the heartwood/sapwood boundary on the other two samples from Honeypot Cottage, it is likely that they too were felled in 1782.
Social History

Two 18th century documents in the Exton Archives reveal that the cottage was either owned by or let to Lady Gowers, who may have been the sister of the wife of the 3rd Earl of Gainsborough. In the 1750s it was let to William Abby. He paid a rent of £2.10.0 for what was then defined as a 'house'. He also paid £2.1.0 for three pieces of enclosed pasture land ("close"). These include Dennis Close (or Day Close).

There are only a few references to the Abbys in the Parish registers. A William Abby aged 69 was buried on 24 April 1772 who could well be the tenant. 2 children of 'William and Mary' were buried in the 1740s/50s and a Mary Abby was buried on 18 May 1768. It is likely that the family came to Cottesmore from another parish, but there were people with the name Abby / Abbey in the village for the next 250 years at least.

In the 1913 Treasury Field Books the cottage (Hereditament 99) was described as being located by the Cottesmore Grange entrance from the street and was; “Cottage & garden: S&Thatch cott, 3 bed, 1 liv, pantry, coalhouse, wc & garden”.

It was let to Arnold Maddison, who paid a rent of £2.12.0, through a tenancy dated 1899.

The 1911 Census has Arnold Maddison aged 68 living in a 5 roomed house with Hannah his wife of 47 years. He was a farm labourer, born in Barrow, Rutland. Hannah originally came from Lincolnshire.

The 1851 Census shows that Arnold (8) was living with his parents, William and Elizabeth, and 4 siblings in the household of his paternal grandparents, who farmed 38 acres in Barrow. The Maddisons were obviously a well-established local family.

In 1871 Arnold and Hannah lived in Barrow Lodge, Barrow, where he was a waggoner. By the 1881 Census the family had moved into Cottesmore, it is impossible to say whether it was to Honeypot Cottage. By that date they had had their 5 children: John George (12) already an agricultural labourer, Mary Elizabeth (10), Charles Arnold (8), Joseph James (5), and Alfred Thomas (2). Also with them on census night was Sarah Walker, Arnold's aunt, aged 71 a widow.

In 1891 Arnold is still an agricultural labourer. All 5 children are living at home in a 4-roomed house, maybe Honeypot Cottage. John G (22) was a railway porter, Mary E (20) a dressmaker, Charles A (18) an agricultural labourer, Joseph (15) also an agricultural labourer and Alfred (12) was a scholar.

By the 1901 Census, now definitely in Honeypot Cottage, Arnold is still working as a stockman on a farm. Of their children only Charles aged 28 is still at home. He has his own business mending boots and shoes, and there is a note saying he has a paralysed leg. Also in the house is Arnold’s sister Elizabeth aged 57, a domestic servant.

Three of the children went on to marry in the Parish church: Mary in September 1894 to George Nicholson widower, coachman, John by then a railway signalman in South Luffenham, also in 1894 to Susan Harrison, and Charles, described as a shoemaker in 1901 to Mary Ann Whittington.
**Location**

Main Street opposite Mill Lane although main entrance is from the Exton Road.

**Listing By English Heritage**

House of 1811 and mid C19. Coursed squared stone with stone dressings, plinth, quoins, and bands, and Welsh slate roof with moulded stone central ridge and end stacks. Gable facing, main or garden front to left. 3 storeys. Central 2-light stone mullion and transom window with 2/2 sash over, 3/3 sash above. Either side a mid C19 2 storey stone 5-light canted bay with 3/3 sash above. Stone sills. On 2nd floor band a stone tablet with ‘Anno MDCCCXI’. Door to right of gable in twin-span rear wing. 2 storeys of 3 1/1 sash windows over similar, 6/6 sash, and panelled oak door with Overlight.
Architectural History

The parcel of land of the original house was much larger than it is today. In 1811 it contained the land next to Main St., now known as the pasture, plus the housing estate also called the Pastures. It also went towards Exton as far as the junction with the Greetham Road and is still known as “Widow Dains Field” In total it amounted to 160 acres.

Owned by the Exton Estate the house was built for the estate manager or steward Thomas Dain. In 1811 the house was about 1/3 rd of the current size of quite modest proportions comprising the northwest gable. There were also a number of outbuildings, primarily stables.

The north-eastern gable was added in Richard Westbrook Baker’s time, as steward to Lord Gainsborough (1826 1860) after Thomas Dain died. The extension, about 1831, was substantial: a barrel-vaulted office, a staircase to two rooms above, a strong room and a new scullery with access back to the old house behind. Both floors were of stone with a vaulted cellar beneath. It was built in this manner to provide security for the Estate files as this had become the main depository for the Exton Estate’s day to day workings. The third, and what was to be the final, major development of the Grange was about 1840 when Richard Baker had become a more important person in both town and county. What we see today is the front edifice overlooking the gardens which reflected the status of Richard Baker.

In 1913, the names of the rooms in the Grange were recorded in the Treasury Field Books: These rooms included a hall, lavatory, pantry, servant’s hall, several bedrooms, ‘a combined kitchen scullery’ and a dressing room. This gives us a feel for how large the property was and how it was organised. Along with the Treasury Maps it showed the extent of the holdings.
Dendrochronology

Analysis by dendrochronology was undertaken on 11 of the 12 core samples (one sample proving unsuitable for dating) obtained from different timbers within the main range roof of Cottesmore Grange. This analysis resulted in the production of a single site sequence comprising all 11 measured samples. This sequence is 175 rings long overall, these rings dated as spanning the years 1664–1838. Interpretation of the sapwood on the samples indicates that all the trees were cut as part of a single programme of felling as late as 1838 or very early 1830.

The roof comprises six king-post type trusses, a truss form common from the early nineteenth century onwards. Each truss comprises a tiebeam, principal rafters, and king post with shouldered base and expanded the shoulders of the king-posts to the principal rafters. The trusses support single, backed, purlins to each pitch of the roof, these in turn supporting common rafters (Fig 3a). All such timbers have been finely sawn and heavily worked to produce very even, square cut, timbers, and are held by wooden pegs in morticed and tennoned joints. It may be of interest to note that many of these joints appear to have been carefully marked out in pencil, there also being other scribing to the timbers, possibly numbers or letters (perhaps ‘checking’ marks) in red pencil or crayon. This is a feature that has been seen on several other roofs of this type.

In addition to the main timbers of the trusses there are other shorter, outer, struts to each truss, these rising from the tiebeam to the principal rafter where the principal supports the purlin. These timbers appear to be much less well worked than the main timbers, being less well sawn or trimmed, and appearing to be much poorer quality wood. It is possible that these shorter struts are inserted as ‘afterthoughts’, the beams not being jointed to the trusses but held by nails. Given that these timbers also appeared to have too few rings for reliable analysis, they were not sampled.

Two other roofs at Cottesmore Grange were also assessed for possible tree-ring analysis, but these proved to be constructed of various types of softwood head and pine timbers, therefore were not sampled.

Interpretation

Interpretation of the sapwood on the dated samples, and the degree of cross-matching between them, would suggest that all the trees used for the roof to this part of Cottesmore Grange were cut as part of a single programme of felling which was undertaken at some point between late 1838 and early 1839.

That all the other timbers were cut at this time as part of a single programme of felling is suggested not only by this being the usual the procedure, followed by builders even into the nineteenth century, but also by the fact that the samples cross-match so well with
each other. This means that the source trees were growing close to each other in the same stand of woodland, and that it would be an unusual coincidence (had they been felled at different times) that they should come to be used together in the same roof.

In addition, the position and date of the heartwood/sapwood boundary on the five samples that retain it varies by only a small amount, in some cases being identical. This suggests that these timbers originally had similar numbers of sapwood rings, and thus had similar, if not identical, last growth ring dates. There is in any case, amongst those sampled, no evidence for the reuse of older timbers in this roof, or for the insertion of later material. All the indications are, therefore, that the sampled roof timbers are part of a single episode of felling undertaken between late 1838 and early 1839.

**Woodland sources**

It is sometimes possible in tree-ring analysis studies to make some comment on the sourcing of timber and where, approximately, the source woodland might have been located. In this instance, however, because the reference material for the period after about 1750 has fewer data points in it than, say, the late-medieval period, it is not possible to determine a distinct geographical trend. Indeed, in this respect the material now obtained from Cottesmore Grange will make a welcome addition to the body of eighteenth and early-nineteenth century reference data. Furthermore, having obtained a felling date, it might now be possible to ascertain whether there is any documentary evidence relating to purchase and sourcing of the timber used here.

**Social History**

Thomas Dain 1811 to 1827 Agent for the Exton Estate for whom the house was built. Richard Westbrook Baker became steward to the Earl of Gainsborough c.1826. Born c.1801, Richard married to Ann Brown of Melton in 1820, who was the same age as Richard. They had several children living with them at the Grange, including Sarah born c.1831 and Edward born c.1836. The couple may have had more children, but the records are unfortunately unclear. As well as managing Exton Estate, Richard was also a prolific and rich farmer. The 1841 census described him as a ‘Farmer & Grazier’ and the 1851 census indicated that he had 275 acres of land. Richard would have probably employed a number of labourers to work such a large area of land. The household was further supplied with servants such as a cook and housemaid. Richard was a man of innovation in farming and his standing in the community was high. He founded the Rutland Agricultural Society and was well known for his farming innovations, such as the ‘Rutland plough’, which helped to improve agricultural productivity. He was also High Sherriff. It is interesting to note that the daughter, Sarah, married the son of a Mr Ransom from Norfolk who built the plough (which can be seen in the Rutland Museum). Richard Westbrook Baker continued to live at the Grange until his death around 1859-1861. After Richard, it is unclear who lived in the property until 53-year-old Edward Clapman Clayton was recorded in the 1891 census. It is likely that he moved to the Grange around 1883. It is unclear if he worked for the Earl of Gainsborough like his predecessors; however he was clearly rich like Dain and Baker but came from a much more privileged background as he was described as ‘Living on [his] own means’ in 1891 and 1901.
In the 1911 census, Edward was described as a ‘Landed Proprietor’ and ‘Late Captain Royal Bucks Hussars [cavalry]’, suggesting that in his younger years he was more active and had an important military career. Edward leased the property from the Earl of Gainsborough at a rate of £80 per year. This included gardens, stables and another cottage at an unknown location. The rent appears to be very low considering the size of the property; however since there was relatively little land tied to the Grange, this kept the costs down. Moreover, the rent became even cheaper during the 1910’s, due to Edward doing a lot of construction work on the property himself. In 1910, for example, one document recorded that ‘£1000 is to be expended by the lessee on additions & Improvements subject to the lessor making and allowance of £20 yearly for 7 yrs’.

Edward Clapman Clayton was married to Charlotte Diana, who was one year older than Edward (born c. 1837). From 1891-1901, records indicate that their son, Greville William, lived with them. Born c.1868, Greville does not appear to have gone down a military route like his father as he was listed as working as a gentleman farmer in the 1901 census.

The house also employed around 3-4 servants at a time, including a butler, cook and housemaids. The Claytons clearly lived a very opulent lifestyle. Edward and Charlotte continued to live out their days at the Grange. Charlotte died around January 1916 and was buried on 27 January at the age of 79 in Cottesmore. Her husband lived nearly twenty years longer than Charlotte, until he eventually died in 1935 aged 98. He was buried in Cottesmore two days after Christmas on 27 December 1935. His son Captain Greville Clayton continued living in the house till 1936.

Captain Lindsay Sheldon 1936 till 1940. Captain Francis Arthur Roughead 1940 to 1977 initially rented the house then bought it in 1962 from the Exton Estate. 1978 Lloyds Bank sold the property through probate to Robin Christopher Lockwood for £53,000.

In 1983 stables were sold off together with the paddock plus at a later date what is now known as the Pastures. 1987-8 William and Sylvia Doerley bought the house with the intention of providing a home for physically and mentally handicapped people, but this never materialised. In 2008 the house was sold again to the current owners.
Introduction

This Grade II listed cottage, described in the deeds as a dwelling house with garden and outbuildings, was originally built and owned by Lord Gainsborough and was part of the Exton Estate. It is now in private ownership. It lies on the southern side of Mill Lane, which used to be known as Barrow Road.

It is a stone built cottage with a thatched roof, originally with two rooms on the ground floor and two above. A kitchen and bathroom were added in the 1970s.

Listed building status

The Grade II listing covers both no 20 with its neighbour no 18 and reads:

Nos. 18 - 20 (even) GV II 2 cottages mainly of C18 with late C15/C16 origins. Painted coursed rubble stone and thatch roof with central ridge and left end brick stacks. 1½ storeys. No. 18 has door to rear with 2-light casement to Mill Lane and extension on left end. Ceiling beam and inglenook inside. No. 20 has 2 9-pane windows with porch and door to right. Inside partly restored pair of cruck blades.

Architectural history

The cottage was built on a cruck beam which is visible on both floors to date. It is thought that the cottage dates from the mid eighteenth century when stone buildings were replacing the former wattle and daub dwellings. However this type of structure would suggest this is one of the oldest houses in the village.
Dendrochronology
Unfortunately, dendrochronology revealed that the cruck beam was of elm not oak and therefore it was not possible to date it.

Social History
20 Mill Lane is referred to in two 18th century documents in the Exton estate archives. A map of 1730 indicates that a Henry Lowe was the tenant. In a survey book of 1757 Henry Lowe is Lord Gainsborough’s tenant, paying a rent of £1-6-0 for the cottage and 2 roods 24 perches of ‘inclosed pasture’. The Parish Registers record a marriage between a Henry Lowe and Priscilla Hardy on 3 October 1728, but no further information about his baptism or burial. The 1913 Treasury Field Book shows that it was owned by Lord Gainsborough and that the tenant, Harriett Edwards had been living there since 1895 paying a rent of £3.0.0 a year. The cottage was described as: Cottage & garden. S & Thatch cottage. 2 bed, 1 liv, kit, pantry, coalhouse, wc & garden (Hereditament 71). The market value of the property and land at that time was £45 with the value of the buildings and structures being £35.

In the 1911 Census Shows that Harriett Edwards, an 84 year old widow and a laundress, was living with Newton her 34 year old single son (born in Cottesmore), an Ironstone Miner. Earlier Census returns in 1851 show that Harriett lived in Cottesmore with her family. She was born in about 1827; her maiden name was Stimpson. Her birthplace is variously given as New/Ninstead, Stamford, Lincolnshire and Northamptonshire, and Cottesmore. She was a domestic servant when she married Jonathon Edwards in Cottesmore Church in October 1847. Jonathon was an agricultural labourer all his working life. He died in 1876. The couple had 8 children: George born c1849, John born 1851, Edward born c1854, Thomas James born c1857, William born 1860, Annie born c1864, Newton born c1866, Alfred born 1870. After she was widowed Harriett worked as a housekeeper (1881 Census), and laundress in the years following.

We cannot be sure that the family lived in the Mill Street property prior to 1895. However the 1891 Census refers to 4 rooms being occupied which fits with the Treasury Field Book description (although it also fits the description of many of the small properties in 1913). The earliest Conveyance document shows that it was sold by a Captain Bardwell of Exton to Mr John Kettle of Greetham in 1953 for £100, together with the right for water from that owned by the Exton Estate, from the communal tap near Cottesmore Grange, as water was not laid to individual houses in the village until the mid- nineteen- fifties. The owner of the cottage was obliged to pay on demand, “a proper proportion of the annual cost of maintenance of the said Estate Water Supply System.” This 1953 document refers to an earlier document dated 1951 when the cottage and land were sold by Lord Gainsborough to Captain James Bardwell.

In 1970 the then owner of the cottage, David John Sillito purchased, for the sum of £50, an extra piece of land with an area of sixty one square yards adjoining the South Western boundary, from The Exton Estate to give access from the garden onto Clatterpot Lane.
In this book we have sought to draw together some threads of the history of the village - looking not just at some of the notable buildings, but also (where appropriate) some of the people who have lived in them. With the help of our Heritage Lottery funding, we have been able to put together this volume, and also undertake some associated activities, including exhibitions of our findings. Our thanks are, naturally, due to the HLF for enabling this to happen.

Needless to say, the work is not finished - with the time and money available to us, we have been able to research rather less than half of the village’s listed buildings and structures. And then there are the buildings which are no longer there – Cottesmore Hall is the obvious example, but there are others as well. Whether or not with further external funding, the History Group fully intends to continue its work, and to report to the village on its findings.

If you would like to play a part in researching and documenting the village’s history, through becoming a member of the History Group, we hope you will not hesitate to get in touch with us. We can assure you that there is plenty of interesting work waiting to be done out there!
APPENDIX 1 - Sources

- 1730 (circa) - Map of Cottesmore and B...
- 1754 - Survey Book of Cottesmore and B...
- 1801 - Colour Plan of the parish of Cottes...
- Census
- Church
- Cottesmore Hall
- Field Books (1910)
- Fox and Hounds
- Honeypot farm
- Inland Revenue (1914)
- Parish registers
- School
- Sun Inn
- Trade directories
- Cottesmore Treasury Survey.xlsx
- Harper, Bernard, The war years of my you...

APPENDIX 2 - Field Books
and their importance to the project
The Finance Act 1909 made plans for taxing the capital increase of real property in the United Kingdom. Lloyd George, the Chancellor of the Exchequer, needed to increase taxation to meet the cost of the recently introduced old-age pensions and, in his 1909 budget, he proposed his famously controversial land tax. This was based on Henry George’s philosophy as expounded in his economic bestseller, Progress and Poverty, published in 1879. Gladstone had incorporated his ideas in the Liberal Party’s programme.

The House of Lords, set on defending the interests of its members, rejected the budget, thereby breaking an unwritten constitutional convention preventing it from opposing ‘money bills’. In return the Government sought an assurance from the King to create enough Liberal Peers to outvote the Conservative majority in the Lords. In the end the Peers backed down and the Parliament Act of 1911 established the supremacy of the elected chamber over the Lords.

To that end the Treasury carried out a survey of all land and property in the UK: the process took a number of years. In Cottesmore most of the valuations were completed in 1913 – 14.

The material reveals a tremendous amount of information about the village just prior to the 1st World War.

Four types of record were produced as this huge national process was carried out.

i. **Survey maps**

Each piece of land or property (known as a hereditament) was plotted on the Ordnance Survey map and allocated a number.

Below is a section of the Cottesmore map showing the central part of the village. The hereditaments are (mainly) marked in red. In total there were 116 hereditaments.

This is a copy of the original map (second edition), and parts are quite difficult to decipher. The original can be seen at the National Archives at Kew: however it does give us an opportunity to identify specific properties. This is easier for the larger properties or those with specific purpose.

Thus for the first time we are able to match information in the Census with specific properties, something we were unable to do before.

ii. **Field Books**

Surveyors completed a survey of each property. The surveys were recorded in Field Books which are available to view in the National Archives. In total there are some 70,000 A5 black books of which 2 relate to Cottesmore. Having identified them on their web site we were able to visit the Archives and have photographed all the relevant pages.
iii. Provisional Valuations
A one page summary detailing the valuation was drawn up. Files of the valuations are archived in the Leicestershire & Rutland Record Office. Again we now have copies of all the summaries that were available. Unfortunately a very small number appear to be missing for Cottesmore.

iv. Schedule
A summary of all the properties in the parish was listed in a ledger, or schedule. This is also archived in the Record Office which we now have a copy of.

Map of central Cottesmore showing hereditaments

Field Books
Surveyors completed a field record for each property they inspected. The Field Books reveal a great deal of information about each property including
• Position
• Owner
• Tenant
• Legal basis for tenancy, rent and date tenancy started
• Description of the property, land and any out buildings, including building fabric and sometimes the state of repair.
These photographs relate to hereditament 58, identified as the current Fir Tree Farm.

Her 58 (1)  
Her 58 (2)

The following 2 photographs are the entry for the Sun Inn, hereditament 97.

Her 97 (1)
APPENDIX 3
Treasury Maps
## APPENDIX 4
### Sun Inn Tenants

<table>
<thead>
<tr>
<th>Year</th>
<th>Licensee/Tenant</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1841</td>
<td>Francis Boulton</td>
<td>Born Cottesmore c. 1770. Died 1857</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Married Martha Fountain</td>
</tr>
<tr>
<td>1851</td>
<td>William Boulton</td>
<td>Born Cottesmore c. 1801. Died 1859</td>
</tr>
<tr>
<td></td>
<td>(son of Francis)</td>
<td>Married Rebecca Smith</td>
</tr>
<tr>
<td>1858</td>
<td>Francis Boulton</td>
<td>Grandson of Francis Boulton</td>
</tr>
<tr>
<td>1861</td>
<td>William Laxton jnr.</td>
<td>Born Cottesmore 1825</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Married Elizabeth</td>
</tr>
<tr>
<td>1870</td>
<td>William Fox</td>
<td>Born Ayton c. 1825. Died 1904</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Married Ann Sydney</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1st marriage Elizabeth Perks</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2nd marriage Mary Houlding</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Later became a butler and grazier.</td>
</tr>
<tr>
<td>1899</td>
<td>Richard T Benstead</td>
<td>Born Wokingham, Berks 1866</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Married Alice True Neave</td>
</tr>
<tr>
<td>1908</td>
<td>Frank Buttress</td>
<td>Born Oakham c. 1864. Died 1932</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Married Sarah Smith</td>
</tr>
<tr>
<td>1936</td>
<td>Sarah Buttress</td>
<td>Widow of Frank</td>
</tr>
<tr>
<td>1941</td>
<td>Walter Harper</td>
<td>Born Walton, Northants c. 1884. Died 1960</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Married Ida Buttress (daughter of Frank)</td>
</tr>
<tr>
<td>1948</td>
<td>Dick Broom</td>
<td>Born Oakham c. 1901. Died 1972</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Married Elsie Harper (daughter of Walter)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Married Phyllis Brooks</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Married May Freestone</td>
</tr>
<tr>
<td>Year</td>
<td>Licensee/Tenant</td>
<td>Remarks</td>
</tr>
<tr>
<td>------</td>
<td>-------------------------------------</td>
<td>----------------------------------------------</td>
</tr>
<tr>
<td>1978</td>
<td>Inn acquired by Everards from Ruddles</td>
<td></td>
</tr>
<tr>
<td>1978</td>
<td>Alan &amp; Gillian Plummer</td>
<td></td>
</tr>
<tr>
<td>1986</td>
<td>David &amp; Jean Hare</td>
<td></td>
</tr>
<tr>
<td>1989</td>
<td>John &amp; Linda Bennett</td>
<td></td>
</tr>
<tr>
<td>1992</td>
<td>John &amp; Lesley Berry</td>
<td></td>
</tr>
<tr>
<td>1996</td>
<td>Paul Warner</td>
<td></td>
</tr>
<tr>
<td>c. 1998</td>
<td>Franch &amp; Sylvie Garbez From Blue Ball, Braunston. Returned to France.</td>
<td></td>
</tr>
<tr>
<td>2001</td>
<td>David Johnson From The Horseshoe, Oakham.</td>
<td></td>
</tr>
<tr>
<td>2004</td>
<td>Roger &amp; Gillian Wood</td>
<td></td>
</tr>
<tr>
<td>2009</td>
<td>The Next Pub Co</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Michael Leicester</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Graham Grimes</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Colin &amp; Karen Potts</td>
<td></td>
</tr>
<tr>
<td>2010</td>
<td>Bar Bees Ltd</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Colin &amp; Karen Potts</td>
<td></td>
</tr>
<tr>
<td>2011</td>
<td>Neil &amp; Karen Hornsby</td>
<td></td>
</tr>
<tr>
<td>2013</td>
<td>Andrew Leatherdale &amp; Paul Gaukroger</td>
<td></td>
</tr>
<tr>
<td>2016</td>
<td>Paul Gaukroger</td>
<td></td>
</tr>
</tbody>
</table>
During a week in June 2016 the teachers and children of the two primary schools, St. Nicholas and Millfield Academy met at the village school for a presentation by CHAG members of the proposed project- “How old is Cottesmore”.

The children were introduced to the process of dendrochronology through the use of photographs and a video. They were then divided into mixed school groups to count rings on timber slices. This was followed by discussions and conclusions. The morning continued with a presentation of the buildings to be studied and a map of the village.

The teachers and CHAG members agreed plans for the rest of the week. Both schools would visit the chosen buildings to be studied – the Church and the Grange; St Nicholas school would study the church whilst Millfield Academy the Grange. Maps, plans, websites, books and other material were collected for the children’s use in their study. A timetable for the week was agreed.

Visit by Millfield Academy to The Grange Cottesmore.

Mr. and Mrs. Trejay are the present owners of The Grange and were pleased to welcome the children to their house and garden. On arrival, Mrs. Trejay spoke to the children about the house and the additions that had been made especially during the time of Richard Westbrook Baker. The gardens were of especial interest and the children were able to wander and discover many interesting plants and trees, of particular interest was the “ha ha” which separated the garden from the field. The sundial was of special interest as the children discovered. Inside the house, the children were interested in the strong room (where documents were stored in Mr Baker’s time), the arched ceiling and the servants bells. Photographs were taken, drawings made and notes written, these were later used in the presentation of work for the exhibition.

The children enjoyed their visit and a few days later a charcoal drawing by one of the children was framed and presented to Mr. and Mrs. Trejay together with a letter of thanks.

We are really grateful to Mr. and Mrs. Trejay for allowing us to use their house for our project and especially for their welcome to the children.

Visit to St Nicholas Church, Cottesmore (Grade II* listed).

There have been many studies of the church which is the oldest building in the village. A mention is made of a church in the Doomsday Book which is long before the earliest portion of the present building C12. As we were unable to make a dendrochronology study of the building we had to take the accounts written about the church as our basis for study.
We were given permission to use the church fig 114 from the British History Online to help us with the dating of various parts of the building.

This was a great help in allowing the children to imagine how the church would have looked from the C12 to present day together with pictures of Saxon, Norman and other churches.

As the project developed drawings, written work and photographs were produced. These gave a development of the building and an understanding of the people who used the church. Comparisons were made across the centuries of the use of the building.

eg. Compulsory attendance is no longer required.
    The Church was a Roman Catholic church before The Reformation.
    Latin is not used in the services in The Church of England.

It is hoped that on completion the children had a better understanding of the church and the people who used it in the past. An exhibition of their work together with other CHAG contributors was held in the Village Hall on 5th November 2016 and it is hoped to hold another exhibition in the new year.
# Saint Nicholas Church Cottesmore

## List of Incumbents Instituted

**Vicar of the Hermage of Cottesmore**

ROBERT DE HERTFORD, CHAPLAIN 1227

**Warden of the Hermage of Cottesmore**

ROBERT DE HERTFORD 1229  ROBERT OF SANT BRIDGET, CANON 1230

### Rectors of Cottesmore

<table>
<thead>
<tr>
<th>Rector</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>John of Necton</td>
<td>1227</td>
</tr>
<tr>
<td>Master Nicholas de Bascho</td>
<td>1238</td>
</tr>
<tr>
<td>Master P. of Northampton</td>
<td>1240</td>
</tr>
<tr>
<td>Gilbert Marsh</td>
<td>1271</td>
</tr>
<tr>
<td>Gilbert of M. Cheldever</td>
<td>1299</td>
</tr>
<tr>
<td>John of London Thorpe</td>
<td>1314</td>
</tr>
<tr>
<td>Nicholas of Thornton</td>
<td>1349</td>
</tr>
<tr>
<td>John de Bromleigh</td>
<td>1380</td>
</tr>
<tr>
<td>Richard of Bromley</td>
<td>1381</td>
</tr>
<tr>
<td>William Assherugg</td>
<td>1402</td>
</tr>
<tr>
<td>John Ayleston</td>
<td>1405</td>
</tr>
<tr>
<td>Thomas Rylettes</td>
<td>1408</td>
</tr>
<tr>
<td>Robert Bond</td>
<td>1413</td>
</tr>
<tr>
<td>Robert Rolleston</td>
<td>1438</td>
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<tr>
<td>John Bury</td>
<td>1440</td>
</tr>
<tr>
<td>Master Robert Thornton</td>
<td>1445</td>
</tr>
<tr>
<td>Peter Horton, S.T.P.</td>
<td>1456</td>
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<tr>
<td>John Barone</td>
<td>1471</td>
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<tr>
<td>Master Thomas Draper</td>
<td>1481</td>
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<tr>
<td>Master Thomas Dalton, M.A.</td>
<td>1492</td>
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<tr>
<td>Thomas Davy</td>
<td>1503</td>
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<tr>
<td>William Urneston</td>
<td>1524</td>
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<tr>
<td>Master John Rayne, D.C.L., (Cambs) Canon</td>
<td>1536</td>
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<tr>
<td>Gerard Crafts</td>
<td>1561</td>
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<tr>
<td>William Thorpe, W.A.</td>
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<tr>
<td>Richard King</td>
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</tr>
<tr>
<td>John Barry, M.A.</td>
<td>1617</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Rector</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peter Gunnings, S.T.P.</td>
<td>1660</td>
</tr>
<tr>
<td>Nicholas Onley, M.A., Canon</td>
<td>1670</td>
</tr>
<tr>
<td>Charles Titley, A.M.</td>
<td>1725</td>
</tr>
<tr>
<td>Baptist Noel Barton</td>
<td>1749</td>
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<tr>
<td>William Brereton, M.A., Canon</td>
<td>1762</td>
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<tr>
<td>Henry W. Illam Nevile, M.A.</td>
<td>1812</td>
</tr>
<tr>
<td>The Hon. Andrew Godfrey Stuart, M.A.</td>
<td>1844</td>
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<tr>
<td>Charles Edmond and Illmood</td>
<td>1888</td>
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<tr>
<td>Edward Montygreen Guilford, M.A., M.C.</td>
<td>1926</td>
</tr>
<tr>
<td>Brimley Hughson Ills, M.A., M.B.E.</td>
<td>1949</td>
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<tr>
<td>Weston Henry Stewart, C.B.E., D.D.</td>
<td>1957</td>
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<tr>
<td>Percy W. Illam Frederick Caton, O.B.E., A.I.C.C.</td>
<td>1964</td>
</tr>
<tr>
<td>Geoffrey John W. Be</td>
<td>1976</td>
</tr>
<tr>
<td>Richard Lubkow, M.A., B.Ed</td>
<td>2010</td>
</tr>
<tr>
<td>Marcus John Purnell, B.A.(hons)</td>
<td>2012</td>
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</tbody>
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The Cottesmore History and Archaeology Group are indebted to a number of people who have made contributions to this project, without whom none of it would have been possible. Robert Howard and his colleagues persevered on the dendrochronology project, whilst Nick Hill made a vital contribution to the architectural history of the buildings. Joe Harley, a postgraduate at Leicester University, was highly diligent in his researches at the records office and made a great contribution to the social history of the village. Peter Neal was responsible for the plans of each house for which we are grateful, and we are indebted to the work of Dr Vanessa Doe on the Grange which had been previously published in the Rutland Historical Society magazine.

Our great thanks must go to all the owners and occupants of the properties that allowed us to intrude into their homes and gave us permission to publish this book. We hope its publication provides them with an added insight into their homes.

Finally we are indebted to Heritage Lottery Fund for the grant they awarded us without which there would have been no project.