

**Lyddington Manor History Society
Historic Building Survey**

**The Marquess of Exeter,
Lyddington, Rutland**

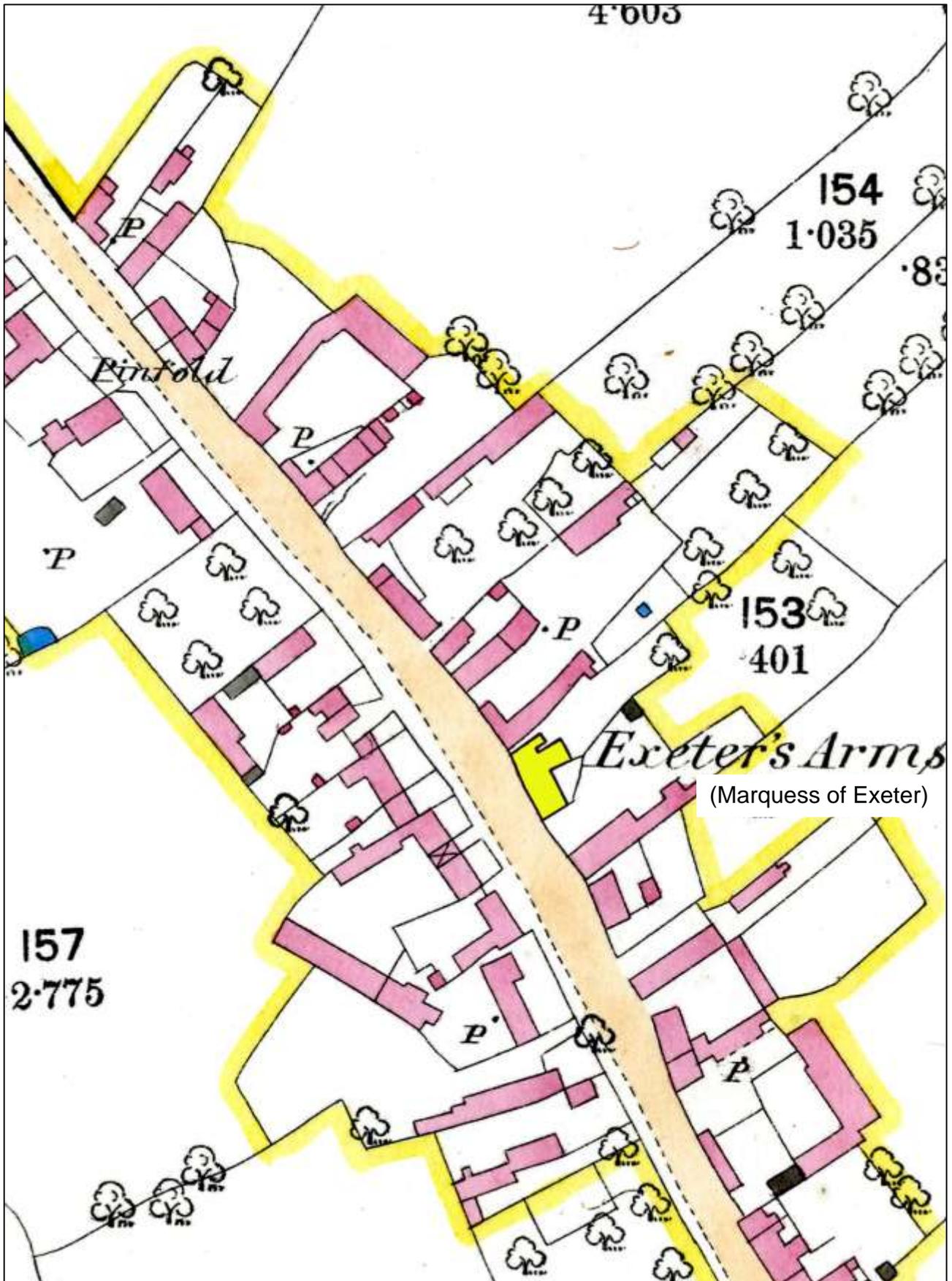


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Location Map – Marquess of Exeter, 52 Main Street, Lyddington

(OS First Edition 1886)

HISTORIC BUILDING SURVEY REPORT

THE MARQUESS OF EXETER 52 MAIN ST, LYDDINGTON

Survey

Date of survey: 11th January 2013

Surveyed by: Nick Hill & Robert Ovens

Summary

This house is a fine example of a three-room, cross-passage plan form, dating from the first half of the 17th century. The central room, with a large inglenook fireplace, was the hall, its hearth backing onto the cross-passage. Beyond the hall was the parlour, originally without a fireplace. On the other side of the passage was a service room, probably for brewing or baking use, rather than the main kitchen. The quality of construction is quite high, with good-sized ironstone blocks, a fine four-centred arch front doorway, and lofty arch-braced roof trusses. A rear wing was added in the later 17th century for additional service space. Despite a fire in 1994, the fine oak first floor structures survive largely intact. The three main roof trusses, though charred, also survive, but the rest of the roof has been replaced.

Site

OS Ref: SP874974

Orientation: For report purposes, the main front is taken as facing W.

The house is set parallel to and adjoining the main village street. Early maps show a good-sized yard to the rear, with outbuildings lining the S side, of which only the stone boundary wall survives. A long, thin plot of land stretched on for some distance to the NE.

Materials

Coursed ironstone rubble with roofs of thatch.

External features

The main range contains three principal rooms and is of two storeys. The rear wing to the E contains a further room and is of 1½ storeys.

The W front has coursed ironstone, with good stone blocks of larger size than normal. There is only slight disruption of stonework around the timber windows; it seems that the stonework was carefully pieced in when the original stone mullioned windows were replaced. The presence of a chamfered plinth, with stonework of the same large-sized blocks, indicates that the facing is probably original. The plinth has vertical returns to either side of the doorway. Good quality 17th century stone doorway of light brown Uppingham stone; 4-centred head formed of two large blocks, large plain

chamfer, eroded plain stops at lower level. Timber windows of 19th century style with 20th century replacement: ground floor windows of casement type with small panes; sash windows to first floor. Central chimneystack with ironstone base, single stalk flue of limestone ashlar slabs, with chamfered plinth and plain square projecting course to top – of 17th century date, but the top has been re-worked. To the S end of the W front, a stone wall abuts at a slight angle, built of good-sized ironstone blocks with quoins to its S end – probably an extension of 18th or early 19th century date, later replaced with the 20th century flat-roofed extension.

The S gable has the same good-sized coursed rubble, with good ironstone quoins. Gable parapet with no corbel below the kneeler, seating for a 2-flue stack of 19/20th century brick. The lower and E parts of the gable are covered by modern extensions. The N gable has a gable parapet and a chimneystack of 19/20th century brick.

The rear E side of the building is largely covered by modern extensions. The first floor masonry is of the same good-sized blocks. To the S of the projecting wing there are two modern windows and a slate-hung projection for a modern stair. To the N of the wing there is a blocked window opening with a plain lintel. In the listed building description of 1985, this is described as ‘blocked 3-light window with chamfered wooden mullions to first floor right’ – an interesting survival of a mullioned window of timber rather than stone. Sadly, this has now been lost, probably in the fire of 1994.

The exterior of the rear wing is largely covered by modern extensions. Only the upper part of the E gable is visible. This has coursed ironstone/limestone rubble with a single timber window, and barge boards to the thatched roof verge.

Internal features

Ground floor

The plan form is a classic example of a cross-passage plan. The passage is quite wide, and leads past the rear of the hall fireplace. There is a N-S ceiling beam with chamfers but no stops. It therefore seems that the first floor joists span W-E, rather than spanning between the stone walls of the passage.

A doorway with good stone quoins and a plain oak lintel leads into the S room. This has a chimneybreast and fireplace of later 19th century brick, with an oak lintel over the fireplace opening and a high-set oak plate – all largely rebuilt in the 20th century. To the right side of the chimneybreast a small area of sooted/fire-reddened stone shows there was an earlier, larger chimneybreast here. To the right of the fireplace is a rectangular window opening. The S face of this (originally external) has an ironstone surround, with deeply chamfered head and cill, though the jambs are square and have been re-worked. There is a ceiling spine beam with wide chamfers and good step-stops. The stops to the E end of the beam relate correctly to the rebuilt chimneybreast, suggesting that there was an original chimneybreast here, of similar depth. The ceiling/first floor joists are probably of C19/20 date. The E wall, covered

with modern panelling, has a deep recess – probably a blocked window, at least in part.

The other doorway from the cross-passage, also with good quoins, leads into the central and largest room, the original hall. Large inglenook fireplace with stone jamb (rather wider than normal) and chamfered beam with step-stops. There are three singly-applied burn marks to the beam. The stone fireback has been somewhat rebuilt, but incorporates a shallow recess, sloping upwards into the flue. Spine beam with wide chamfers and big step-stops. The oak floor joists are largely original, except for area of re-worked modern timber to the SE. The joists are morticed to the beam with soffit tenons and diminished shoulders. A full-height recess to the N wall may represent the original doorway; the current, wide opening with arched head is modern. The oak lintel to the front W window is chamfered, with step-stops. In the rear E wall, the wide opening over the bar has probably been enlarged. N of this is a doorway with good stone quoins to both sides. Given the presence of a cross-passage, it seems unlikely that this doorway is original, but the rubble stone walling of the rear wing abuts the quoins, which would normally indicate that the doorway preceded the addition of the wing.

The N room would have formed the parlour of the original house. Spine beam with wide chamfers, step-stops and tenoned joists, as to the central room. To the SE corner there is a trimmer for a previous stair, though the stair may have been a later insertion, not original. Shallow projecting stone chimneybreast to the N wall, whose sides step in at half-height. This cuts across an original floor joist, so is clearly a later insertion. In the NW corner is a diagonal trimmer, also inserted to support the hearth of a corner fireplace in the bedroom above. In the E wall is preserved an original 2-light ironstone mullioned window, with plain chamfers and a cavetto-moulded cornice. The external wall facing is also visible here, with coursed ironstone and good quoins.

The rear E wing has walls of ironstone rubble, quite well coursed to the exterior face (N wall) but more thinly coursed and irregular to the inner faces. Although much altered with large openings, sections of all three original walls survive. In the N wall is a narrow window with a chamfered ironstone surround, formed of four large blocks – of 17th century date. The ceiling beams and joists are modern.

There are old stone flag floors to the cross-passage, the central room and the rear wing. Wall thicknesses: 750-800mm to front and rear walls of main block; 750mm to N wall of rear wing.

First floor and roof structure

The roof has three A-frame trusses, their feet set nearly at the lintel height of the windows, creating a lofty first floor space. The trusses are heavily charred from the fire, and the rest of the original roof timbers have gone, but the details are clear. The trusses are of high quality, with tenoned, slightly cranked collars and arch-braces, with ogee-shaped ends. The apex is more crudely treated with a lapped, scissors crossing, with a square-cut seating for the (missing) ridge). The principal rafters are trenched for back purlins. The stone cross-wall of the hall inglenook rises to full-height in the roof space to support the purlins, as also – unusually – does the cross-

wall separating the hall and parlour, despite the absence of a chimneybreast here. The S wall roof void has a chimneybreast of 19th century brick.

Little else survives on the first floor. The S room has a shallow-projecting chimneybreast with modern fireplace front of stone. The exposed stonework of the rear wing W wall is visible, projecting slightly W of the internal face of the main wall. Old boarded doors with stout pegged frames and strap hinges to the doorways of the N bedroom and the rear wing bedroom. The rear wing roof has been replaced. Corner fireplace to N room NW corner, with cast iron surround.

Date and development

With its cross-passage plan and the surviving mullioned window with cavetto-moulded cornice, this house probably dates from the first half of the 17th century. Originally, it had a central hall with large inglenook fireplace, an unheated parlour to the north, and a service room/back kitchen to the south. It seems that the south room also had a fireplace, as indicated by the location of the chamfer stops on the ceiling beam. However, this fireplace was of fairly shallow form, not a full-depth inglenook fireplace, so it seems that the hearth was for ancillary service use, rather than a full kitchen inglenook. The original building would have had stone mullioned windows, as indicated by the remaining window in the rear wall, except perhaps for some of the lesser windows, like that to the rear wall of the north bedchamber, which had cheaper timber mullions. The first floor had three bedchambers, all probably without fireplaces.

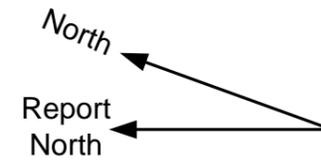
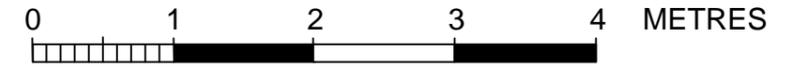
This original house is of quite high quality. It is of fairly generous span (around 4.9m) with three good-sized rooms and a wide cross-passage. The external masonry has well-cut coursed stone, of larger size than normal, with a good quality stone front doorway. The first floor structures have heavy timber beams with well-cut joists. The three first floor chambers had lofty ceilings, each with an impressive arch-braced truss at its centre.

The rear wing was added some time during the mid to later 17th century. It was unheated and presumably was for service use, as a buttery/pantry. It probably had a small unheated chamber over it, perhaps also used for storage. In the 18th or early 19th century the chimneystack was added at the north end with fireplaces to the parlour and the chamber above. A fireplace was also added at some stage to the south bedchamber.

The 1804 enclosure map shows the copyhold owner as Thomas Bryan. Several outbuildings line the south boundary, and there is also an outbuilding at right angles, across the yard. The entrance driveway is shown as fairly narrow, indicating that there was an extension at the south end, behind the surviving section of stone wall. On the 1848 map this extension has gone, as has the outbuilding which lay across the yard. The schedule accompanying the 1848 map gives the copyhold owner as Hugh Pridmore Bryan, the occupier as Thomas Hill and describes the site as 'Exeters arms public house barn stables sheds and home close'. On the 1886 OS map the site is named as 'Exeter's Arms Inn. A narrow projecting extension to the north-east is shown on this map.

GROUND FLOOR

THE MARQUESS OF EXETER 52 MAIN STREET, LYDDINGTON



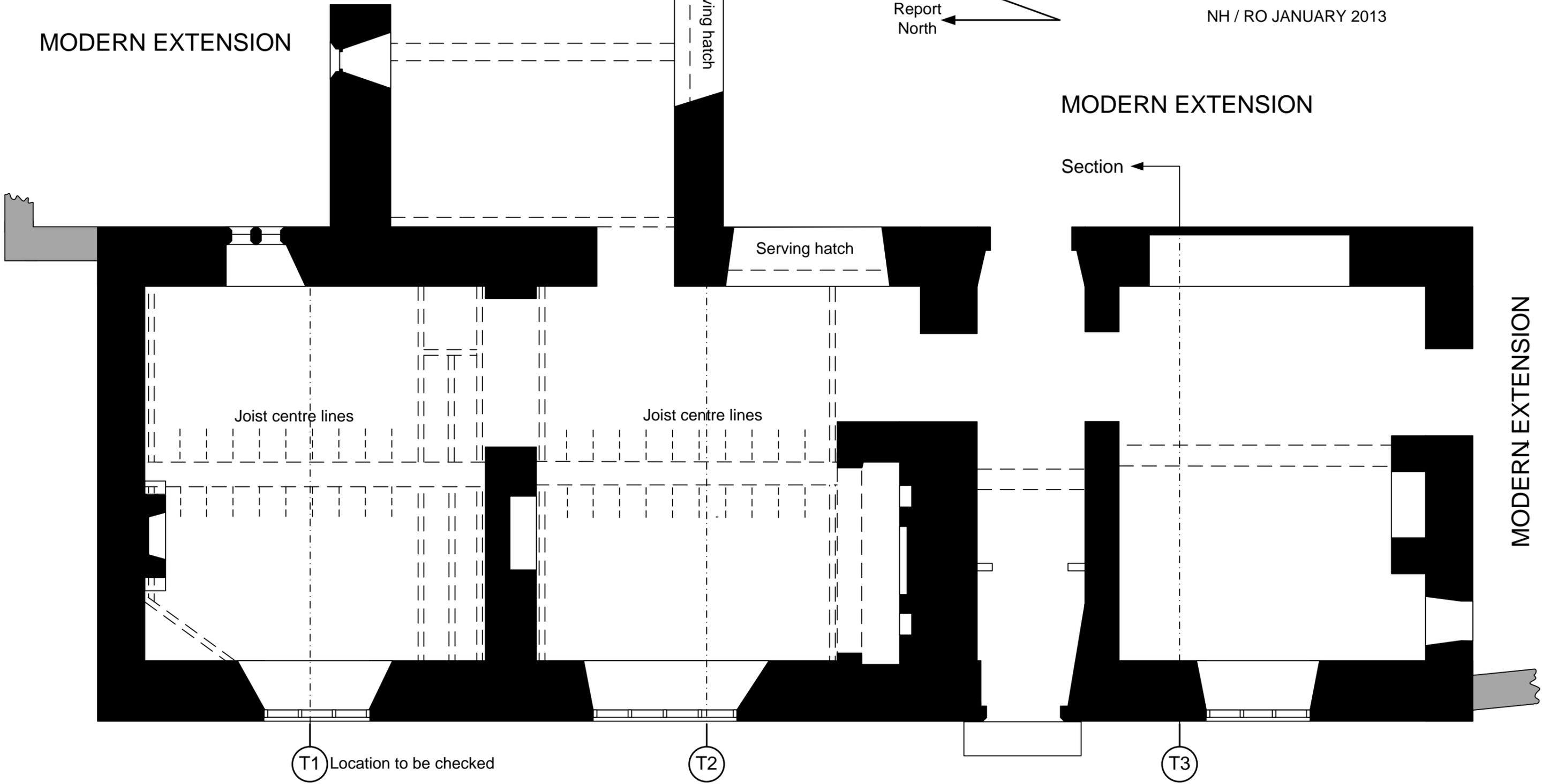
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MODERN EXTENSION

MODERN EXTENSION

MODERN EXTENSION

MODERN EXTENSION



T1 Location to be checked

T2

T3

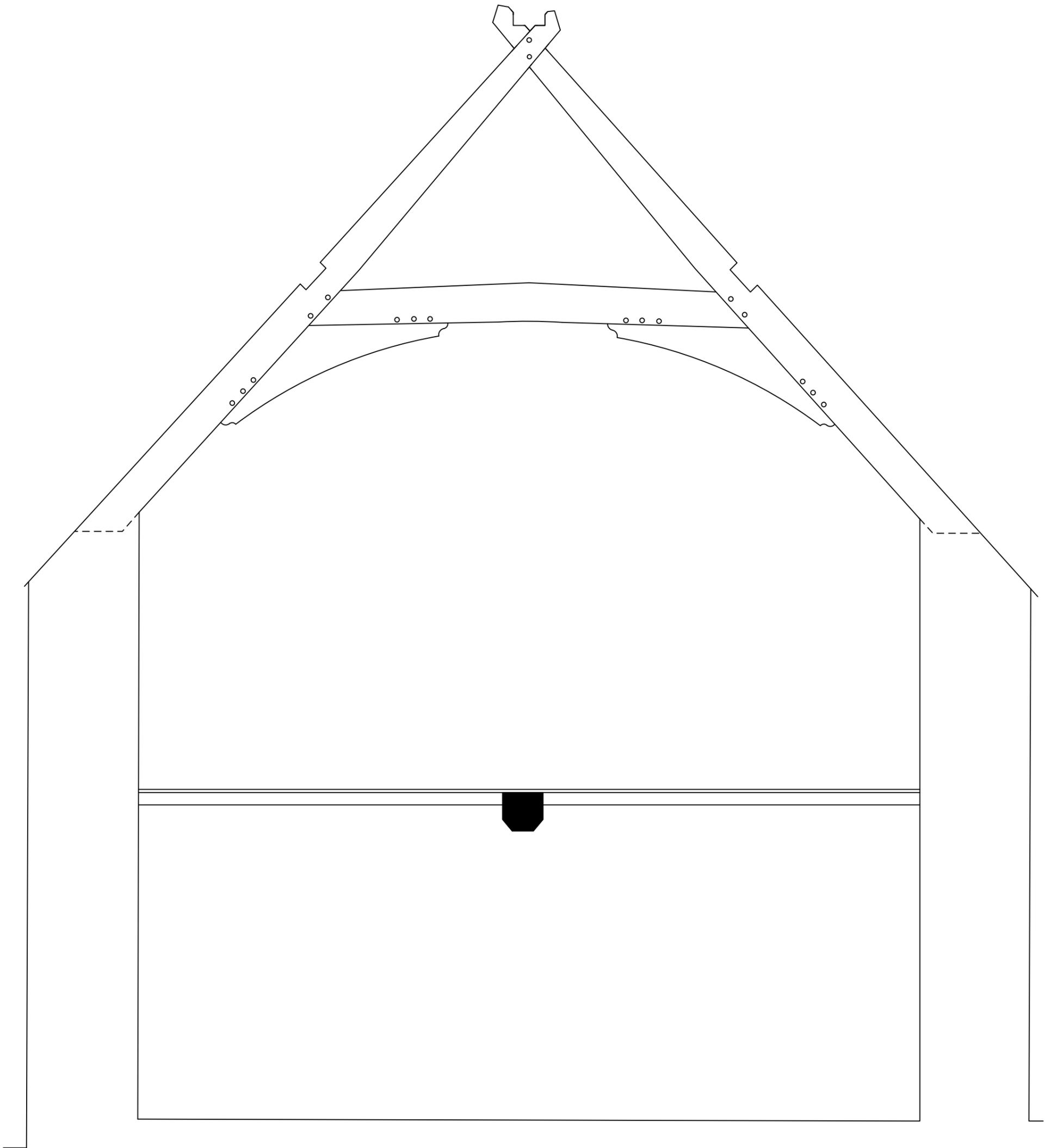
Section

Serving hatch

Serving hatch

Joist centre lines

Joist centre lines



SECTION – TRUSS T3, SOUTH FACE

THE MARQUESS OF EXETER
52 MAIN STREET, LYDDINGTON





View from the south-west



The front doorway



View of rear



The north gable



Inglenook fireplace in the hall (central room)



The north room (parlour) with inserted fireplace



The south room



The south (external) face of the former window in the south room



The east (external) face of the mullioned window of the north room (parlour)



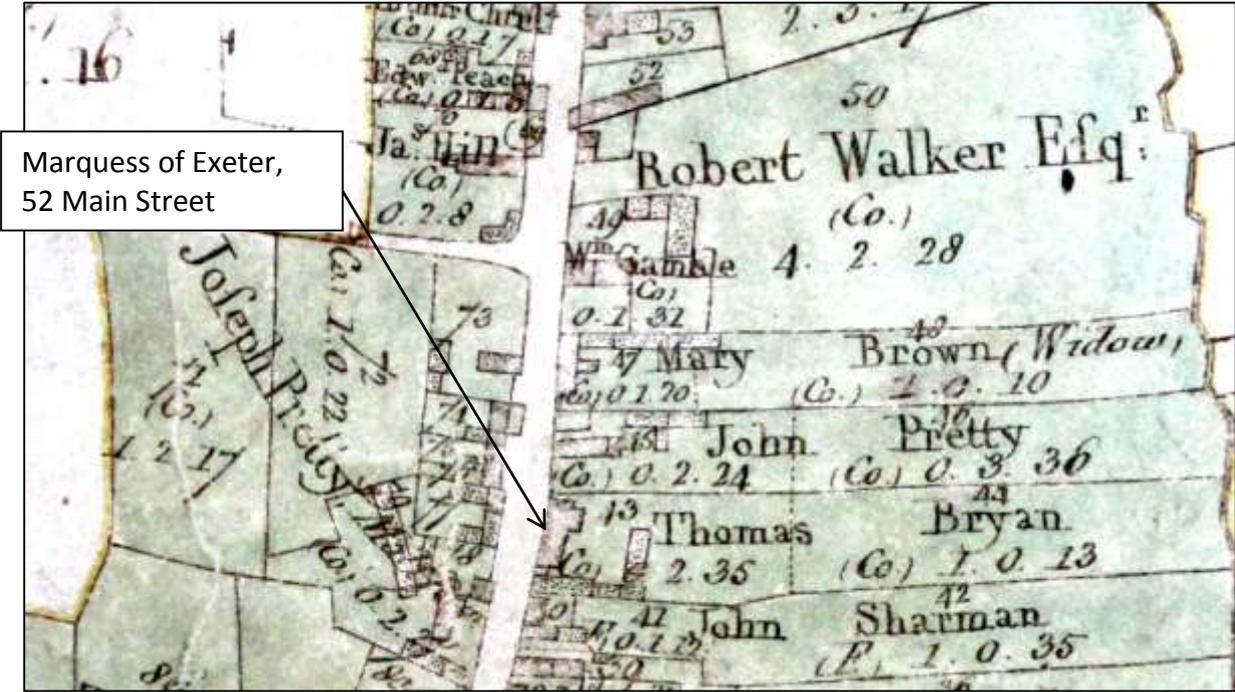
The slit window in the rear wing



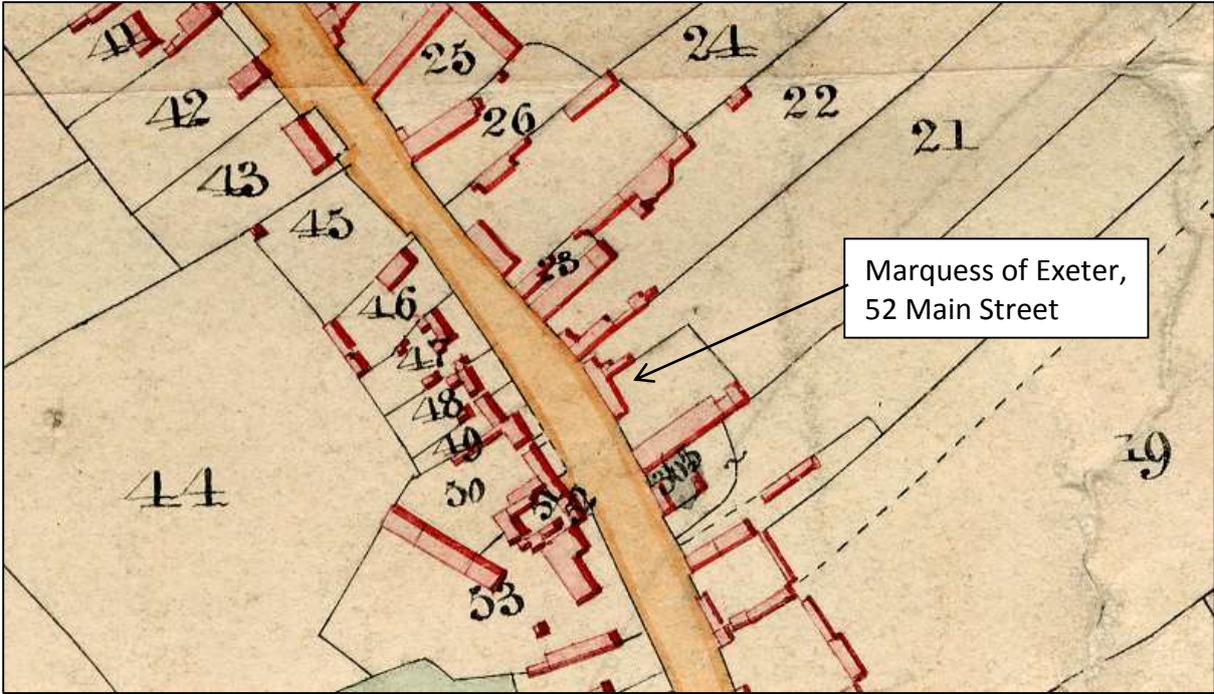
Truss T3 with arch-brace



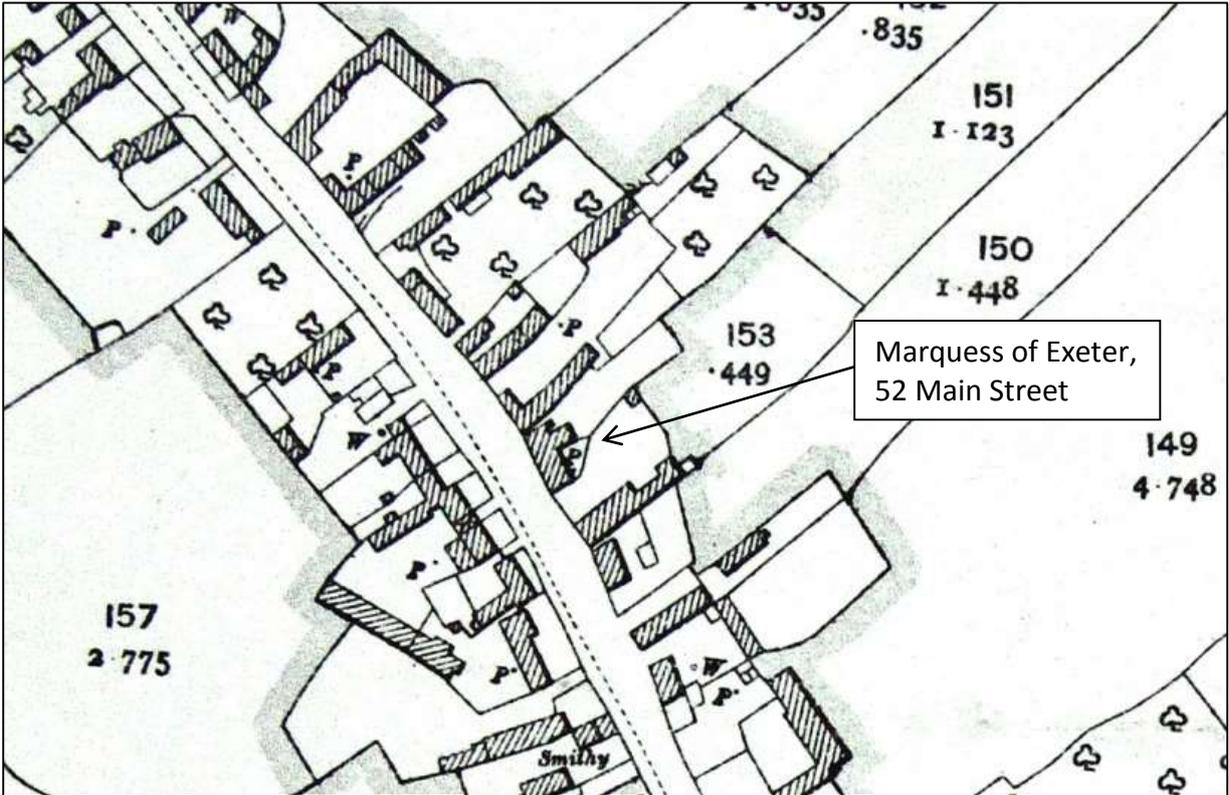
Ogee-shaped foot to arch-brace



Lyddington Enclosure Map - 1804



Lyddington Estate Map, 1848 (Burghley Archives)



Ordnance Survey 2nd Series, 1904