

**Lyddington Manor History Society
Historic Building Survey**

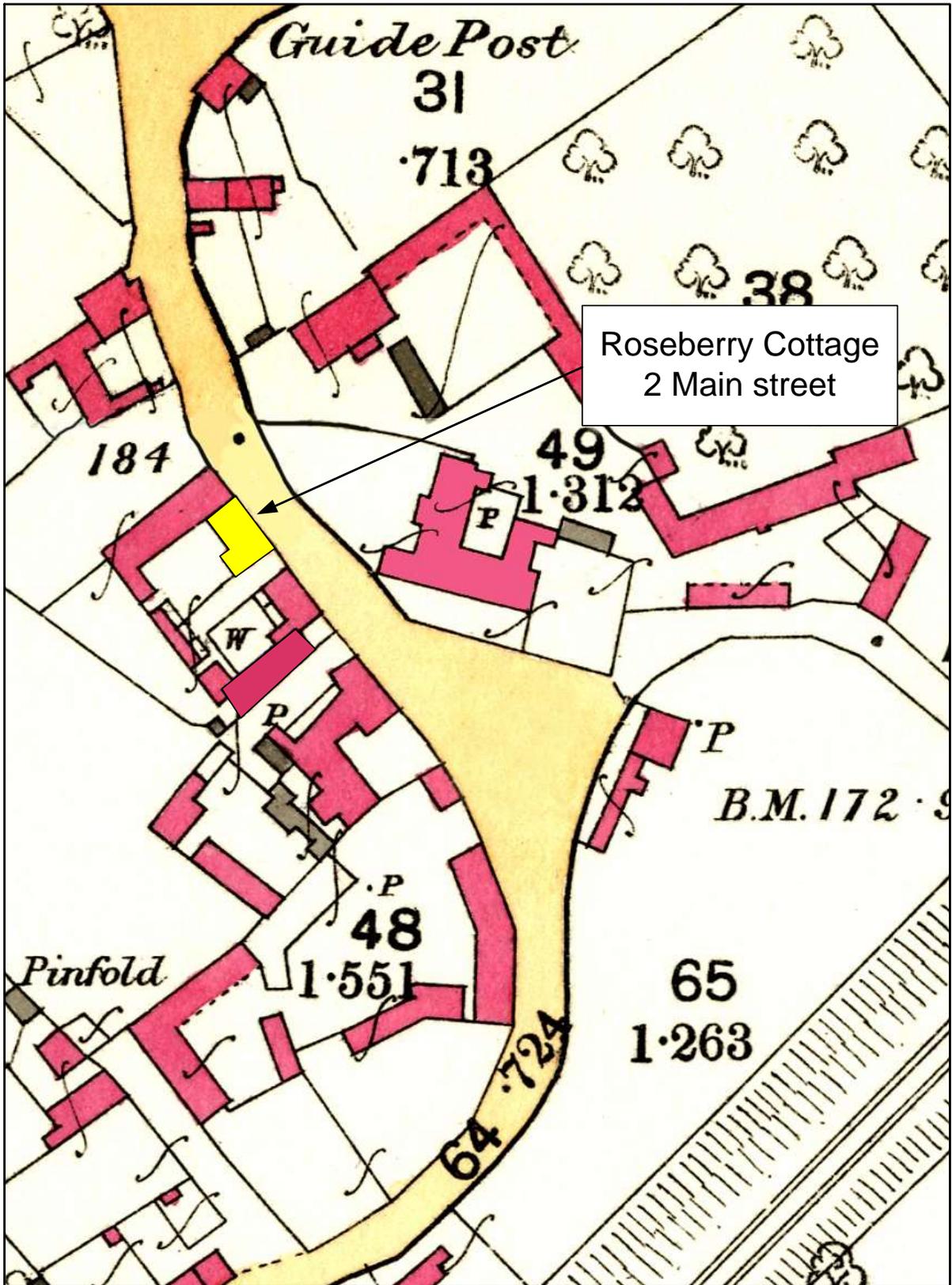
**Rosebery Cottage
2 Main Street,
Thorpe by Water, Rutland**



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Location Map – Roseberry Cottage, 2 Main Street, Thorpe by Water
(OS First Edition 1886)

HISTORIC BUILDING SURVEY REPORT

ROSEBERY COTTAGE 2 MAIN ST, THORPE BY WATER

Survey

Date of survey: 12th July 2014

Surveyed by: Nick Hill & Robert Ovens

Summary

This is a good example of a two-room house, principally built in 1654 for John Manton who paid tax for two hearths here in 1665. The construction date is given by a date-stone, and confirmed by tree-ring dating. A very thick front wall and the line of an earlier south gable indicate, however, that there was an earlier stone house, probably of c.1600, on the same footprint. The re-faced front wall has two good stone mullioned windows of 1654, and there was probably another to the rear, before alterations. To the south side was a kitchen, with a large inglenook fireplace and a bake oven which protrudes externally (an unusual feature for the area). An original finely carved oak spice cupboard door survives to the inglenook. The south gable retains its original chimneystack, though the original parlour fireplace and stack to the north gable have been lost. Despite much alteration in 1984, the interior preserves the main first-floor spine beams and key parts of the roof structure, with A-frame trusses.

Site

OS Ref: SP893965

Orientation: For report purposes, the front to the road is taken as facing E.

The house faces directly onto the main village street, with a driveway entrance to the S side. The adjoining plot, a new-built dwelling Hawk How House, lies directly to the N, against the N gable. There is a garden area to the rear W.

Materials

Coursed limestone, with roof of artificial stone slates (formerly thatched, and covered in corrugated iron).

External features

The house forms a single range, 1½ storeys high, with a modern extension to the rear SW.

The E front has a central door with ovolo-moulded mullioned windows of Ketton limestone to either side: of 3 lights with cavetto-moulded cornices. The doorway has jambs only of coursed rubble, with a chamfered timber lintel and modern door. Thinly coursed limestone rubble, rather irregularly dressed, with occasional pieces of ironstone. Good ironstone quoins to the SE corner, but quoins of limestone coursed rubble to most of the NE corner. Earlier photos show that the wall top was built up in 1984, and the two dormers, which seem never to have had masonry surrounds, were

built up in stone. Over the S dormer is a date-stone of Ketton limestone, with raised lettering set in recessed rectangles, within a raised diamond:

IM
1654

Prior to the 1984 works, the date-stone was set below the dormer window. It seems likely that its original location was elsewhere. Over the N dormer is a new date-stone: BHC 1984.

The N gable has been largely refaced externally, with the upper section fully rebuilt (with concrete blockwork visible in the roof space). Gable parapet with plain kneelers. The chimneystack was rebuilt in moulded stone ashlar in 1984. Previously, the single-flue stack had a chamfered stone base, with brickwork above. Prior to 1984, an outbuilding abutted the N gable, with a single-storey gable facing E.

The S gable has thinly coursed limestone rubble, rather irregularly dressed, to the main section, with a raking line c.500mm below the gable parapet on either side, showing that the gable has been raised. The ironstone quoins to the SE corner bond well with the rubble masonry of the E front, but it is evident that this is all a re-fronting, with the gable an earlier phase. A semicircular domed projection is a bake oven, with an odd projecting section of masonry also at the back of the main inglenook fireplace within – an unusual feature. W of the oven projection is a blocked doorway, with ironstone jambs and oak lintel. Just beyond this, an irregular line of surviving ironstone quoins indicates the original SW corner, before an extension was added to the rear SW. There is a large blocked opening at 1st floor level, with jambs mainly of rubble and an oak lintel. Its large, vertical proportion suggests it was a former loading door, rather than a window, but its cill is around 300mm above 1st floor level. Gable parapet with plain kneelers and seating for a single-flue chimneystack. Stack of moulded ashlar limestone with chamfered plinth, fillet/cavetto architrave and fillet/cyma cornice, the top section of reduced width (an unusual feature).

The rear W side of the house was largely rebuilt in 1984. A photo of c.1984 shows the previous rear extension to the SW, a small single storey projection with a Welsh slate roof. The extension had stone rubble walls, with good limestone quoins and a 2-light ovolo-moulded mullioned window. Just N of this was a small window, then a small flat-roofed projection of modern date. The back door was in the existing location, and the remaining section of wall to the W was of coursed rubble, with another fairly small window. In 1984 a large, projecting gabled extension was added to the SW, and French windows were inserted to the NW.

Internal features

Ground floor

The front doorway leads into a central staircase hall. The stair here was replaced in 1984. An original N-S chamfered spine beam has its N end cut off, supported on a cased RSJ and modern post, to allow space for the stair.

The S room has a chamfered spine beam with no stops. The joists have largely been replaced in 1984, and the timbers have a later light oak coating over them. A N-S partition, dividing the kitchen area from the main room, was removed in recent years, which was probably related to the blocked door in the S gable. Large inglenook fireplace with chamfered beam (no stops). To the R side is a cast iron oven door, though the oven interior has been blocked off. To the L side of the inglenook is a small 'spice' cupboard, which was here before the 1984 works, so is probably original. The surrounding frame has a recessed section to the jambs, cill and head, with a small moulded cornice. The door has scratch moulding around the central panel, decorated with a carved pattern. The top and bottom rails have an additional band of carved decoration, with a spiral (cable mould) pattern. There are nailed butterfly hinges. It seems likely that the spice cupboard front dates from 1654.

The N room has a chamfered spine beam with ogee stops to the N end, but none to the S, as it sits onto an inserted brick pier. Projecting chimneybreast with modern fireplace. There is also a splayed area of walling to the NW corner, which must be the remains of a chimneybreast. A diagonal trimming detail to the ceiling above indicates that there was probably also a fireplace on the first floor. It is unclear whether this chimneybreast pre- or post-dates the central projecting chimneybreast. Like the S room, this room also previously had a N-S partition, defining a narrow space to the W side (previously lit by a small window).

The front wall is very thick, especially to the N room, where it is 900mm thick at window cill height, with a pronounced internal batter.

First floor and roof structure

The N bedroom has a central projecting chimneybreast, with a further splayed and stepped chimneybreast to the W of it.

The roof structure has three A-frame trusses with lapped collars. Timber supports for the purlins were morticed into the back face of the principals. All the trusses are now cut off above the current ceiling line, though photos of 1984 show the principals had a lapped crossing at the apex, and purlins were still in place. The collars of truss T1 to the S and T3 to the N have an unusual double notched dovetail lap joint to the principal, though the central truss T2 has a single dovetail. The lap joints are fixed with three large skew pegs. The principals are generally quite thick, but the collars are wide and slender section. The eaves detail is visible to T3, where the foot of the principal is tenoned and pegged to a short wall plate.

Tree-ring dating

Tree-ring dating samples were taken in 2014 by Robert Howard of Nottingham Tree-ring Dating Laboratory from the roof timbers. One sample from a principal rafter of truss T2 and two samples from the principal rafters of truss T3 gave a felling date range of 1643-68. This fits well with the date-stone of 1654 for the construction of the house.

Site history

The 1848 tithe map shows the building on plot 29, with a main front range as existing and a longer extension to the rear SW. Plot 29 encompassed also No 3 Main St at this date, with quite a large farmyard, bordered by farm buildings. The accompanying schedule indicates that plot 29 was owned by John Monckton Esquire, with Thomas Drake as occupier. It is described as 'Farmhouse buildings & yards', with a site area of 1 rood 2 perches. Thomas Drake held 25 acres of farmland in the parish, and presumably lived at No 2, as he held no other houses. He held much less land than the three principal farmers in Thorpe, who had 178 acres, 170 acres and 70 acres, though he ranked 4th in size of holding.

Another building abuts the N gable, with an E section and a slightly wider W section to the rear. This formed plot 28, owned by the Earl of Harborough, with Thomas Stokes as the occupier. It was then a dwelling, as was described as 'Cottage & yard', with a site area of 14 perches. Thomas Stokes was the second-largest landholder in the parish, with his principal property as the Manor House. The cottage at plot 28 was presumably sublet.

On the 1st edition OS map of 1886, No 2 seems to have been subdivided from No 3, with its rear yard further enclosed by farm buildings. By the time of the 1904 map, the buildings along the N and W sides had been reduced, and the boundary to plot 29 moved a little S.

An old photo of c.1920 shows the building as thatched, and more detail is visible in a sketch by SR Jones (*The Village Homes of England*) of 1912. There are two dormer windows set into the thatched roof, with other detail very much as existing. The building to the N, on plot 29, was of a single storey, with gable-end onto the street, and a slated roof. Photos of the 1980s indicate that this was by now an outbuilding, with a corrugated iron roof, a rebuilt front gable of regular-sized blocks (probably of concrete) and a long blank S wall of coursed limestone. A previous photo has a caption 'This fireplace was found in the gable end facing 'Hawk How House' whilst restoring and making good in October 1997', though the details are not visible on the photo. This suggests that there may have been a fireplace in the N side of the N gable of No 2, perhaps dating from the time when the building was a cottage.

The date-stone of IM 1654 probably identifies the house as that held by John Manton at the Hearth Tax of 1665, who paid tax on two hearths. There were only two other 2-hearth houses in Thorpe, and two houses with three hearths, one held by Thomas Manton. Of the three large houses, two had six hearths and one nine hearths, but the remaining houses in Thorpe all had only one hearth.

The Manton family can be identified at Thorpe and nearby villages in the parish registers. One possible candidate for the John Manton who built No 2 in 1654 is a John Manton who was baptised at Seaton in 1627. This may be the same John Manton who had two sons baptised at Seaton in 1663 and 1669, and could also be the John Manton, husbandman, who was buried at Seaton in 1705. An alternative candidate is a John Manton who married Effam Baldwin at Lyddington in 1638, and had three sons baptised at Lyddington in 1641-46. In the Land Tax of 1712, Nicholas Manton was assessed at a quarterly payment of 14s 6d, the sixth highest in Thorpe. He was also noted as a holder of freehold land at Thorpe in the Poll Book of 1710.

Date and development

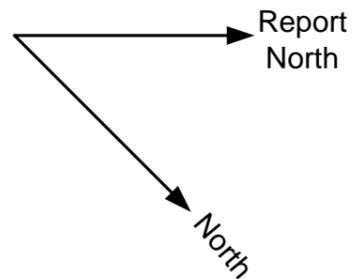
The evidence of the very thick front wall (900mm), with internal batter, and the earlier raking line of the gable, indicate that there was an early stone house here, on the same footprint, probably dating from the end of the 16th or the early 17th century. This house was rebuilt in 1654 for John Manton. The front wall was re-faced, incorporating good quality stone mullioned windows and a date-stone, though the central doorway surround was of plain rubble stone. It seems an inglenook fireplace was inserted into the earlier S gable, which might explain the unusual projection of the back wall of the fireplace. The bake oven was also built as an added protrusion, rather than being incorporated within the wall thickness, in the usual local manner. The gable end now had a coped parapet, with a good quality chimneystack of moulded limestone at the top.

Inside, the house of 1654 had two main rooms, the kitchen with its inglenook and oven to the S and a parlour to the N. The separate ownership of the plot to the N provides good evidence that the house did not extend further N, despite the loss of original fabric to the N gable. The physical evidence has been confused by later alterations, but the hearth tax evidence confirms that the parlour had an original fireplace, giving a two-hearth house. To the rear W side, the main rooms might have had subsidiary service spaces, though these were more probably introduced at a later date (together with the doorway in the S gable, later blocked). The original stair would have been steep, and is more likely to have been located beside the inglenook than in a central location. Upstairs, there were probably always two bedchambers, lit by dormers to the E front.

Later alterations of the 18-19th century created the central hallway with staircase, and the subdivision of the rear parts of the two main rooms for service spaces. An additional chimneystack was added to the N gable, with fireplaces now in the parlour, a rear service space and to the bedroom above. The former extension to the SW was added in the late 18th or early 19th century, with its roof of imported Welsh slate. Its stone walls included a 2-light stone mullioned window of earlier date, probably relocated from the rear W wall of the S room, which was covered by the extension.

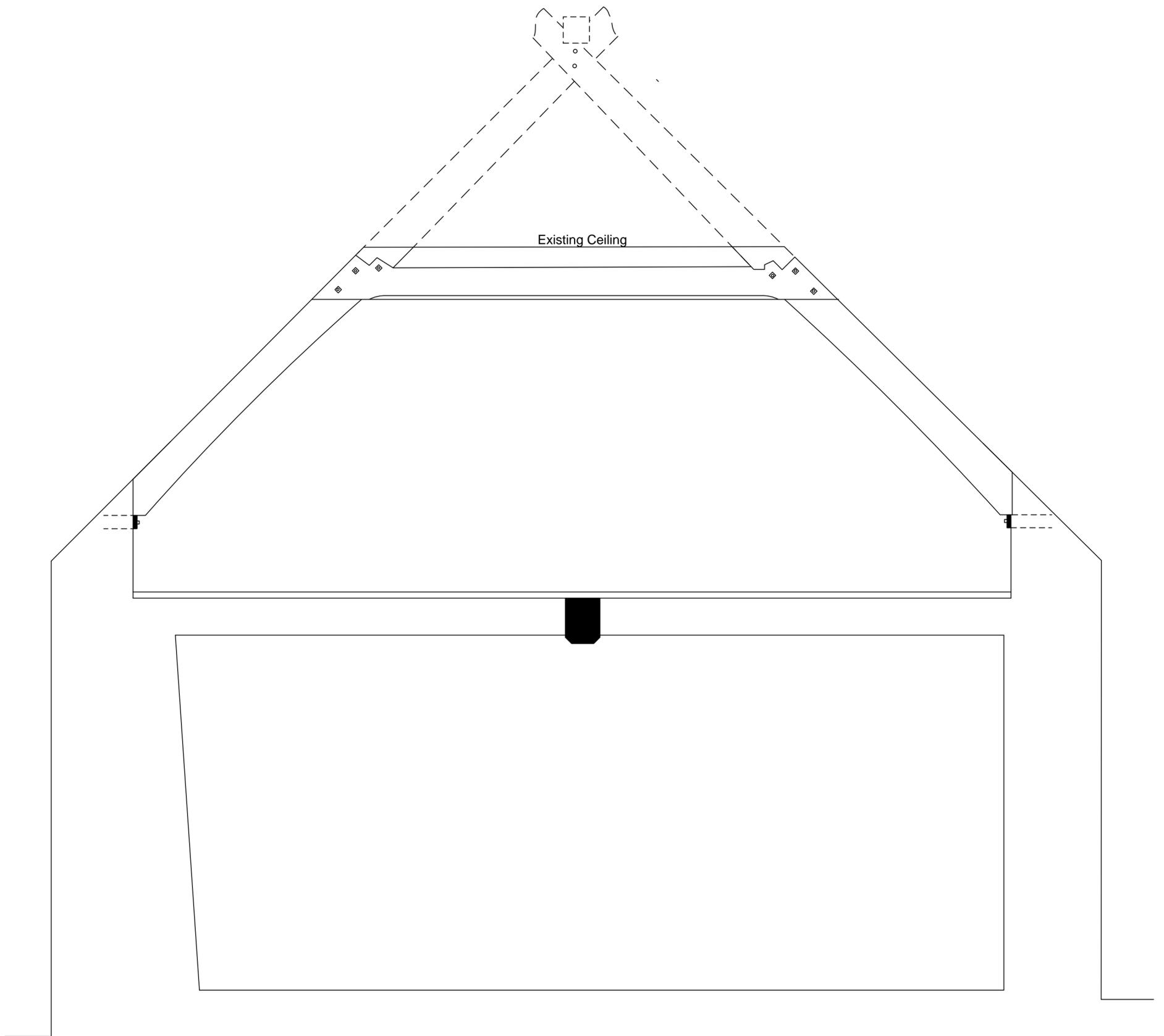
The original thatched roof was covered by corrugated iron some time after 1912. Major alterations were then made in 1984, when the house took on its current form.

Nick Hill
Rose Cottage, Bringhurst
September 2015



GROUND FLOOR
 ROSEBERY COTTAGE, 2 MAIN STREET
 THORPE BY WATER





SECTION – TRUSS T3 SOUTH FACE
ROSEBERY COTTAGE, 2 MAIN STREET
THORPE BY WATER



NH / RO July 2014



The east front



Date-stone for John Manton, 1654



View from the south-east, with protruding bake-oven



The south gable with line of lower roof and blocked opening



Chimneystack to south gable



View from the north-east



The rear west side (much rebuilt)



The south room with inglenook fireplace



Cast iron door to bake-oven



'Spice' cupboard door, probably dating from 1654



Detail of door, with cable moulding and butterfly hinge



The north room (parlour)



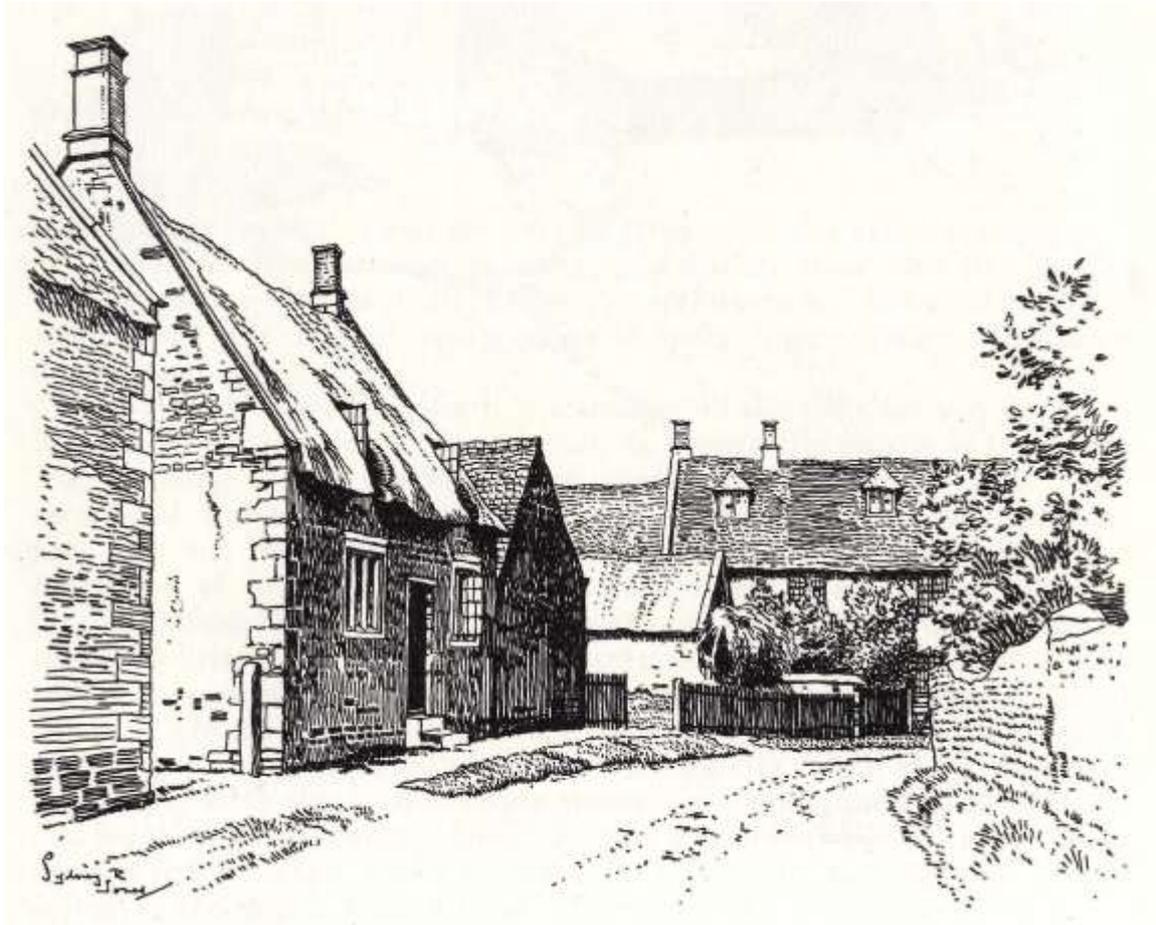
Truss T3 north side



Double notched dovetail lap joint to collar of truss T1



Principal rafter with pegged tenon joint to bearer plate



Drawing by S R Jones (*The Village Homes of England*, 1912)



Photograph of c.1920



Photograph from 1982 sale particulars



Photograph of 1984



The rear of the house in 1984



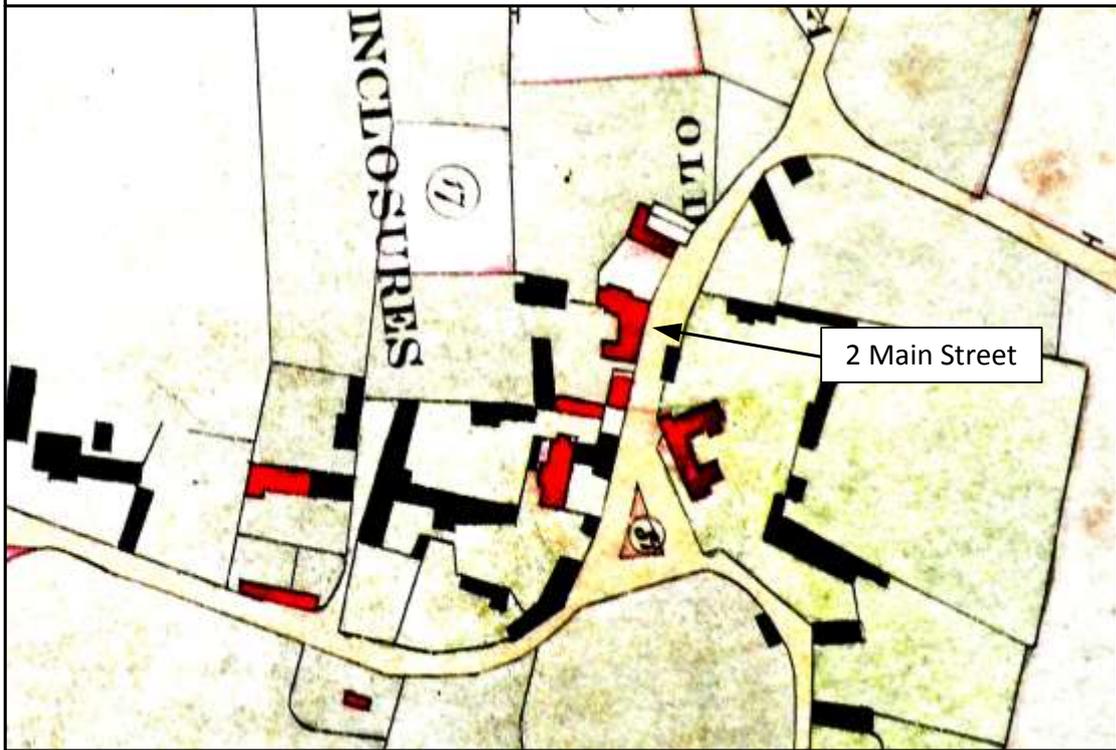
Photo of 1984 with smaller window to rear wall, and adjoining farm building



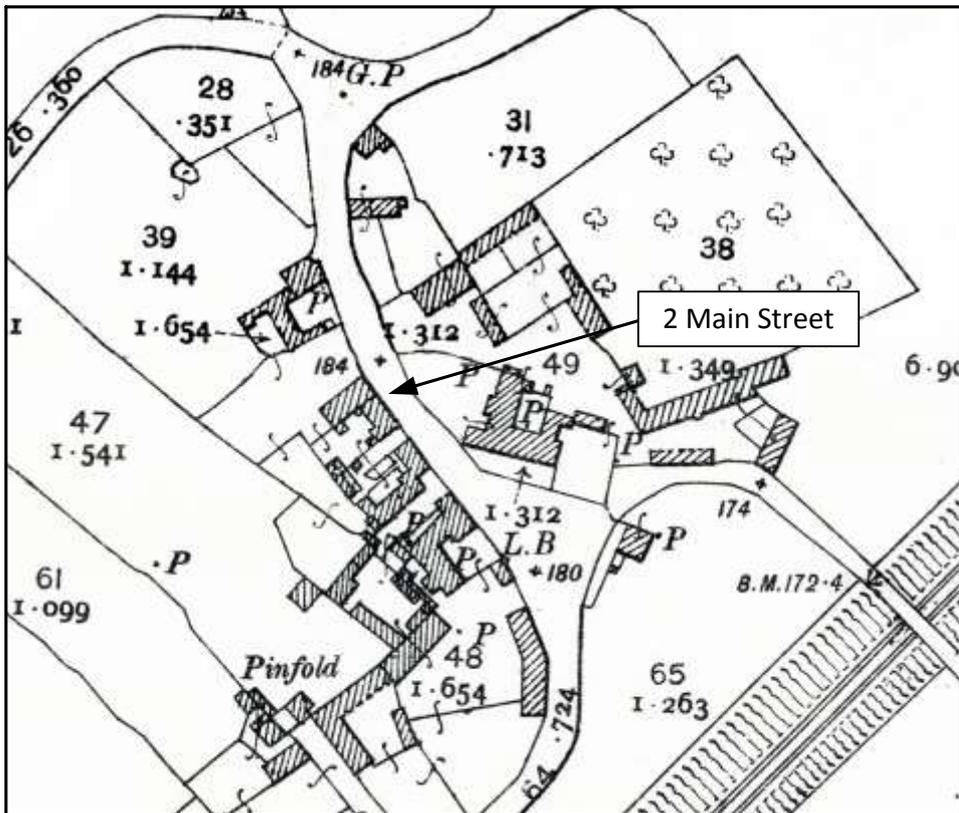
Photo of 1984: the old thatch revealed, after removal of corrugated iron



Rebuilding work in 1984



Thorpe by Water Enclosure Map - 1856



Thorpe by Water - OS Second Series 1904