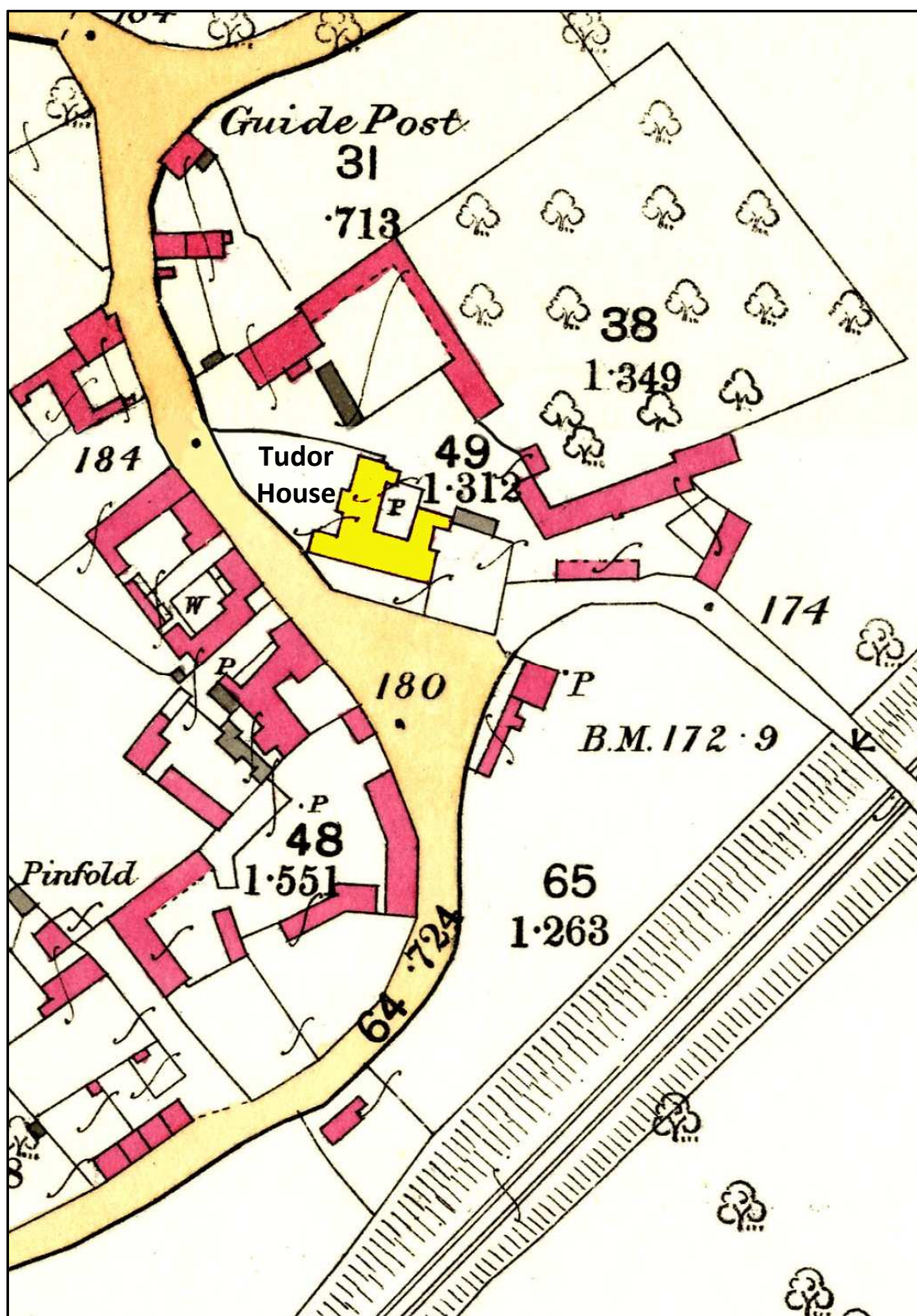


**Lyddington Manor History Society**  
**Historic Building Survey**

**Tudor House**  
**Thorpe by Water, Rutland**





Location Map - Tudor House, Thorpe by Water  
Ordnance Survey 1st Series 1886

# **HISTORIC BUILDING SURVEY REPORT**

## **TUDOR HOUSE, THORPE BY WATER**

### **Survey**

Date of survey: 29<sup>th</sup> April 2012  
Surveyed by: Robert Ovens/Nick Hill

### **Summary**

This is one of two very fine 16/17<sup>th</sup> century houses in Thorpe, which was formerly the Manor House, though that name was transferred to the house across the street in the mid 20<sup>th</sup> century. It is a high quality house with a wealth of stone mullioned windows, stone fireplaces and a fine oak spiral stair. It has a main front range of three-room plan and a one-room rear east wing, both of two and a half storeys. A rather later service wing to the rear west has been much reconstructed.

The original building, dating from the later 16<sup>th</sup> century, seems to have consisted of a two-room block, rather lower than the current house, comprising the centre and eastern sections of the existing front range. The house then underwent major alterations in 1597, as indicated by a date-stone re-set in the front wall, and confirmed by tree-ring dating of the roof. The front block was raised in height, with the addition of an attic storey lit by dormer windows (now missing), and a 2½ storey rear wing was added to the north-east. By 1665 the house was occupied by John Osborne and contained nine hearths, which suggests that the west end was in existence by this date or before.

Tree-ring dating shows that the west end was subsequently rebuilt in 1668, with an unusually late example of a clasped purlin roof. This phase of work incorporates blocks of stone with distinctive roll mouldings, re-used from a high-status building of around 1200, perhaps the lost chapel of Thorpe. In the 18<sup>th</sup> or early 19<sup>th</sup> century a further two-storey rear wing was added to the north-west, though this was reduced to a single storey in the 20<sup>th</sup> century.

Besides the house, there was an extensive set of farm buildings, many of which still survive. Grouped around two yards, these included a dovecote and a large barn. The property is also distinguished by a fine stone-coped wall which surrounds a small formal garden beside the house.

### **Site**

OS Ref: SP893965

Orientation: For report purposes, the street frontage is taken as facing S.

The house fronts onto the small triangular green at the centre of the village. As shown on C19th maps, it occupied a very extensive plot, with a large farmyard to the N, a further series of farm buildings to the E (now largely in separate ownership and converted to domestic use), a walled orchard of over one acre, and a small formal garden adjoining the E side of the house. At the sale of 1935 the main farm land extended to 95 acres, with several other lots of farmland adding a further 123 acres.

## Materials

Coursed rubble limestone, with limestone dressings. Roof of Collyweston slate.

## External features

The S front has a regular arrangement with three windows to the ground floor and three windows aligned above to the first floor. The windows are all ovolo-moulded stone mullions of 4 lights, rather than the usual 2 or 3 lights. The door is offset to the L. The two R bays are rather different in character to the L bay. These two bays have rather irregularly coursed limestone rubble, with occasional blocks of ironstone, a few of which are pink in colour, having been exposed to fire. The central and R ground floor window mullions are quite tall (1450mm, in two pieces, 1070mm + 380mm) and have a slightly wider 'king' mullion to the centre of the 4 lights, though the first floor window mullions are all of the same width. All four of the windows in the central and R bay have cavetto-moulded cornices. The doorway has a 4-centred arched head with a cavetto-moulded cornice over, and moulded jambs with fairly high-set stops. Around the doorway, the walling stone changes, and the L bay has thin, regularly coursed limestone rubble. The ground and first floor windows to this bay also differ from the other bays, with quadrant cornices, and the ground floor window has no 'king' mullion, the mullions here being less tall (1140mm). The E light of the 1<sup>st</sup> floor window is blocked, though there is no need for this internally. Set high up to the R of the central first floor window is a date-stone: '1597', in numerals, cut into a rectangular block (probably of Ketton stone) which projects from the wall. The lettering is of authentic style for the date, though very much neater than others of similar date, and is probably original, but the block has been re-set. A photograph of c.1958 shows the front wall with some patches of thick render.<sup>1</sup> This was subsequently removed, though may have been relatively modern.

The E gable has a symmetrical arrangement of windows, with 3-light mullion windows to ground and first floor, and a 2-light window to the second floor. However, the first floor window is modern, of cast stone. The ground floor window has an ogee-moulded cornice, and the second floor window cornice was cavetto-moulded, though has now largely broken away. Walling is of the same, irregular type as the W front, except for a band of much larger stone blocks just below the first floor window. The raking lines of a former gable end are visible, set about a metre below the line of the current gable parapet. The gable has fairly good quoins, plain kneelers and an apex with eroded finial. The short east-facing return wall has similar stonework to the S gable, and a modern cast stone window to the first floor.

The rear E wing is of two and a half storeys. Its E side has a 3-light mullion window to ground, first and attic, the last forming a gabled dormer. All three windows have cavetto-moulded cornices. There is a single light ovolo-moulded stone window to the first floor, to the L, also with a cavetto-moulded cornice. The ground floor has a modern inserted doorway to the L and a small 19<sup>th</sup> century brick/slate lean-to to the R. Walling is of unusually large blocks, like the band of stonework on the E gable, except for the top 1m or so.

---

<sup>1</sup> Included in T L Marsden's PhD thesis of 1958, 'Vernacular Architecture of Rutland and Vicinity'.

The N gable of the rear E wing is blank, except for a single-light stone window set to one side at attic level, with a cavetto-moulded cornice. Walling is of the same type of large blocks up to halfway up the first floor, then changes to normal size coursed rubble. There are fairly good quoins, plain kneelers, a gable parapet and a single-flue brick stack, set on a chamfered stone base.

The W face of the rear E wing has a 2-light mullion window to the ground floor, with a second to the N, altered in recent times to a doorway. There is another 2-light mullion on the first floor, and all three openings have cavetto-moulded cornices. As to the other walls of the rear wing, the walling is of the unusual large-size blocks, except for the top 1m or so. Around the N ground floor opening the stonework is of smaller, well-coursed rubble, as if this was a later insertion.

The rear N wall of the main block is of the same irregularly coursed rubble to the central section, but has regular coursing to the W. The centre ground floor has a 2-light mullion window with ogee cornice and a former window or door opening to its W, blocked some time ago, and spanned by an old oak lintel. The rest of the ground floor was concealed by the modern porch and the rear W wing. The first floor has a modern cast stone 3-light mullion to the E, a 2-light mullion with quadrant cornice to the centre and a blocked doorway, now a window, to the W, with timber lintels. The doorway clearly used to lead into the missing first floor of the rear W wing. The 2-light central window shows the line of the former wing roof, which cut across the W jamb and cill. This indicates that the W wing roof had a somewhat lower ridge line than the front block.

The rear W wing has been much rebuilt, and is now of a single storey, with a flat roof. It is shown in a derelict condition with the first floor missing in a photograph thought to date from around 1965. The E wall has a modern doorway and two modern windows, together with an older slit window with large limestone jambs. The N wall has two modern windows and a good set of external stone steps, which led up to the former first floor. The W wall has a wide modern opening to the N, in place of two smaller openings visible on the c.1965 photo. Next comes a doorway, now with ironstone quoins and a flat, moulded brownstone head, though all this has probably been much rebuilt. To the S of this doorway is a wide opening, visible on the photo of c.1965, but now spanned by a re-set oak beam. This is a re-used fireplace beam, as indicated by its recently exposed internal face, deeply chamfered and sooted. It must have come from the fireplace to the central ground floor room, as measurement proves is an exact fit (2530mm wide). The outer face has a very shallow, moulded 4-centred arch, with right-angled returns to the moulding at each end. To the S of this is a single-light moulded stone window with an ogee cornice. The rear wing abuts the gable of the main block with an irregular straight joint, indicating it is a later addition.

The W gable of the main block has two single-light moulded stone windows towards the L, one on the ground floor and one on the first floor. The ground floor window has a quadrant cornice, with ironstone patching around it, probably from a doorway which connected to a single storey addition here, shown on earlier maps and a photo. The first floor window has a cavetto-moulded cornice with cut-off ends. There is a modern cast stone window to the centre of the ground floor. Walling is of thin, well-coursed limestone rubble, like that to the front wall of this section. There are fairly good quoins, plain kneelers and a gable parapet, with seating for a 2-flue stack. The

stack has a chamfered plinth, two shafts and a plain, square projecting cornice, with blocking course above. There is a similar 2-flue chimneystack at the centre of the main front block. The details of both stacks indicate they have been rebuilt in C18<sup>th</sup>.

## **Plan**

The front block is now of three-room plan form, with a cross-passage separating the central room from the kitchen at the W end. The rear E wing, with lower ceilings than the front block is an integral part of the structure, with a spiral stair set at the junction, rising from ground floor to attic. The rear W wing has been much rebuilt, but seems likely to have been a later addition, making a U-shaped plan, which included a second staircase. Wall thickness is around 820mm to most ground floor walls, in both the W and E sections of the front block, and the rear E wing.

## **Internal features**

### Ground floor

The W room (kitchen) has a wide inglenook fireplace with a beam over, with shallow plain arch to the underside, chamfered. There is a group of burn marks to the right side of the beam, and one in the central section. Several of the burn marks are distinctly angled to the L, showing they have been affected by a draught, though others are vertical. Spine beam with step or ogee stops to W end (the E end of the beam, in the entrance passage, is cased in). To the N wall, the W door jamb has two re-used quoins with C12th roll-mouldings; four blocks of the same type are built into the wall to the W. The recent demolition of the porch and removal of some of the plaster from the outer face of the N wall (inside the rear W wing) revealed an old lintel over the doorway, and plain square jambs to the W side. Continuously coursed walling to the W of the N doorway indicates there was never a window here. Fine pine C18th corner cupboard: upper section with arch-top doors, dentil cornice, H-hinges and shaped shelves; lower section with square doors. Stone-paved floor of limestone, with some later Yorkstone. A thick (870mm) stone wall separates the entrance passage from the central room. This wall never contained any fireplaces on either the ground or first floors. Such cross-walls are usually built as thin partitions, so the thick wall here may have formed an earlier gable end.

The central (dining) room has a wide inglenook fireplace with stone jambs, chamfered with high-set moulded stops. Plain imported beam over – originally, the moulded shallow 4-centred arch beam now in the W wall of the rear W wing was located here, as noted above. The notebook of the listed building recorder in 1985 notes a Victorian marble fireplace here, of c.1840-50. To the splayed fireplace reveals are two original cupboard recesses. Oak surrounds and later pine doors, with nailed long H-hinges. Spine beam with big ogee stops to E, no stops visible to W. A later partition wall provides a corridor to the N of the dining room, with borrowed light from a sash window.

The E (sitting) room has a re-set stone fireplace, said in the listed building description of 1985 to come from a room on the first floor. Moulded, with a 4-centred arch, shaped stops and plain top (no cornice survives). This fireplace projects forward,

with the rectangular stone jambs of an earlier (?C18th) fireplace behind, and a curved stone fireback. Transverse beam with big ogee stops visible to S end and visible in part to N end.

Set in the SW corner of the rear E wing is a fine spiral stair, rising to the second floor. Central round oak newel, with solid oak treads. The rear wing contains the former dairy (said to have had low stone shelves), with a lower ceiling (1.9m, as against 2.5m to front block). Chamfered spine beam, one ogee stop visible. Rectangular oak joists with haunched soffit tenons.

The rear W wing has been much altered, with further works being undertaken around the time of the survey. The S room had a former fireplace against the N wall, as indicated by extensive sooting to the stone fireback, revealed in current building works. It seems likely there was an inglenook fireplace here, with a projecting stone jamb. The E side of this fireplace or its jamb also seem to have included a bake oven, of which indications were found in current works. The ceiling has re-set beams and joists, some re-used. Removal of plaster to the S wall revealed the line of a former staircase (paint and dirt lines; ends of timber bearers), set against the wall and stepping up from W to E. Also revealed in the W wall was the jamb of a former doorway, at the S side of the existing wide opening; and in the E wall the jamb of another doorway, which had been covered by the modern porch. The N room has a stone fireplace to the S wall, of ironstone with a shallow 4-centred arch. Indications to the R of a former oven, copper or similar, with a stone-built angled flue above. Two very large transverse oak beams with deep chamfers and big, step stops – probably re-used from elsewhere.

### First floor

The W bedroom now has a plain wall to the W gable (though the chimneystack to the gable has two flues), so this may have been the location of the 4-centred arch fireplace re-set in the ground floor E room. Chamfered spine beam. The window to the N wall was at an earlier stage a doorway, with square jambs down to floor level, leading into the former first floor of the rear W wing. The central bedroom has a good 4-centred arch fireplace, moulded with high-set stops and ogee cornice; transverse beam with big ogee stops. The E bedroom has another 4-centred arch fireplace with moulded jambs and high-set stop, though cut back on the R side, and with no cornice. Two transverse beams with ogee stops. An oddity worth noting is that the chimneystack between the central and east rooms of the front block has only two chimney flues above roof-line, though there are four fireplaces here, two on each floor. As noted above, the chimneystacks above roofline have been rebuilt in C18<sup>th</sup>, though one would expect fireplaces would still be in use on the first floor at that time.

The rear E wing has the continuation of the solid-tread oak spiral stair, with modern knobs added to the newel. The circular newel has a horizontal scarf joint just below 1<sup>st</sup> floor level, with a through-peg visible (presumably for a tenoned joint). There is another scarf joint just above 2<sup>nd</sup> floor level. The E wing floor is set several steps lower than the front block floor. The rear bedroom has another 4-centred arch fireplace with moulded jambs, lower plan stops and no cornice. Transverse beam with ogee stops. A small closet (now a bathroom) to SE of this room, with an old pine

door, now blocked off, in the N wall. The window to this room still has two original vertical iron bars of square section, and an early casement of flat iron with leaded lights.

### Second floor and roof structure

The oak spiral stair leads up to the second floor of the rear E wing, then continues up to the attic of the front block, with a flattened ball finial to the top and a short section of solid-infill balustrade. The attic bedroom of the rear wing has, unusually, a fireplace: 4-centred stone arch, moulded jambs with high-set stops, no cornice. Over the fireplace is a relieving beam of oak, with a neat, single burn mark to L of centre. The door into this room from the stair is of early type (probably late C17/early C18): 6-panelled, oak, double-pegged tenon joints, plain panels with chamfered rails/stiles to the front and back. One early butterfly hinge survives, and an iron latch with brass drop-handle.

The attic bedroom at the E end of the front block has a gable window, and retains the boxing and cheeks for a former dormer window to the front. As indicated by the high-set purlin, this was an original feature, removed some time ago. This room had no fireplace. The central space to the attic was also formerly a useable space, with evidence for another former dormer window – a raised purlin, and the cills of former boxing-in.. The W end of the attic also probably had a dormer to the centre of S front wall, as the rafters here are cut at purlin height, but of full length elsewhere. All three rooms have surviving evidence of gypsum plaster floors and lath and plaster ceilings. Between the centre and W rooms there was a doorway, of which the timber jambs survive, chamfered with ogee stops to the E (the approach side), and with pintle hinges to the W. At the W end, the big, stepped chimneybreast has its quoins largely built of re-used roll-moulded quoins of C12th type; also early timber boxing to create a regular room.

The roof structure to the W end of the front range has two quite slender A-frame trusses (T1 and T2) without original tiebeams and two sets of high-set tenoned collars which carry two sets of clasped purlins. Timbers are very neatly square-cut and without chamfers. Bridle joints at apex, with no ridge. Purlins have straight-splayed scarf joints. The W truss (T1) has chiselled carpenter's marks: 'II' to the lower collar S side and 'I' to the upper collar S side. But T2 has no carpenter's marks to the N, though the S side is covered by plating. The feet of the principal rafters are tenoned into heavy wall-plates. The high-set collars suggest that the roof was designed to allow clear headroom. Oak ceiling joists are nailed on top of the lower collars, though may not be original. As noted above, the rafters to the central bay (T1/T2) on the S side are cut at the lower purlin height, indicating a former dormer. Evidence of dormer boxing and cheeks on the S side does not survive, though there is a cill and early oak ashlar studs all along the N side. A very odd detail is that all 5 rafter couples to the E bay have straight-splay scarf joints to the rafters, towards one end, with multiple nailing. This is clearly an original feature of the roof, not a later alteration, and suggests some re-use of timber or alteration in design intent. The rafters in other bays (except the former dormer position) are in single, unusually long lengths.

The roof structure to the rest of the front block and to the rear wing is of different type. The central section has two trusses (T3 and T4), the E section two trusses (T5 and T6) and the rear wing has a single truss (T7) at the junction with the front block, then rafter couples, without trusses. The trusses have a high-set, slightly arched collar tenoned to the principal rafters. Trusses T3 and T4 are of A-frame type, without tiebeams, though it is possible that the other trusses have tiebeams. Tenoned purlins, set high up at collar level to the S bays between T3/T4 and T5/T6 for former dormer windows and to crosswall/T5 bay for doorway from spiral stairs, but set lower elsewhere. Bridle joint to apex, no ridge. T3 and T4 have the face side to the W, but with no carpenter's marks in the three joint locations where evidence is visible. T5 has the mark 'II' and T6 the mark 'I'. Neat chamfers to the underside of the principal rafters and collar, with ogee stops. At the level of the upper purlins a higher oak collar has been nailed onto the rafters to support a ceiling – perhaps original. Cranked wind-braces are tenoned to the principal rafters, but simply lapped and nailed to the upper side of the lower purlins. The nailed joint detail is unusual, but clearly original. The continuity of the roof structure from the front block into the rear wing, including the valley construction, shows that both roofs are of the same date. The S section of the rear wing roof has slightly arched ceiling joists to the rafter couples, with flat joists to the N half. The rafter couples are simply supported on a long-span purlin, and have a plain-lapped upper collar, fixed only with nails – an original detail.

## Other buildings

The earliest Thorpe map is the tithe map of 1848, which shows the same buildings as on the 1848/9 Lyddington Manor estate map, with little change by the time of the 1886 OS map. By 1886, there was an extra short projection to NW of the rear E wing, and a shallow projection W of the rear W wing. Two extra outbuildings are also added by 1886, one E of the rear E wing and one south of the barn. Sale particulars of 1935 and 1956 provide good descriptions of the house and outbuildings.

Attached to the NE of the rear E wing is a C19th brick harness room with lean-to Welsh slate roof. Inside, it preserves a good set of fittings: timber pegs and saddle supports fixed to the plastered walls. To S of this is another small C19th brick/slate building, a former privy. To E, the building shown on the 1886 map has been replaced with a modern timber structure, built against the stone garden wall – a 'Lean-to Open Shed' in 1935.

In the rear yard is a well-preserved barn, probably of C18th date. Of well-coursed limestone rubble with some ironstone, neat limestone quoins. Central projecting porch – an unusual original feature for the area, the masonry walls of the porch being integral with the main S front wall. Opposite the porch, with its wide doorway, was a smaller doorway (now blocked) with timber lintel, to create a threshing floor. To either side, 2 sets of slit vents, on both front and back walls, with a single slit to the W gable. The E gable has been refaced in modern brick internally. The upper W and E gables are built of C18th or earlier C19th brickwork, probably a later rebuilding. Loading hatch to upper W gable. Roof of late C19/early C20th softwood, with Welsh slates. The porch roof has been cut down, and now has a low pitch with profiled sheeting. The original barn probably had stone gables and a steeper pitched roof.

The C19th map and the 1935 sale particulars indicate a large 'Crewyard' to the E of the barn. To the N side is a modern open-fronted timber shed with profiled sheet roof, built against the stone rear wall, replaced the 1886 open sheds and the 'Open Shelter Hovel' of 1935. Another range runs S from this, though the part which formed the yard enclosure to the NE on the 1886 map had gone by 1935. The range is in two sections, with stables and cowsheds. The S section is all stone-built, and the N section has later C19th brick bull-nosed brick to doorways, with arched heads. Roofs of C19/20 softwood with profiled sheeting. At the S end of the N section is a poultry house, with 3 stone steps leading up to a hatch, with a plank access to an upper roosting loft. This range probably had in 1935 a 'range of Two Calf House with Stable adjoining together with Crewyard' and a 'Calf House with Thatched Roof and Pony Stable'. The W side of the yard had in 1935 'Four Calf Houses with iron roof', but only the rear stone walls of this now survive.

S of this range is a dovecote of C17-18<sup>th</sup> date. The four main walls survive, but the upper part and roof have been rebuilt in recent decades, and a larger door inserted in the front W wall (it served as a 'carriage house' in 1935). Inside there are nesting boxes to all 4 walls, with projecting alighting ledges, which extend down to near ground level.

S of the dovecote is a range with brick front wall, stone rear wall and C19/20 softwood roof structure with Welsh slates – the 'Cow Shed (for five) with Root House adjoining' of 1935. Extending W from this is a long range of stone buildings in separate ownership and converted to domestic use. These used to front onto another yard to the S, which had further ranges on its S and E sides, now demolished. In 1935 this yard had a stable, a thatched barn, a bullock shed, a wagon shed and further open-fronted sheds.

To the E of the house is a small formal garden, surrounded by a very fine stone wall, ashlar faced to W and of finely coursed limestone rubble to S. Fine coping of pitched ashlar with roll mould to apex. In the W wall is a finely moulded doorway with a flat head and pintle hinges.

The front boundary wall running W of the house has a pair of fine gate piers, of ashlar with moulded caps and ball finials. Probably C18/early C19, these were previously located in the walled orchard.

### **Tree-ring dating**

Tree-ring dating was carried out by Robert Howard of Nottingham Tree-Ring Dating Laboratory in 2012. Eight samples from trusses T3-T7 had a felling date range of 1586-1611. Samples came from the principal rafters and collars, with parts of all five trusses dated. Six samples from trusses T1 and T2 had a felling date of 1678. These samples came from the principal rafters and lower collars.

### **Date and development**

The evidence of the raking line to the east gable indicates that, before the alterations of 1597, the front block originally had a lower roof line, and that the eaves was later

built up by around 1.2-1.5m. The thick stone cross-wall, without fireplaces, which separates the central room from the entrance passage probably served as the west gable to this original building – unless the cross-wall previously had fireplaces, which were later removed. The original house may therefore have been only two rooms in length. The floor heights were considerably less than in the later building, and the first floor rooms were probably set partly within the slope of the roof. The stonework to these earlier parts of the building is different from later sections, with irregular coursing and the inclusion of occasional ironstone, some pieces of which are pink in colour, having been exposed to fire. Unfortunately, later alterations have obliterated further evidence of the early building, so its plan form, doorways and windows, as well as the location of any fireplaces, are unclear. Dating from some years before 1597, this earliest phase represents a rare example in the area of a substantial stone-built house of the 16<sup>th</sup> century.

The tree-ring dating and the surviving date-stone indicate that the house underwent major alterations in 1597. The rear east wing was added and the front block was heightened, with the addition not only of an extra storey at attic level, but taller ground and first floors. The windows of this phase have cavetto-moulded cornices, and the roofs were built as a single, integral structure. This phase included the oak spiral stair, placed at the junction of the front and rear blocks, and carefully arranged to serve the differing floor heights. The ground and first floor rooms in the front block now both had tall ceilings, the ground floor mullioned windows perhaps lengthened at this time to suit. The less important rooms in the rear wing had lower ceilings, including the unheated ground floor room which was probably used as a buttery/pantry. The attic floor had three useable rooms, each lit by dormer windows. The 1597 date-stone may originally have been set in the gable of a front dormer window, and been re-set in the upper part of the front wall when the dormers were removed. The various four-centred arched fireplaces and floor structures with ogee-moulded stops to the main beams (with taller ceiling heights than the earlier building) all date from this phase. The four-centred arched front doorway, with its cavetto-moulded cornice, probably dates from this phase, though its position may have been moved. For such a fine, lofty house, with a rear wing, one would again expect the front range to have extended to three rooms, not two. If it was only two rooms long, the doorway may have been in the west gable, or even at the rear, where there is evidence for a former door. This phase, dated fairly firmly to 1597, is rather earlier than most similar stone houses in the area.

An anomaly which should be noted is that the stonework of the rear wing, except for the top storey, is of unusual large blocks, quite different from those generally found in the locality. The unusual character of the masonry suggests that the stones could be re-used, from an earlier building of quite high status. The stonework suggests that the rear wing could originally have been only two storeys in height, not the current two and a half storeys. However, the integrated design of the front block and the rear wing makes it perhaps more likely that this work belongs to a single phase, of 1597.

By the time of the 1665 hearth tax the house, owned by John Osborne Esquire, is known to have had nine hearths – much the largest house of this date in Thorpe. The central and eastern sections of the front block, together with the rear wing, contain a maximum of six hearths. It therefore seems likely that, by 1665, the west end of the house must have been in existence, containing two further fireplaces on the ground

and first floor, as well as a rear north-west range, with the ninth hearth. The west end could well have formed part of the 1597 house.

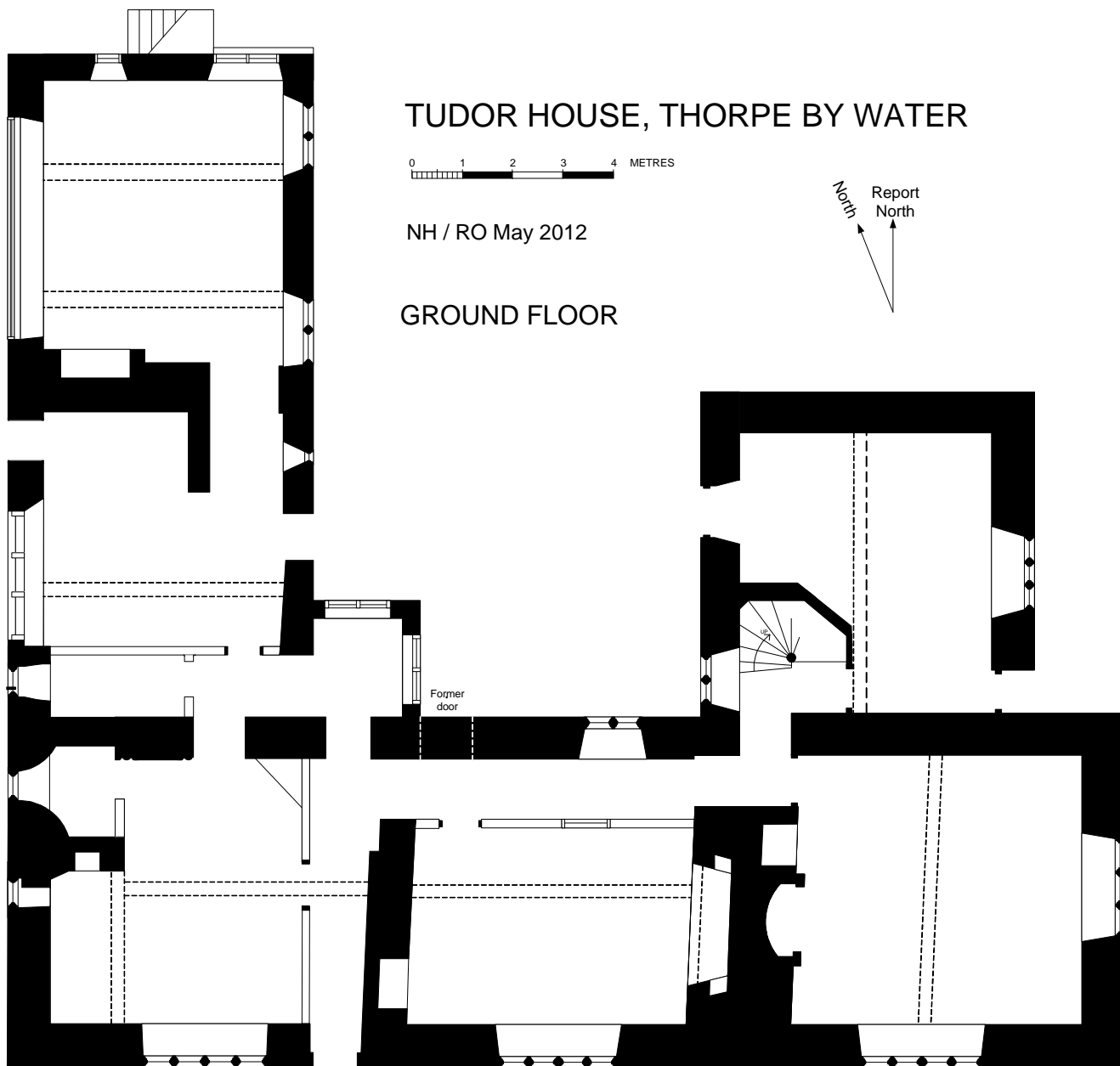
A stone tablet found lying in the walled orchard records that John Osborne, a non-Conformist, died in 1668 at the age of 84, having spent over 8 years in Oakham prison for failing to pay tithes. Details of this were published in the Rutland Magazine in 1910.

The next major phase, undertaken in c.1678, was the building – or more probably rebuilding – of the west end. This has different stonework from all previous phases, and has quadrant-moulded cornices to windows, an unusual local type. This phase also re-uses roll-moulded quoins in several locations, which must have come from a high status building of around late 12<sup>th</sup> century date in the locality. A chapel is documented at Thorpe, and may have been disused by this time, providing a convenient source of stone. This may also have been the origin of the large-size blocks used in the rear wing. Also perhaps linked to the chapel is a fragment of moulded stone lying in the front garden, near the SW corner of the house. The stone formed part of the head of a high-status window of 14<sup>th</sup>-15<sup>th</sup> century date, with evidence for two moulded lights with ogee arches under a flat head. Unlike the earlier building, the west end uses a spine beam (not a transverse beam). The roof structure is also different, of clasped purlin type. This form of roof is found locally (though quite rarely) in the 15<sup>th</sup> or 16<sup>th</sup> centuries, and was replaced in the 17<sup>th</sup> century by tenoned purlin roofs. It is therefore quite unexpected to find it here in this late 17<sup>th</sup> century context. Like the other roof structures, it was designed with a high-set collar, allowing clear headroom. It seems likely that a second stair was fitted, beside the chimneybreast to the west gable, of which a doorway survives at attic level. Soon afterwards, a rear wing of one or two storeys was added (or rebuilt) to the north-west, probably housing a back kitchen.

At some time in the later 18<sup>th</sup> or early 19<sup>th</sup> century, if not before, the rear west wing was extended northwards, with a service room on the ground floor and a granary, approached by external stone steps above. A small single storey block was also added around the same time to the west gable end. These buildings can be seen on the earliest surviving map of Thorpe, the tithe map of 1848. The block attached to the west gable can also be seen on an early photograph said to date from 1860, with a windowless front wall, Collyweston roof and stone-coped west gable. These extensions are shown on the 1886 OS map.

Sale particulars describe the house as having front and back staircases in 1935, though the back stair in the rear west wing was removed after 1956. The 1935 house had a 'Dairy with Chamber over' and a 'Back Kitchen fitted with Bake Oven, Brewing and other Pans', both in the rear west wing. The 'Cellar' was probably the room in the rear east wing, the original buttery. The north end of the rear west wing seems to have been the 'Outside Coal Place with Granary over'. By the time of the 1956 Sale Particulars, the 'Cellar' in the rear east wing seems to have become the 'Dairy'. The rear west wing now contained a 'scullery with sink, brewing copper and baking oven', and beyond this, approached from the external yard, a 'Coalbarn with Granary over'. A photograph thought to date from around 1965 shows the rear west wing in poor condition, and reduced to a single storey structure.

The fine garden wall to the east of the house may have been added in the late 17<sup>th</sup> century. There was presumably always a farmyard to the rear of the house, but the earliest farm building to survive is probably the dovecote, of later 17<sup>th</sup> or 18<sup>th</sup> century date, followed by the large barn. During the later 18<sup>th</sup> and 19<sup>th</sup> centuries, the farm buildings were rebuilt and added to, forming an extensive group around two yards.

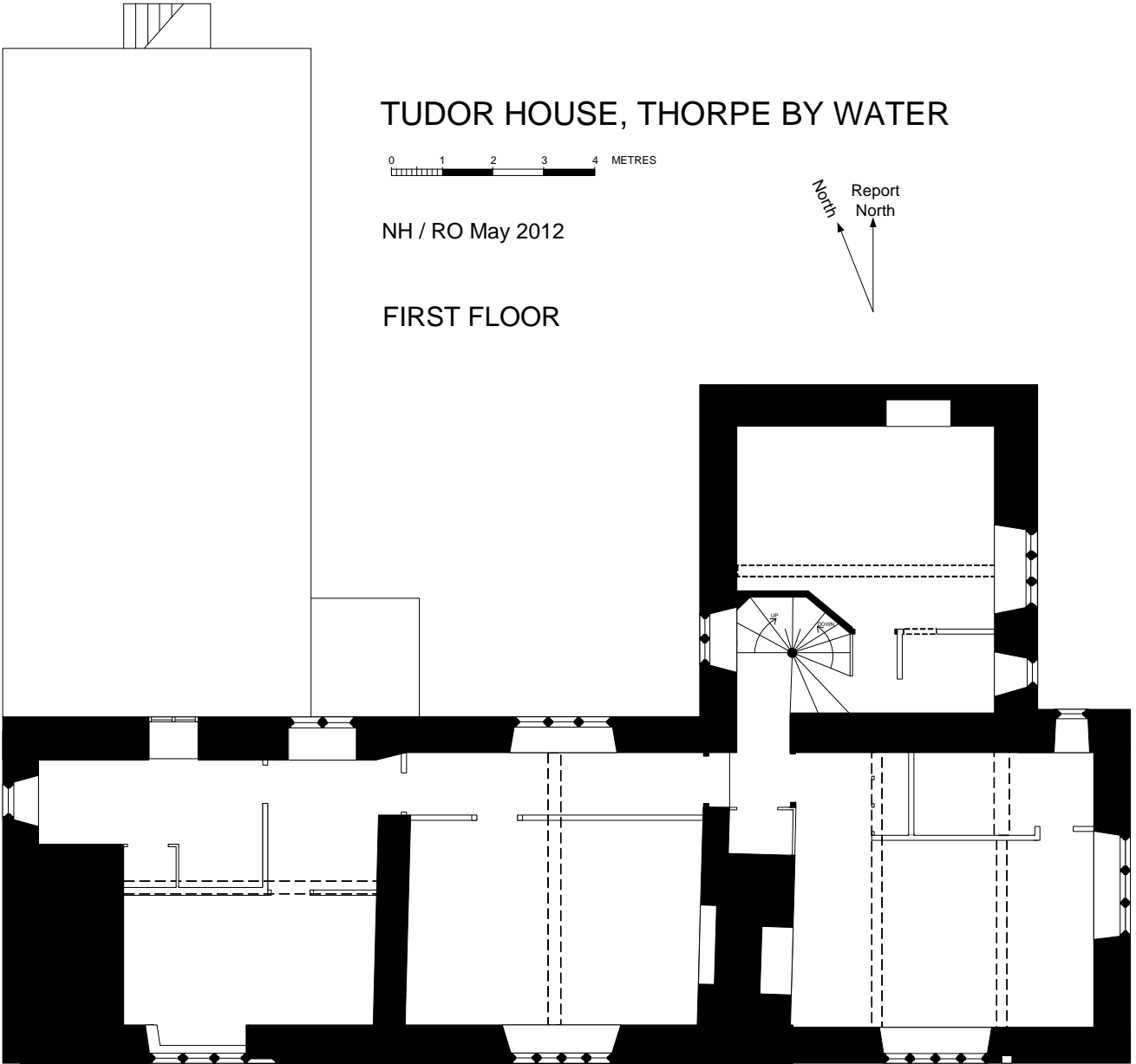


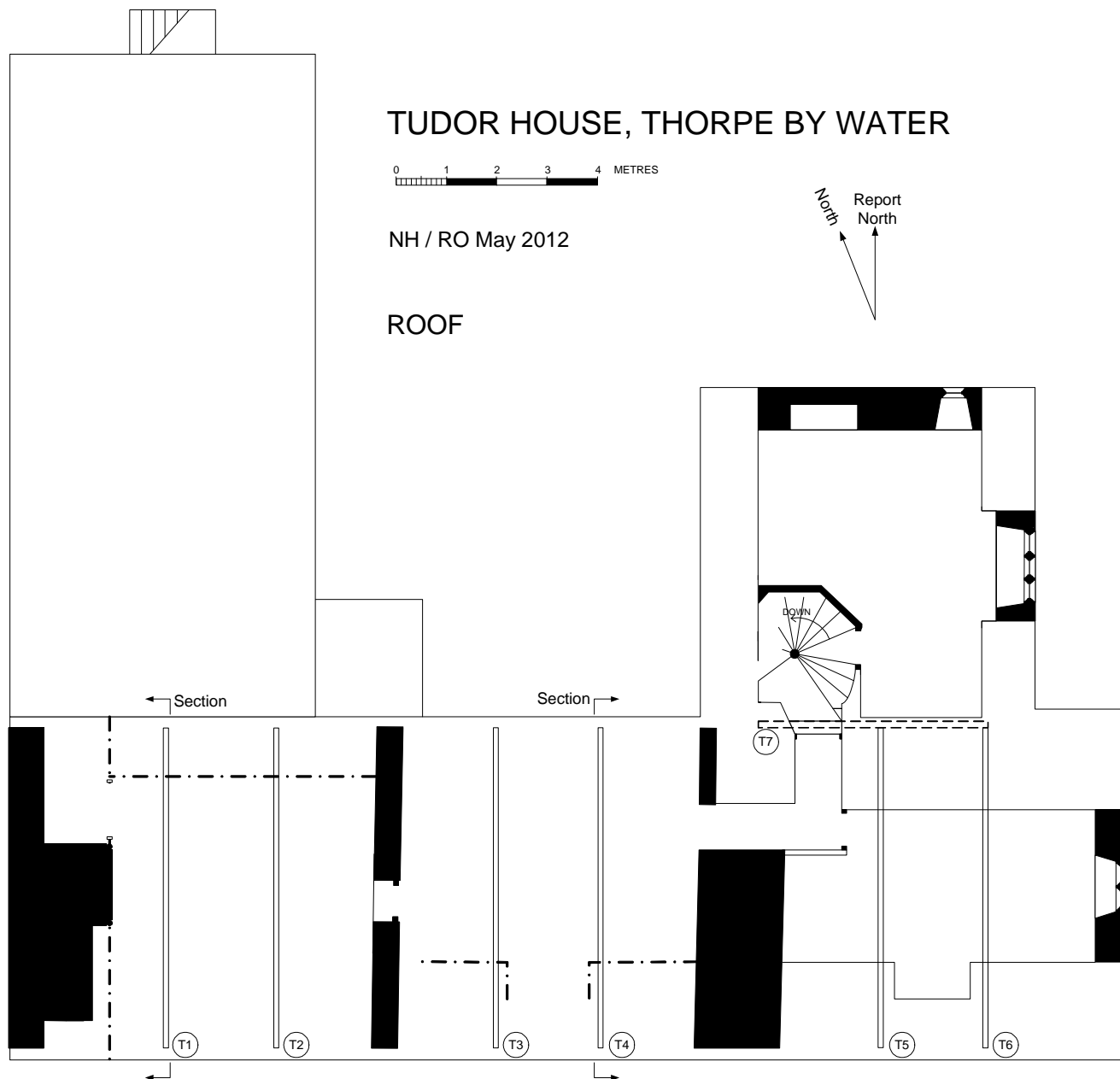
# TUDOR HOUSE, THORPE BY WATER

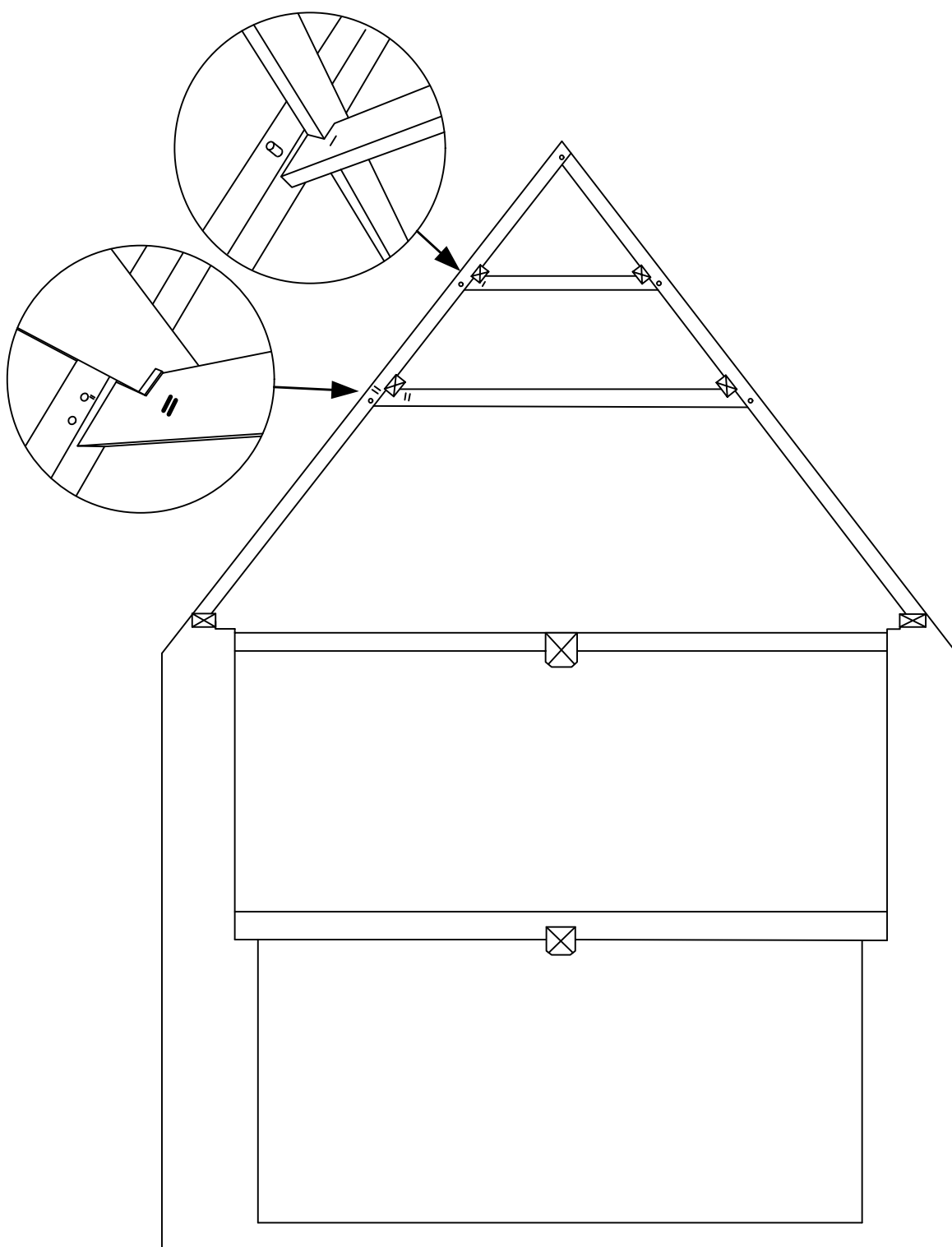
0 1 2 3 4 METRES

NH / RO May 2012

FIRST FLOOR





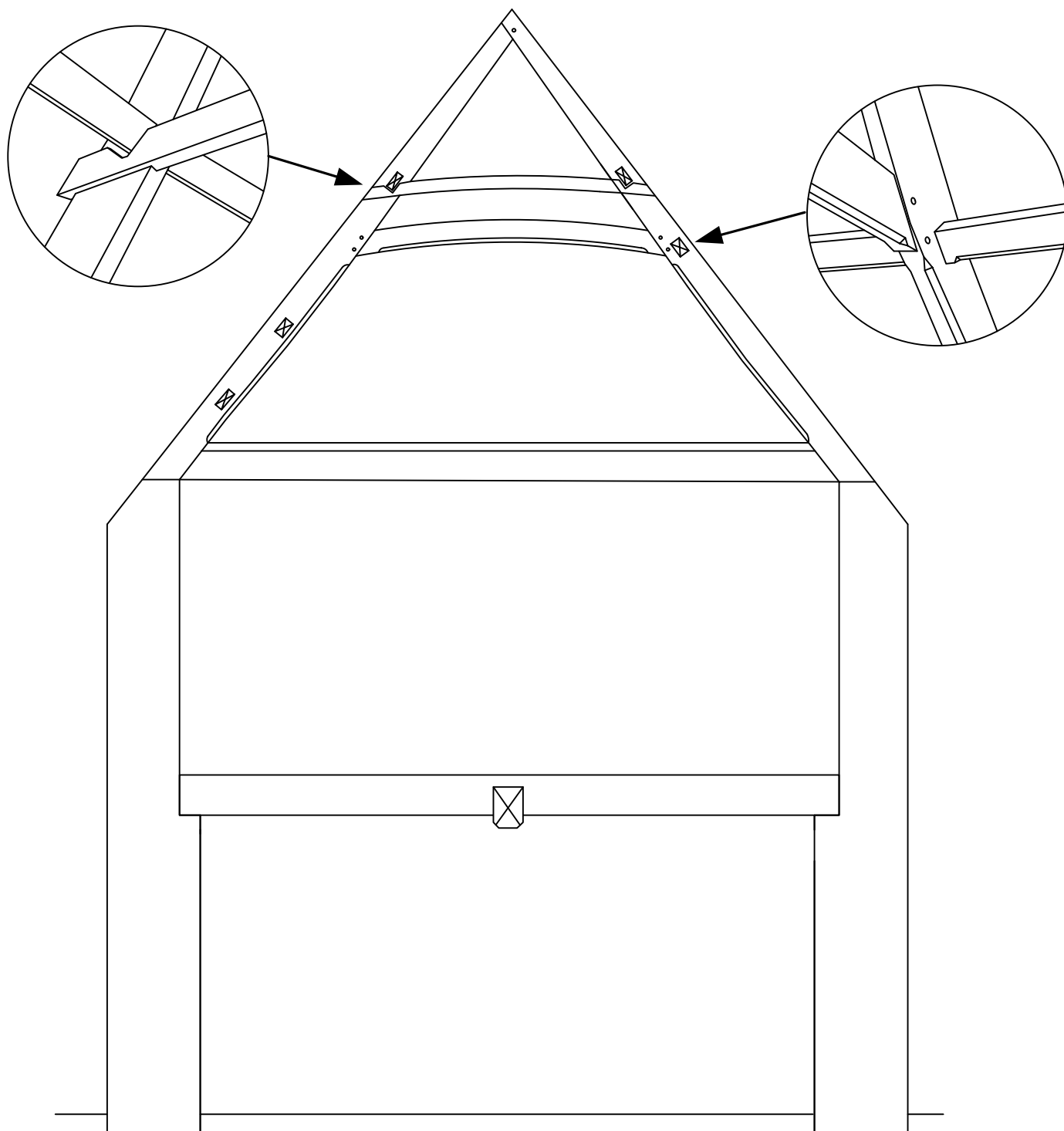


# TUDOR HOUSE, THORPE BY WATER

## Section – Truss T1 East Face



NH / RO May 2012



TUDOR HOUSE, THORPE BY WATER

Section – Truss T4 West Face

0 1 2 3 – METRES

A scale bar is located at the bottom left of the page. It is a horizontal line with vertical tick marks. The numbers 0, 1, 2, and 3 are placed above the tick marks. The text 'METRES' is placed to the right of the number 3. The bar is divided into three equal sections, each representing 1 metre.

NH / RO May 2012



View of the south front



View from the east



View from the north, with cut-down north-west wing



The west side of the rear north-east wing



The main block from the north



View from the north-west



Re-set date-stone to front wall



Fragment of 14-15<sup>th</sup> century window lying in the front garden



Fireplace to dining room (central room of main block, with recently inserted beam)



Beam to kitchen fireplace with multiple burn marks



18<sup>th</sup> century fitted pine  
cupboard to kitchen



Solid-tread oak spiral  
stair of 1597



Detail of the fireplace to the  
central bedroom of the first floor



Late 17<sup>th</sup>/early 18<sup>th</sup> century oak door  
to the second floor bedroom of the  
north-east wing



Second floor bedroom to  
north-east wing



Re-used 12<sup>th</sup> century roll-  
moulded quoins to  
chimneystack of west gable



East face of roof truss T1 (dated 1678) to west end of main block, with carpenter's mark 'I'.



West face of truss T4 (dated 1586-1611) with tenoned purlin and lapped, nailed ceiling joists



Bay T5/T6 (dated 1586-1611) from north, with cranked and nailed wind-braces



South face of truss T7 (dated 1586-1611) with tenoned purlin and cranked wind-brace



The barn, with projecting front porch, probably 18<sup>th</sup> century



The dovecote, with upper parts rebuilt



North end of stables range



South end of stables range



The walled garden from the south



Doorway into walled garden



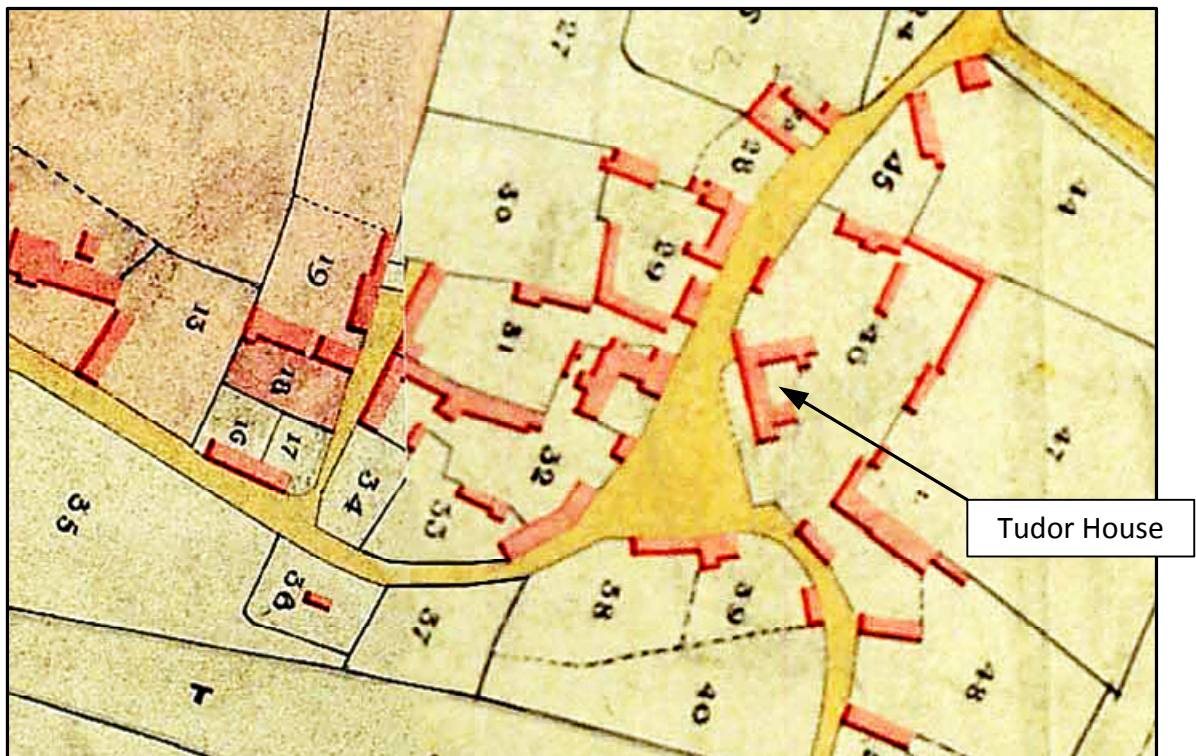
Photo of c.1910 (by Stocks of Uppingham)



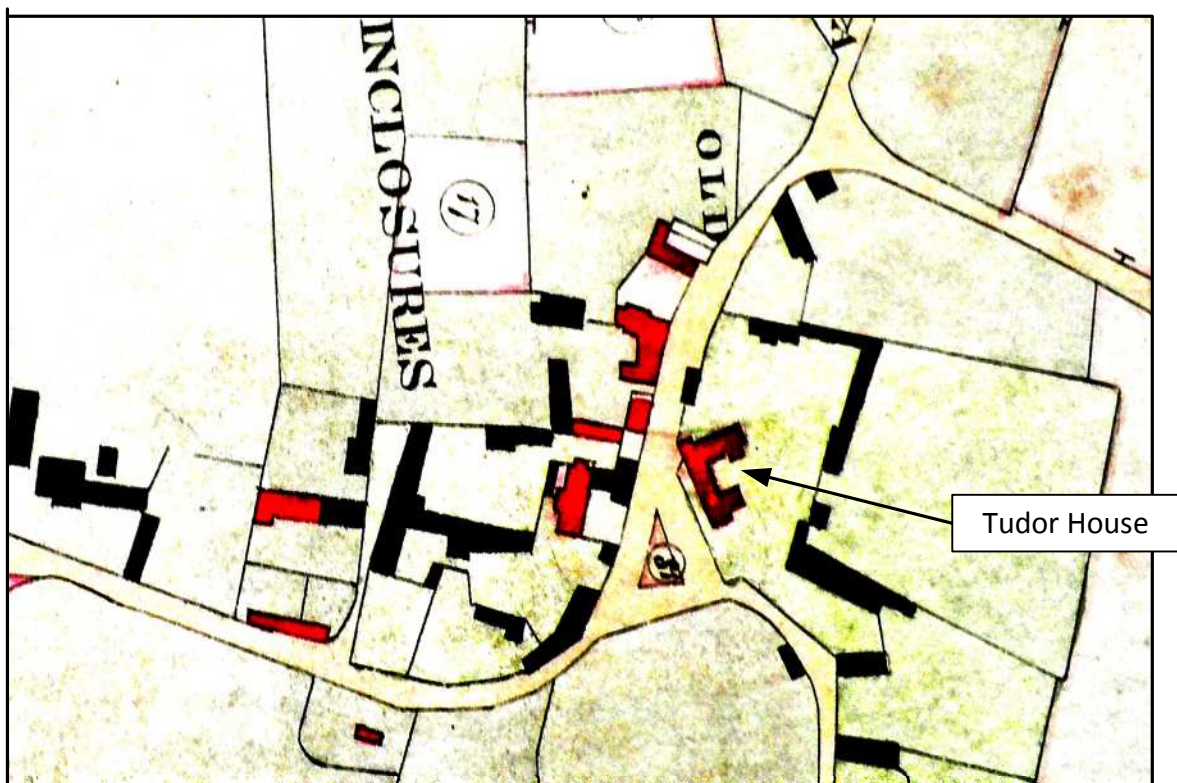
Photo of c.1958 (T L Marsden)



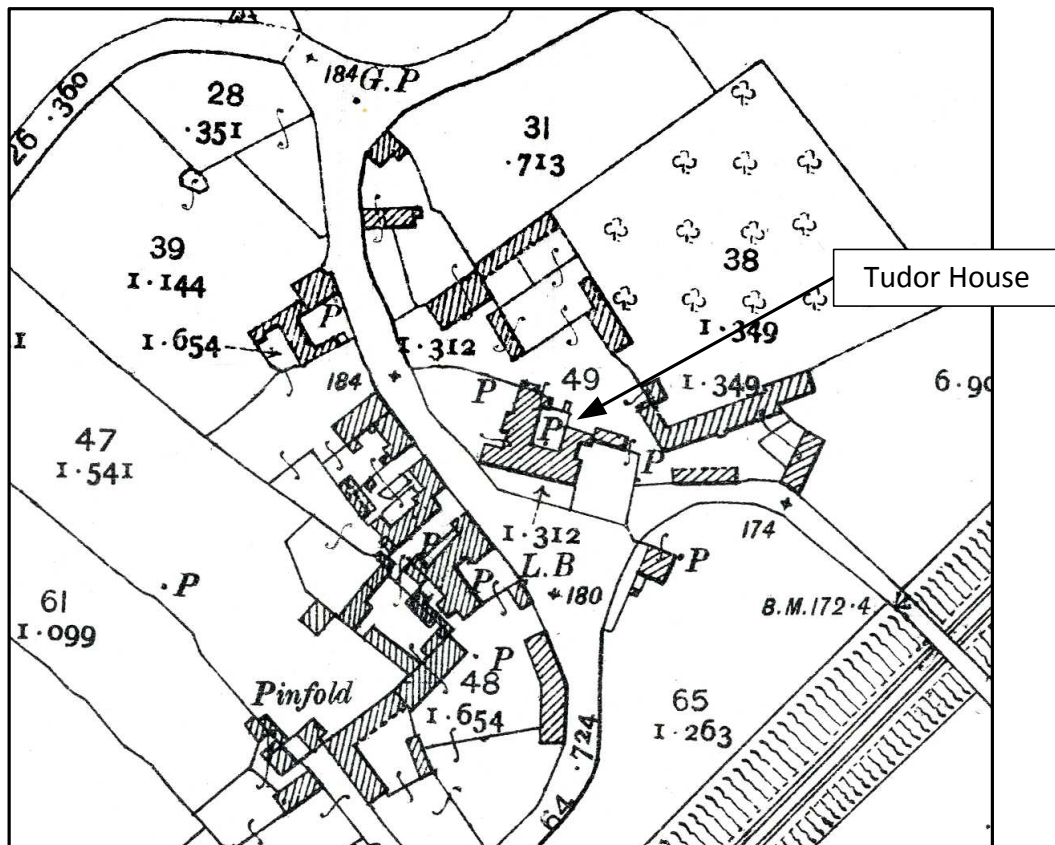
Photo of c.1970s, showing roadside wall before insertion of gate piers



Thorpe by Water Tithe Map - 1846



Thorpe by Water Enclosure Map - 1856



Thorpe by Water – OS Second Series 1904