

**Lyddington Manor History Society
Historic Building Survey**

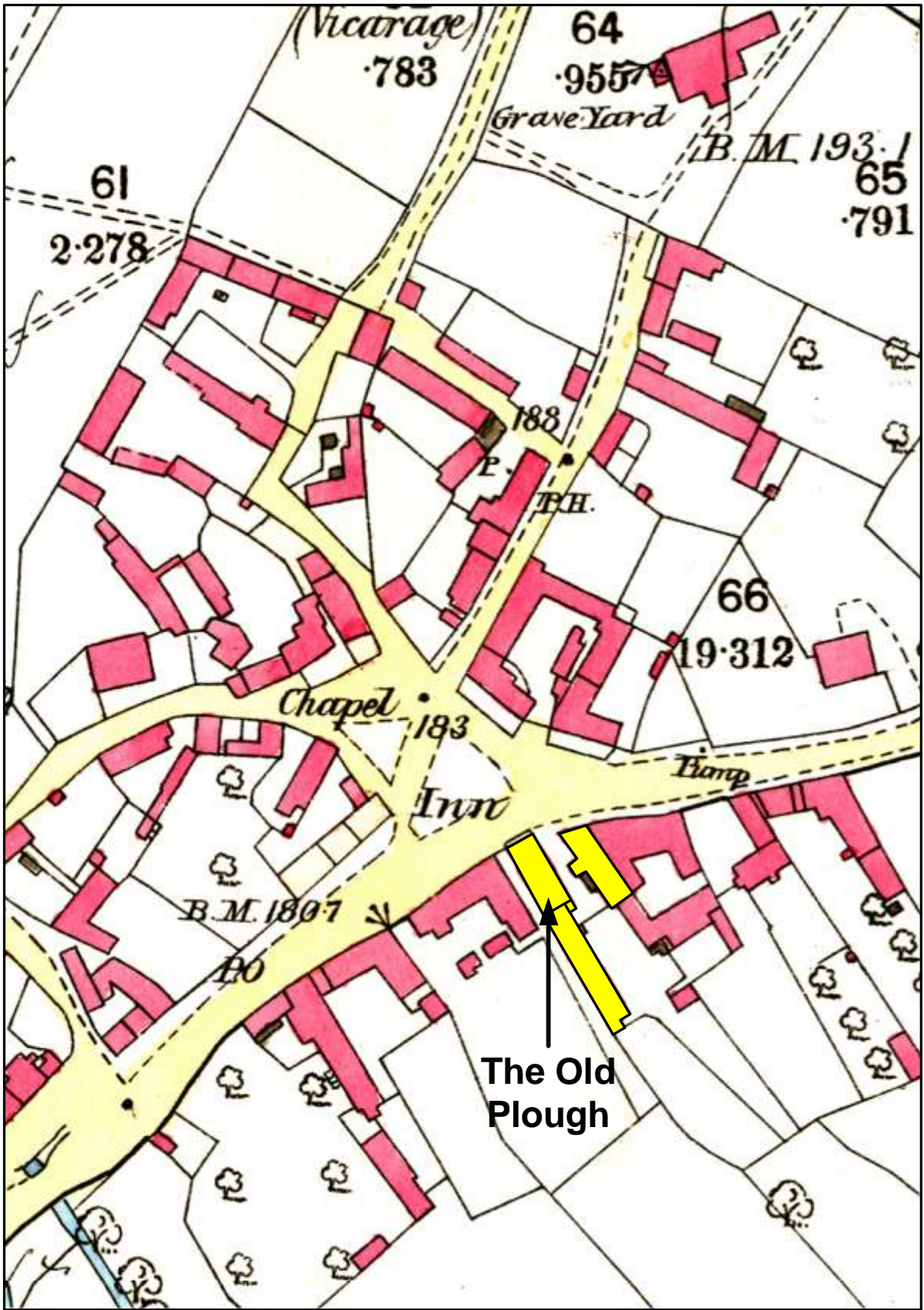
**The Old Plough, 41 Main St.
Caldecott, Rutland**



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Location Map – The Old Plough, 41 Main Street, Caldecott
(OS First Edition 1886)

HISTORIC BUILDING SURVEY: BRIEF REPORT

THE OLD PLOUGH, 41 MAIN ST, CALDECOTT

Survey

Date of survey: 5th May 2012
Surveyed by: Nick Hill, Robert Ovens & Ian Bottreill

Summary

This house, unusually oriented with its gable end to the street, seems originally to have been of three-room plan type, dating from the 17th or early 18th century. It had a range of farm buildings around its narrow, elongated yard. A date-stone indicates that the house was much altered in 1838, to serve as an inn. Some good quality fittings survive of this date, including an unusual pine-panelled partition with service hatches and multiple door openings. The stair leads upstairs in two directions, again no doubt connected to use as an inn. At the same date, the former farm building to the east of the house was converted for service use, probably housing a brew-house/laundry, with a bedroom for a servant on the first floor. The farm buildings to the south of the house were rebuilt as a range of stables and coach house, with a fine stone front. Although much altered, the buildings provide unusually complete evidence for an early 19th century inn, including the whole complex of support buildings.

Site

OS Ref: SP867936

Orientation: The gable end to the street faces N, with the main front facing E.

On the 1800 enclosure map, the house and attached range of outbuildings to the S are shown, together with the outbuilding to the E of the house. The buildings are shown in the same form on the 1886 OS map, except that the external stair to the E outbuilding is now clearly shown and also a further range at the S end of this block. The extent of the plot remains unchanged throughout.

Materials

Coursed ironstone rubble, with occasional limestone. Dressings of ironstone or brownstone. Coarser older masonry can be distinguished from the more uniform ironstone of the C19 phase. The E front of the stables block has fine-jointed ironstone ashlar. The house has a Collyweston slate roof and three brick chimneystacks, with Welsh slate to the outbuildings.

External features

The main house gable end to the street has a stone-coped parapet with plain kneelers and seating for a single brick stack; C19 bay window to ground floor, 3-light casement window to 1st.

The E (entrance) front has two 3-light casements to the ground floor, with doorway between. Two old blocked doorway openings towards the N. Over the front door, a date-stone: 'RM 1838' in neat lettering and above, crudely and deeply incised 'AoD 1575 I(?) I K'. Of limestone, but painted reddish-brown. To the first floor are three

3-light casements, with leaded lights. Central opening iron casement to each window, though quadrant stays indicate that opening casements were formerly to the L light.

The S gable has a plain verge with no parapet, and a small, high-set blocked window. The rear W wall, on the boundary, is largely blank, with only two small windows. A section toward the S end has been rebuilt.

The former stable block has a long, low front wall of finely-jointed ironstone. A wide doorway is set at each end, with two windows between – no doubt reflecting a former division into two stable sections. All four openings have good quality flat brownstone lintels with projecting keystones. To the L of the L doorway is a straight joint, with a less regular area of stone facing beyond. The final section of this long range was probably a coach house, with a wide opening which has good quality brownstone quoins and a beam over. To the L of this is another area of quite good quality masonry. The S gable and rear W wall are of coursed rubble. A door to the rear of the coach house suggests this may have previously been a barn, with an opposing door for cross-draught.

The E outbuilding probably served as a brew-house/laundry/scullery to the inn. It has a blank N gable to the street, with stone coping and single brick stack. The W front has a projecting porch, with a doorway in it and further doorways to each side. A timber stair, now modern but indicated on the 1886 map, leads up to the first floor. The S gable has a second brick stack, and beyond this is a further single-storey block, with a wide opening to the front.

Plan

The house was probably of 3-room plan originally, but was much altered in the 19th century. The N gable is at a skew angle, reflecting the road alignment; this skewing is even more pronounced in the E outbuilding.

Internal features

Ground floor

The front door leads into a narrow entrance hall. To the N side of this is a pine panelled partition, part of the pub fit-out. It has a half-glazed door to the E, then a sash window (for serving), a double folding set of doors (for a wide, clear opening) and another window/hatch, which looks like a later adaptation.

The S room (now kitchen) has a fine set of pine shutters to the early C19 window, complete with fittings. The central room has similar shutters, and a transverse beam with run-out stops. A brick cross-wall (as seen in the roof void) separates the central room from the front, N room, with a chimneybreast on either side. The front room has a transverse beam with chamfers and step stops.

First floor and roof structure

Stairs lead up split into two directions, one flight running N and one S – probably part of the inn fit-out. At the head of the S stairs are two early C19 pine doors, one with strap and one with H hinges, both cut off and now with modern hinges.

The house roof, set at around 40° pitch, is of oak, using a mix of traditional and later techniques. Two trusses have a tie-beam bolted to the principal rafters with a square not and threaded bolt – typical of the earlier C19. Purlins with staggered, tusk tenon joints, and ridge board. Dovetail-lapped collar fixed with two big nails, not pegs. Rafters are also all of oak, not pine. Cross wall of C19 larger size bricks, and bricks also to the inner face of the N gable. Old-style reed/plaster finish on rough studs to part of the S truss, enclosing a taller 1st floor ceiled space over the S room.

The stables roof has pine trusses with nailed dovetail-lapped collars, and later lapped ties below – all at c.30° for a slated roof, and rather later in appearance than the c.1838 roof to the house.

East outbuilding

This was also surveyed briefly in September 2000, before alteration works. On the ground floor, the N room has an iron range to the N gable, named 'The Bakewell'. It is of closed range type, with a back boiler, a hot plate and two ovens, probably of early C20 date. Evidence of a copper water boiler was noted to the R of this in 2000, and for beer barrel racks in the space opposite the porch. In 2000, the first floor had a large room, now subdivided to the N and a smaller room to the S. The roof structure here is of the same type as the main house, with lapped collars, fixed with a threaded nut/bolt, and tusk-tenoned purlins. Both rooms had an old red/pink distemper type paint finish in 2000. The chimneystack at the N end is built of C19 size brick, as is that to the S. The S room has a fireplace with small hob grate, with reeded side panels, of earlier C19 type. Over the fireplace is a timber shelf on shaped brackets. This room clearly functioned as a servant's bedroom.

Date and development

The original house appears to have been of 17th or early 18th century date, or three-room plan type. The E outbuilding and earlier buildings on the footprint of the stables/coach house would have served as farm buildings around the yard. The first floor of the E outbuilding may originally have served as a granary or hayloft, approached by external stairs.

It seems the whole complex underwent major alterations in 1838, at which time it was probably converted to a public house. The house had new cross-walls and fireplaces built, with much new or replacement stonework to the walls. The roof structure was entirely replaced. The internal layout, with an entry passage, pine serving partition and divided stairs, reflects the public house usage. The E outbuilding also underwent major alterations at the same date, probably being converted for brewhouse/laundry use to serve the pub. The stable and coach house blocks were also rebuilt to service the pub, their fine stone fronts suggesting a good quality inn operated here.

7th May 2012



Aerial view of c.1980s



View from north



Date stone of 1838 and 1575 over front door



House and stable block from south-east



East outbuilding from north-west



Stables and coach house range



Pine partition, with doors and serving hatches; entrance passage beyond



Roof structure to house: central room looking north, with lapped and nailed collar



Early 20th century range to east outbuilding



Fireplace with hob grate and shelf, to first floor servant's bedroom in east outbuilding



Caldecott Enclosure Map - 1800



Ordnance Survey 2nd Series, 1900