

**Lyddington Manor History Society  
Historic Building Survey**

**5 The Green  
Lyddington, Rutland**



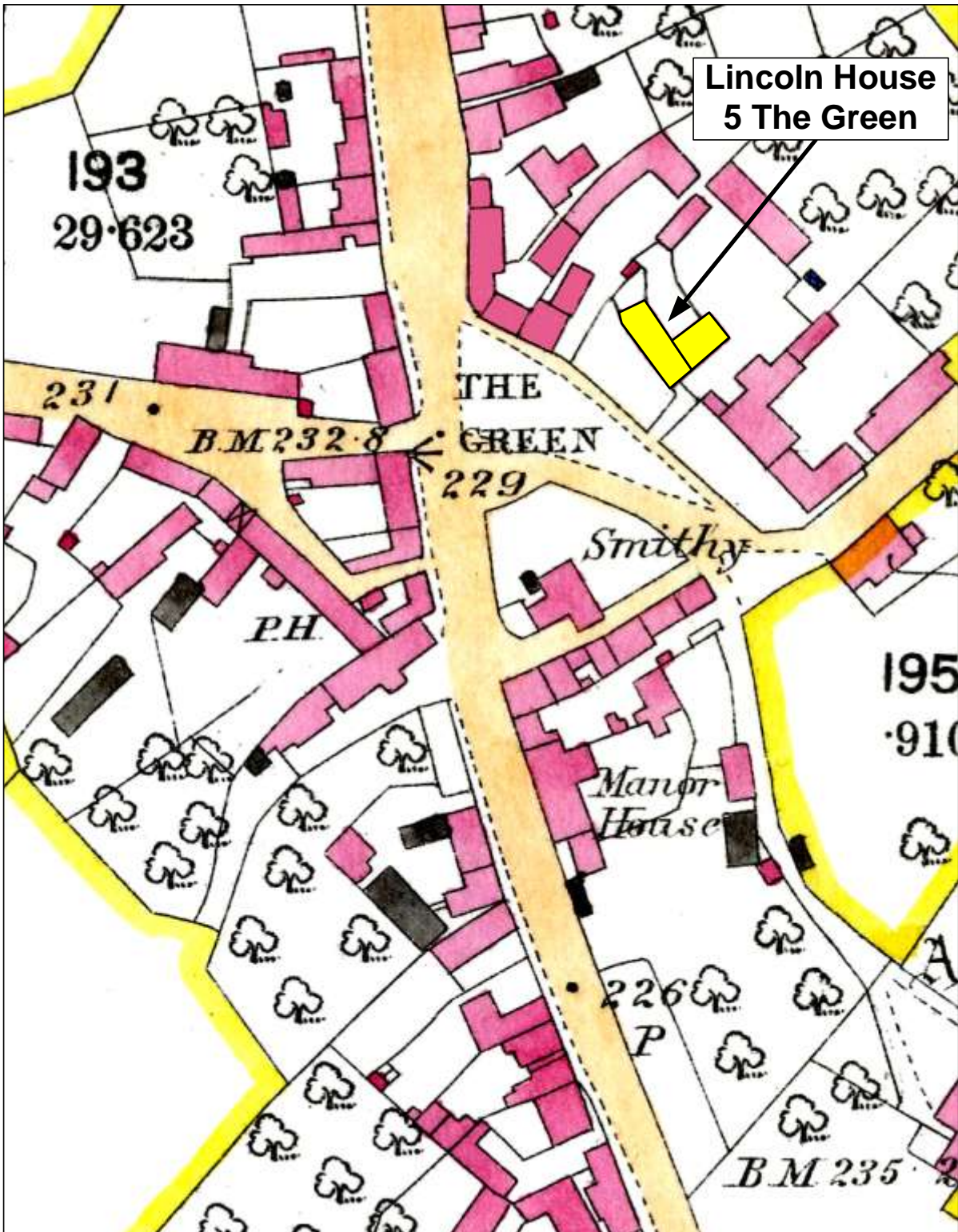
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Location Map – Lincoln House, 5 The Green, Lyddington  
(OS First Edition 1886)

## LINCOLN HOUSE, 5 THE GREEN, LYDDINGTON, RUTLAND

### Summary

The front (south) range of this house is a good example of a standard three-unit plan, dating from c.1610-50. At the west end is the original kitchen, separated from the central room, the hall, by a cross passage (now blocked). Beyond the hall, at the east end, is the parlour, with a smaller fireplace. Both the hall and parlour have good quality four-light stone mullion windows, though the parlour also had an unglazed timber window. Above was a low first floor, originally unheated. It seems that, unusually, there was another room at the west end, beyond the kitchen, but this was later demolished.

The rear wing to the north was added later, with a tree-ring date to the roof structure of 1691-96. It has two bays, without chimneystacks, so seems to have been for ancillary use, perhaps a stable or other farmyard purposes. The roof structure is of A-frame type, with scissors crossing to the apex.

### Building development

#### The main front range

The front range is in many respects a classic example of a three-unit cross-passage house. The cross passage, which was blocked up in the 1960s, has the original kitchen to the west and the hall to the east. The hall has a large inglenook fireplace, with a small ingle window (now blocked) to the south wall. The stairs (probably of steep winder or ladder form) may well always have been in their current location, to the north of the hall's chimneybreast. The parlour was approached from the hall and has a shallow chimneybreast for a smaller fireplace, showing that no cooking activities were undertaken here. Both the parlour and hall are well-lit by four-light windows in the south wall with, somewhat unusually, no windows to the opposite wall (though the parlour may have had a window here, until it was blocked by the rear wing). It is interesting to note that, although both windows are of four lights, the parlour window is 190mm wider than the hall window – presumably because it was considered the better room. The doorway and re-set window to the east gable of the parlour are modern alterations, though there was an original gable window in the current door opening (see below). The cross walls which separate the hall from the parlour, and the kitchen from the cross passage, are of masonry, rather than the timber partitions often found in such locations.

The kitchen has a large inglenook fireplace for cooking, lit by a small ingle window. The irregular masonry of its west gable wall indicates that there was a further section of the original building here, an unusual feature. It was probably an ancillary space to the kitchen, with a connecting doorway, though it seems it also had a low first floor, probably for storage use only. The first floor of the main range probably had three chambers, but they were originally poorly lit, without fireplaces and had low headroom, so they may also have been used largely for storage.

The front range is a good quality stone-built structure, with some interesting features. The walls are of the local ironstone, quite well-coursed and with good ironstone

quoins. Evidence indicates that the gables had shaped corbels, supporting a gable parapet, though the roof was of thatch, rather than the higher-class Collyweston slate. The chimneystacks would have been of stone originally, but have been replaced in brick. The stone mullioned windows of the hall and parlour are high quality features, of four lights rather than the normal two or three lights. They have the normal ovolo moulding externally, but are plain-chamfered inside. The hood moulds over the windows, with cavetto moulding, have dropped ends, an unusual feature in the area, rather higher quality – or perhaps old-fashioned – than normal. Despite this good quality stonework, the doorways seem to have had plain jambs and timber lintels, rather than higher-class masonry surrounds. The front window to the kitchen is now of 18<sup>th</sup> century timber type, so there was probably never a stone mullioned window here.

A particularly interesting discovery was made when the current doorway was inserted in the east gable of the parlour, when a timber window was revealed, clearly part of the original early 17<sup>th</sup> century structure. This has been preserved *ex situ* and survives in quite good condition. It has a plain oak frame of two lights, with chamfering. The particular feature to note is that there is no rebate or groove for glazing. Instead, there was an internal shutter, for which evidence of the pintle (hook) hinges survives, together with an iron staple on the central mullion, for fixing the shutters closed. Such windows are rare survivals in this stone-built area. It is especially interesting in this context, where a fine ovolo-moulded window (presumably glazed) was provided to the front wall of the parlour, but an unglazed timber window was still considered sufficient for the side wall.

There are several other features of interest to the interior. The hall and parlour have good quality spine beams to the ceiling. The hall beam has chamfers with pyramid stops, an unusual type, usually of the 16<sup>th</sup> rather than 17<sup>th</sup> century. Perhaps it is re-used in this context, or an old-fashioned feature. An oddly placed spine beam to the ceiling of the cross passage has standard 17<sup>th</sup> century type ogee stops. The north wall of the hall has a well-preserved 17<sup>th</sup> century wall cupboard, with a plain oak door and butterfly pattern hinges. In the kitchen, the north wall has an unusual small window which also preserves an internal shutter, a plain oak board with strap/pintle hinges of 17-18<sup>th</sup> century date. The roof to the front range was entirely replaced with modern softwood in the 1960s, when concrete plain tiles also replaced the thatch.

#### The rear north wing

The north wing is a well-built ironstone structure, with a roughly chamfered plinth and good quality north gable, with gable parapet and roll-moulded apex. Its side walls are around 500mm thick, as against 640mm for the front range. Much altered in the 1960s, it had a front and back door and two stone-mullioned windows. One of these windows is still in situ, but the other was re-set in the east gable of the front range in the 1960s. The windows are of unusual pattern, plain chamfered, with a stout, rectangular and chamfered central mullion. The ground floor formed a single space, with two rather crudely shaped ceiling beams, quite high-set. There was a low first floor or attic, which now has a later inserted floor structure above. The original roof structure survives, with two trusses of A-frame type, and has been tree-ring dated to 1691-96. The principal rafters have a scissors crossing at the apex to support the ridge (now missing), with two plain, lapped collars carrying two sets of side purlins.



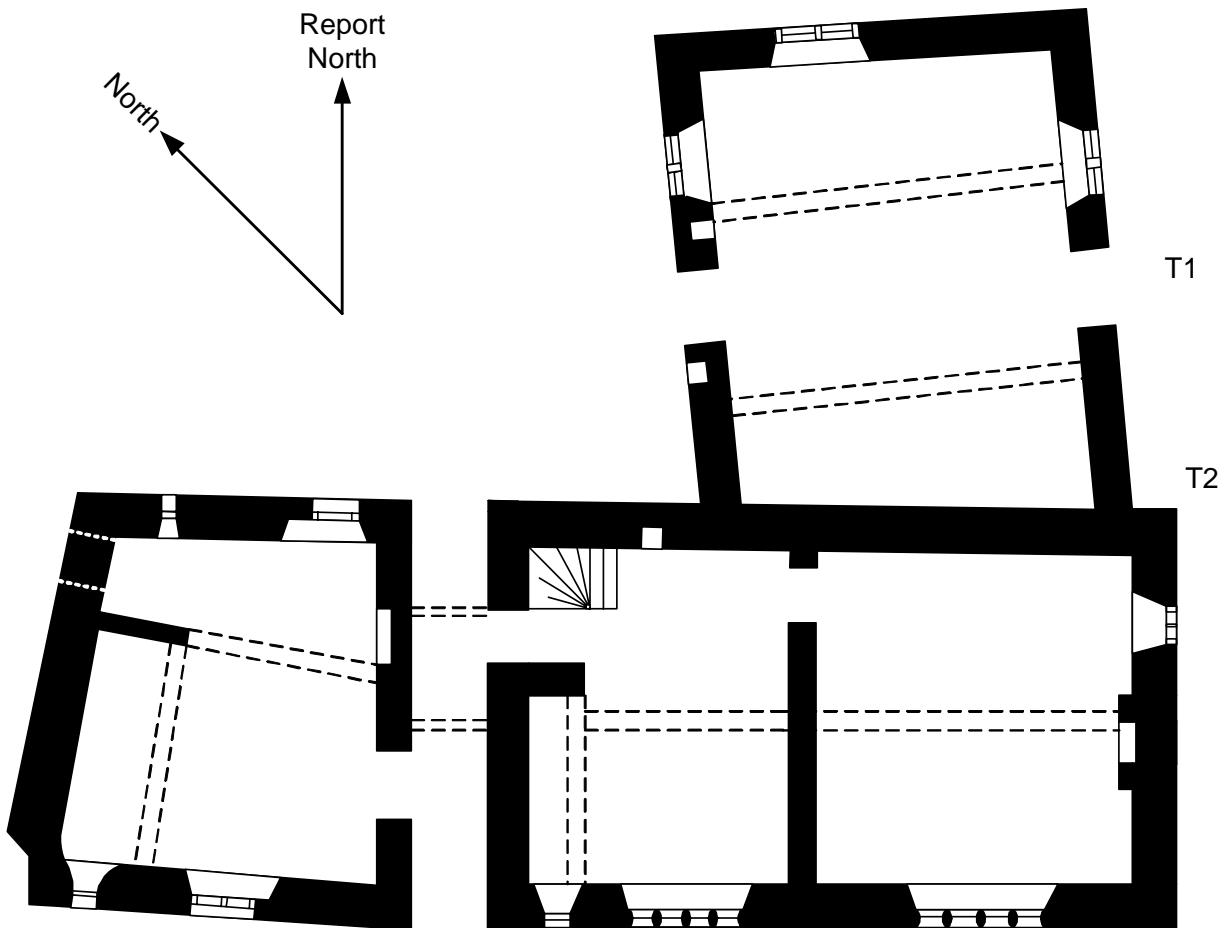
The rafters have been replaced in recent times, but mortices remain to show that there were two oddly placed wind braces to the north and south of the central truss (T1), though on different sides of the building. Both trusses have ash pole and mud infill to the upper parts. Set high in the north gable was an opening, now blocked.

This is an unusual structure, in that it is attached to the main house but appears to be non-domestic in function, having no original chimneystacks for heating. It seems there were no connecting doorways originally to the front range. The form of the windows also suggests a utilitarian building, and the two wall niches on the inside and outside faces of the west wall are like those often found in agricultural buildings (though not on the outside face). Its general character and the nature of the junction to the main range indicate that it is a later addition to the main front range. It seems unlikely that it is a domestic range pre-dating the front range, as it has no chimneystacks. The ground floor clearly formed a lofty, single space and there was probably a loft over for storage. The doors and windows indicate that it was not a barn or cow-house. It might have been built as a stable, with a hayloft over, though one would not then expect a rear door, nor good windows to both the front and rear walls, which leave rather little space for stalls. It may have been an unusually capacious dairy or scullery (though that would seem more appropriate attached to the kitchen, rather than the parlour), but it seems more likely that it had some other ancillary use for the adjoining farmyard, or was constructed as a multi-purpose building.

#### Later development

The unglazed window in the gable wall of the parlour must have been blocked up at an early date, before glazing became *de rigueur*. A second flue was added, probably during the 18<sup>th</sup> century, to the chimneystack of the east gable to provide a fireplace in the east bedroom. The section of building attached to the west gable may have been lost in the same period. Timber windows with leaded lights and iron casements were also installed around this time to the front wall of the kitchen and two bedrooms. A proper first floor structure may have been inserted in the north wing during the 18<sup>th</sup> or 19<sup>th</sup> century, with various alterations also to windows and doorways. The major alterations of the 1960s for Mr and Mrs Nichols are documented on a surviving plan. Subsequent to this, the front doorway was blocked up and a new door made in the east gable by the current owners, Mr and Mrs Stokes. The most recent alteration has been the addition of a conservatory to the north side.

October 2010

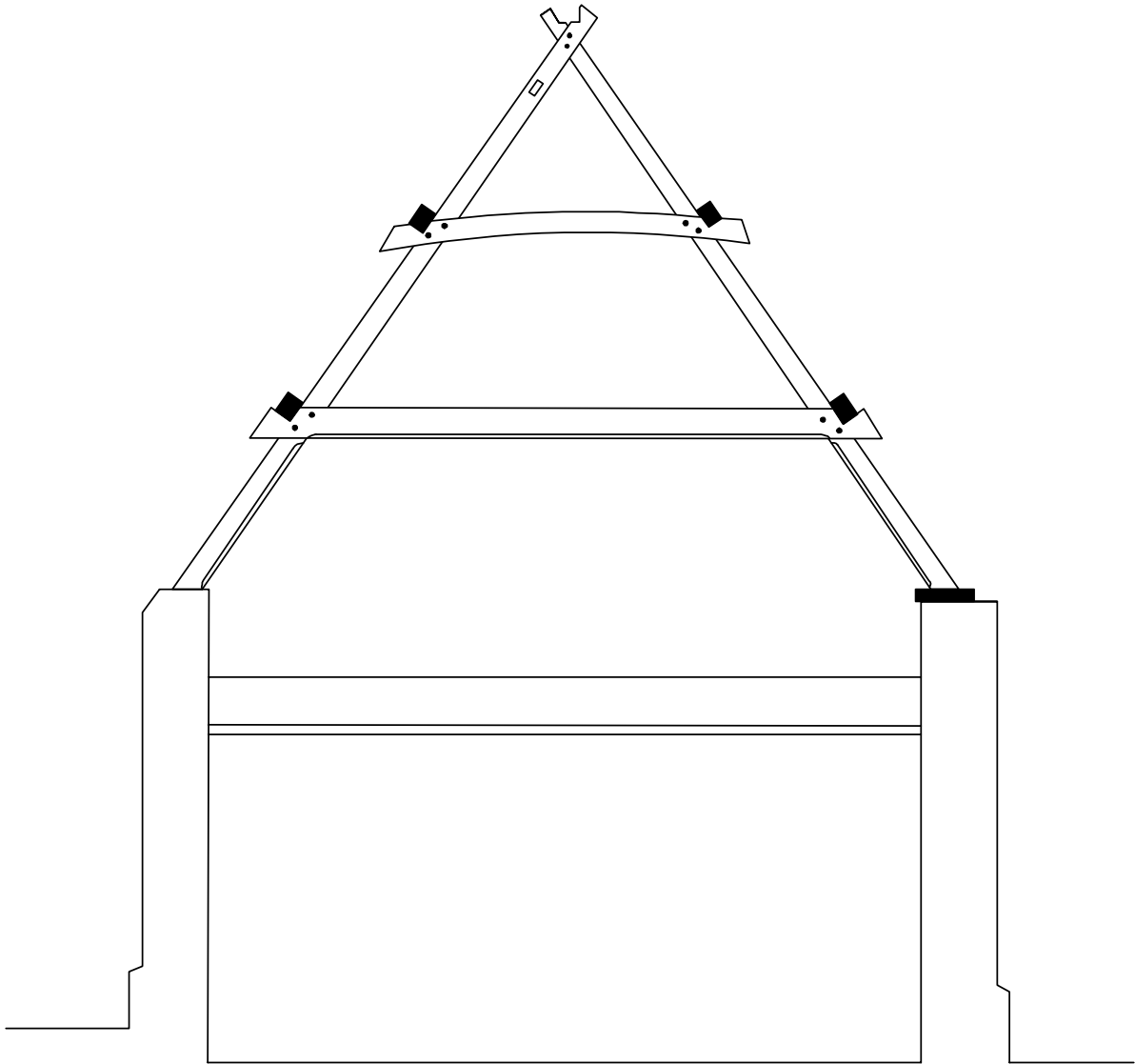


GROUND FLOOR

LINCOLN HOUSE, 5 THE GREEN, LYDDINGTON



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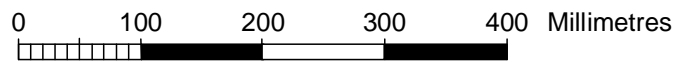
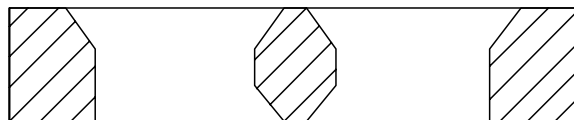
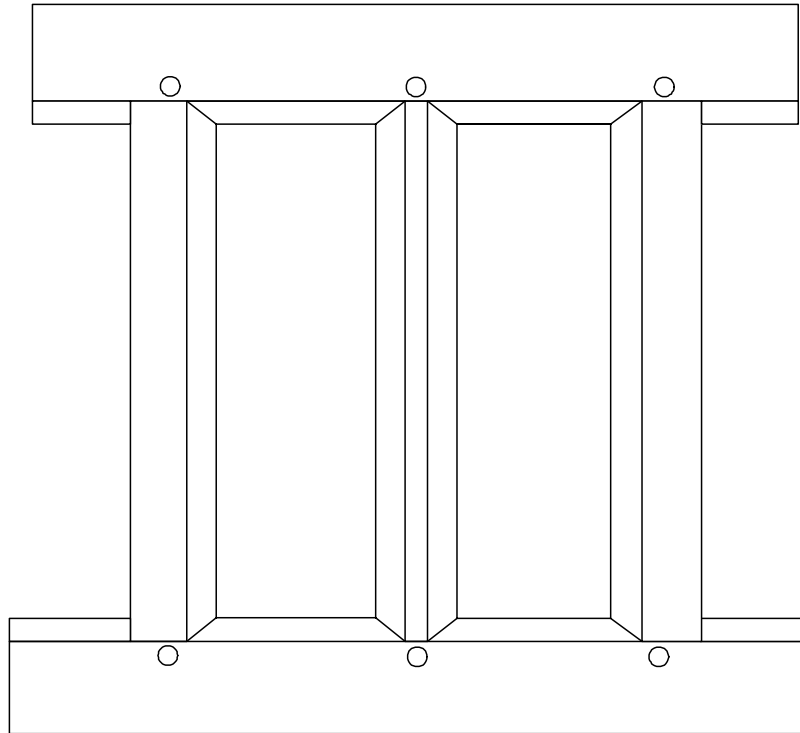
SECTION AT TRUSS T1 – SOUTH FACE

LINCOLN HOUSE, 5 THE GREEN, LYDDINGTON



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17<sup>TH</sup> CENTURY TIMBER WINDOW FROM THE  
FORMER PARLOUR

LINCOLN HOUSE, 5 THE GREEN, LYDDINGTON

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View from south-east



Rear view in 2009 (before addition of conservatory)



Rear wing



View of west side of rear wing in 2009 (before addition of conservatory)





The irregular west gable of the front range, with evidence for former additional block



Stone window to rear wing, of unusual plain type



External and internal views of the C17th unglazed oak window from the parlour





The former parlour (east room of front range)



The former kitchen (west room of front range)



South face of truss T1 to rear wing, dated 1691-6.





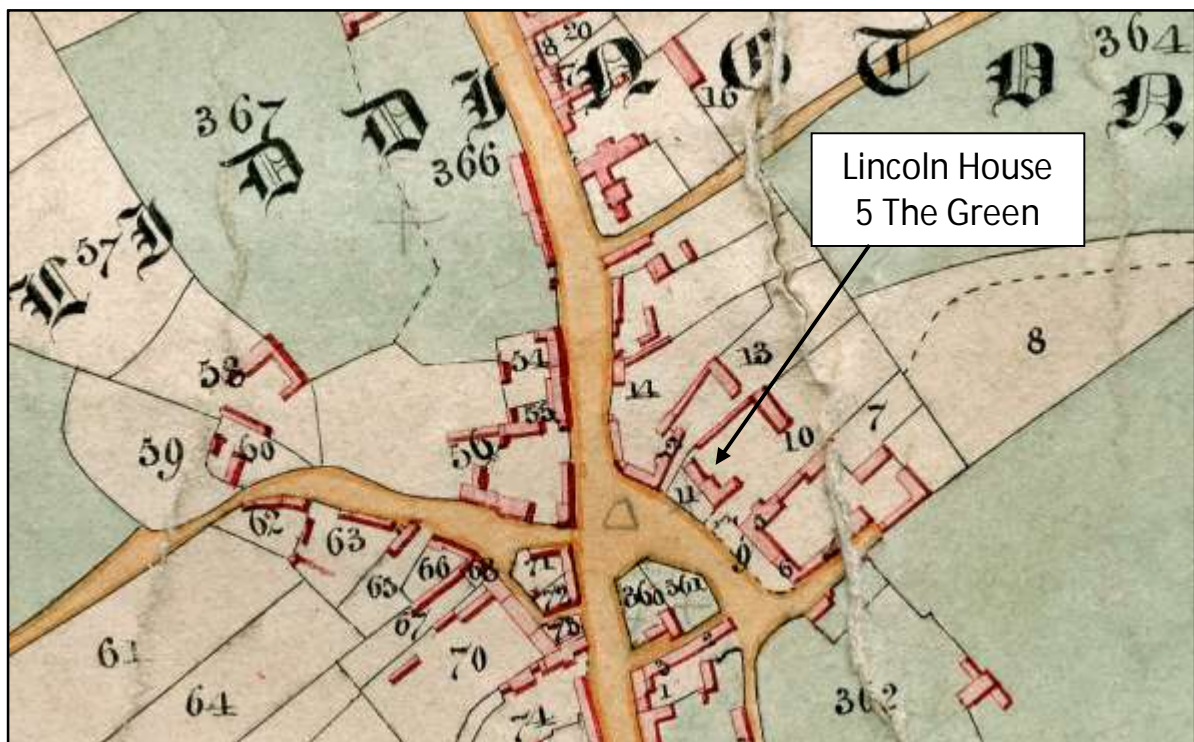
South face of lower part of truss T1



Early photograph showing roof of longstraw thatch, with eyebrow dormer windows

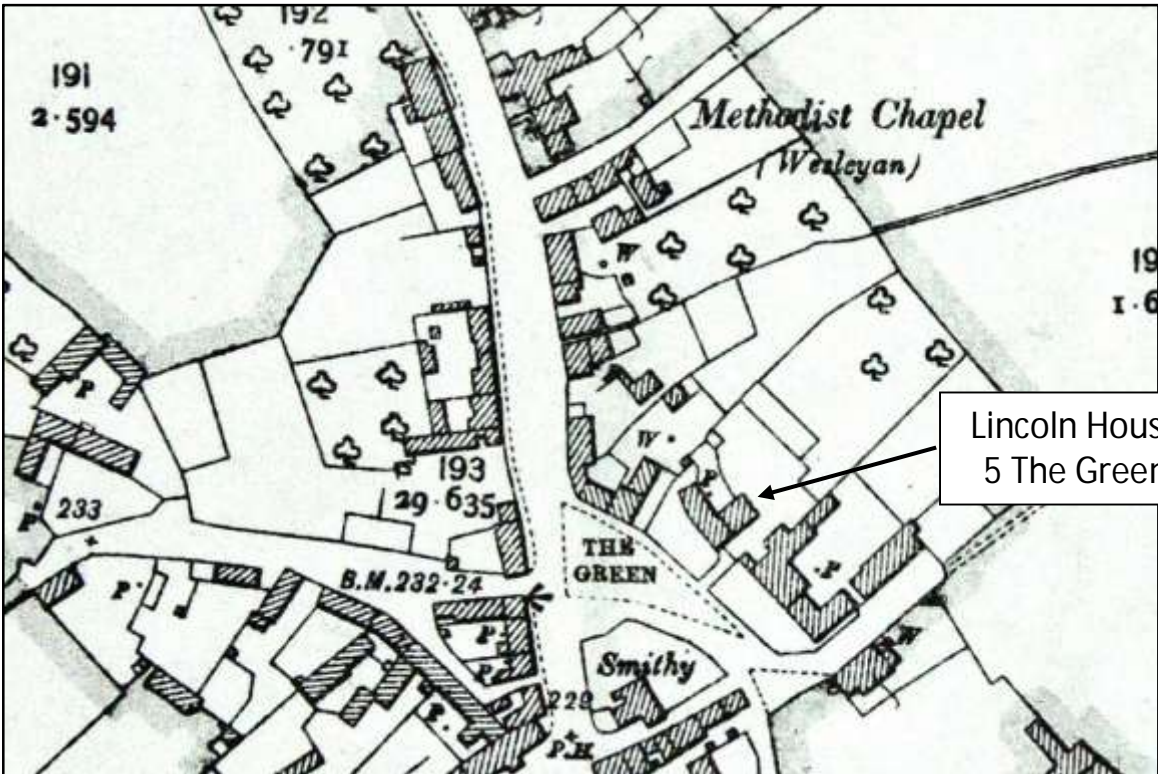


Lyddington Enclosure Map - 1804



Lyddington Estate Map, 1848 (Burghley Archives)





Ordnance Survey 2<sup>nd</sup> Series, 1904