

Lyddington Manor History Society
Historic Building Survey

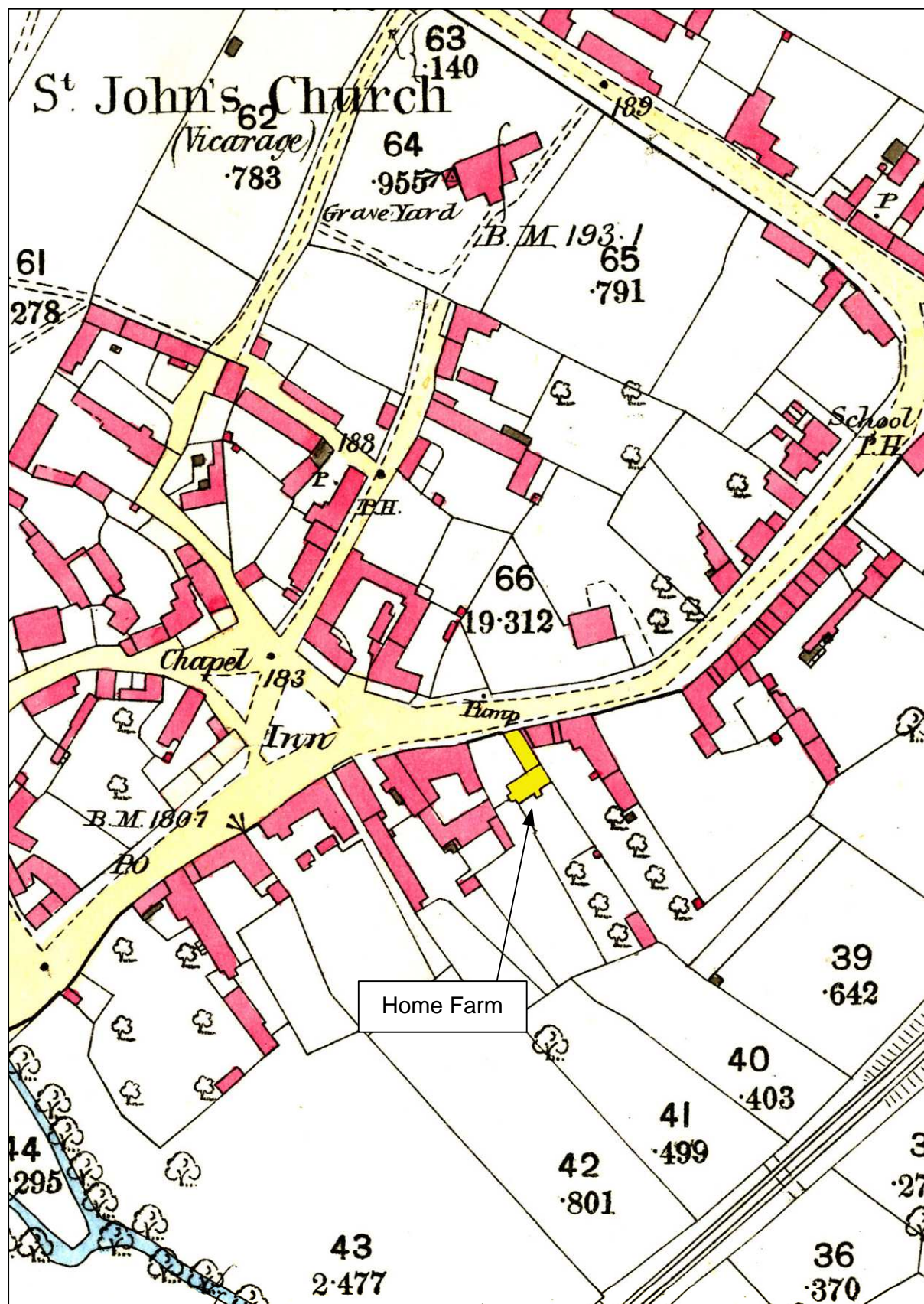
Home Farm
39, Main Street
Caldecott, Rutland



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Location Map – Home Farm, 39 Main Street, Caldecott
(OS First Edition 1886)

HISTORIC BUILDING SURVEY REPORT

HOME FARM, 39 MAIN ST, CALDECOTT

Survey

Date of survey: 28th September 2013

Surveyed by: Nick Hill & Robert Ovens

Summary

Set back an unusual distance from the village street, the earliest part of this building formed a two-cell house of 17th century date, though few features survive. The building was upgraded in the late 18th century, with good quality ironstone window surrounds, and a new roof structure, with an unusual hipped end probably replacing the earlier gable. The long north range, extending up to the road front, was also added at this time, mainly for service use. The house clearly formed a considerable establishment, with a very large barn built in 1712, which survives in reduced form. A stable with unusual curved principal roof trusses and black-glazed pantiles was added in the early 19th century.

Site

OS Ref: SP869935

Orientation: For report purposes, the gable on the road frontage is taken as facing N.

This building consists of two ranges, forming an L shape. The main range is set some distance back from the village street, and parallel to it. In front of this, the north range extends right up to the street. To the west of the house there is a yard with various farm buildings, now partly converted to domestic use and in separate occupation. There are long gardens to the south.

Materials

Coursed ironstone and limestone rubble, with concrete tiles to main range and Welsh slate to north range.

External features

The main range is of 2 storeys, with a gable end to the E and a hipped roof to the W. The north range is also of 2 storeys.

The N front of the main range has walling of well-squared, coursed ironstone, with good ironstone quoins to the NW corner. The corner is chamfered, to give better clearance for carts entering the yard. There are 3 windows, one to the ground floor and two to the first floor. All have deep segmental-arched lintels of brownstone in a single piece, with timber casements of 19th century style. To the right on the ground floor is a small rectangular window opening, blocked with ironstone. There is a square, rubble plinth. The rest of the north front is blocked by the north range and a modern porch.

The W gable of the main range has different walling, of limestone with some ironstone rubble, to the main area, except towards the corners. It is evident that the walling with limestone is older, and the ironstone is a later re-facing. The gable is blank, except for an eroded ironstone tablet near the top, with a cyma-moulded limestone cornice over it. It is probably a re-set date-stone. The stone of the cornice extends to the left, rather oddly. There is a tall single-flue stack of late 19th/20th century date, with a broader stack base of rubble stone to the centre of the range.

The S side of the main range has walling of two types. To the W there is well-coursed ironstone, and to the E more irregular limestone, with areas of ironstone. There is an irregular joint where the two types meet, indicating that the ironstone is a later re-facing. The first floor has 4 timber casement windows. Joint lines in the masonry show that there were previously 4 windows set symmetrically below these to the ground floor, but a window to the centre W has been lost and a wider single window to the E has replaced the two windows here. There is a modern timber porch.

The E gable of the main range, which faces over the adjoining property, is of coursed limestone with only a little ironstone. 19th century casement window to ground floor and attic. Plain kneelers with gable parapet and seating for a single-flued stack, of rebuilt brick. Only a few quoins remain at the NE corner, where the north range abuts.

The north range E wall is of well-coursed ironstone where visible to the S. Window opening to 1st floor, with brick blocking. The N part of this wall is set very close to the adjoining building.

The north range front gable has well-coursed ironstone, though the upper gable is rendered. Ground floor casement window with segmental arch lintel of brownstone, here with a central keystone, rather than in a single piece like the lintels to the main range. Similar window to 1st floor, though the lintel is rendered. Plain kneelers and gable parapet, the roof at an angle of only around 35-40°, indicating that it was probably built for pantiles or Welsh slates, not Collyweston or thatch.

The north range W side has coursed ironstone with some limestone. The ground floor has a small window to N, but this was formerly larger. Next is a doorway with some good jambs and old timber lintel, probably original. Two casement windows to S, the N one with small panes. First floor has 3 casement windows set above the ground floor ones, the S one with old glass. Two-flue stack of C19/20 brick.

Internal features

Ground floor

The main range W room has an unusual arrangement of ceiling beams: transverse beam with shaped stops to S end (but no chamfers to N), to which a spine beam is morticed and twice-pegged, with plain-cut chamfer stops. The spine beam has good ogee stops at the junction with the transverse beam, with the W end concealed by a later chimneybreast. Inglenook fireplace with ironstone cheeks to both sides, the angle beam cut out and a modern one inserted at higher level. Winder stair beside the stack.

The main range E room has a re-worked inglenook fireplace and cased spine beam. The N wall has a timber like a wallplate, supported on 4 irregularly shaped corbel timbers – this presumably supported the floor joists. An inserted partition here was removed after 2006.

A front porch has been added after 2006 to the front doorway, in the angle of the two ranges. The front door, leading into the main range W room has good jambs and a one-piece segmental arched lintel. There is also a doorway leading into the N range, with good jambs visible on the N side and an old oak lintel, so this is probably an original doorway. There is a splayed section of ironstone walling at the junction of the ranges.

The S part of the N range contains a modern stair, and a spine beam with ogee stops to its S end, though none to the N. The crosswall here has an arched fireplace recess, and a slightly arched spreader beam set somewhat above this. The W side of this chimneybreast has an irregular recess, probably the site of an original copper or similar feature. There is a good 2-panel pine door here, on H-L hinges. The N part has been opened out into a single space, with a rough spine beam to the N and a Victorian fireplace, moved from elsewhere in the house.

Wall thicknesses: c.600mm to the N and S walls of the main range; 650mm to the front W wall of the N range.

First floor and roof structure

Main range W room has a transverse beam with good bar stops to S end. The N end has no stops, but an odd timber to its E side, with a curved E face and fixed to the main beam with big nails – probably a repair. The E room has another transverse beam with good ogee and step stops, and a raking chimneybreast to the E gable.

The N range has a Victorian cast iron fireplace to the S room. The original roof structure survives, open to the N room and ceiled to the S, of quite crude construction. Big, rough purlins and a crude ridge span N-S, bearing onto the central crosswall. Rafters are of irregular pole type or re-used, lapped crudely over the purlins. The timbers in the roof space are still white-washed. In the roof space, it can be seen that the crosswall and chimneybreast are of brick. A partition of poles and reed/plaster separates the S end of the N range roof from the main range

The main range has an attic floor set within the roof. A good quality roof structure survives in very complete state. Two A-frame trusses, set either side of the central stack. Although the principal rafters go down to attic floor level, they do not connect to tie-beams. The two ceiling beams are set to the E of the trusses, with the N end of the E beam visible where it is bedded into the wall top, 225mm E of the truss. The trusses have well-squared oak, with only very small chamfers. Tenoned collar, tenoned purlins, apex of trusses not visible, but no ridge (rafters have bridled apex). Well-squared oak rafters, tenoned to the purlins. A regular row of pegs which fix the lower rafters is visible to the purlins. Purlin scarf joints have double pegs visible, though the joint cannot be seen. Truss T2 to the W is set in the location to receive the hip rafters (ie offset to the W). The hip rafters receive a purlin at the W end, which

also has a row of pegs for the rafters. It is clear that the roof is all of one date and was made to suit the hipped end. But the roof structure is probably of later date than the attic floor beams, with their 17th century style chamfer stops.

The central stone stack is well-built, with big steps to the W. Set high on the E face are two protruding timbers of large, hooked profile, to support some feature or provide a hanging point. The chimneybreast to the E gable is of raking brickwork, clearly a later insert.

Outbuildings

Two stone-built outbuildings are located to the NW of the house, forming an L shape. These were briefly inspected in 2006-7, before conversion to domestic use. There is a further outbuilding to the S of the L-shaped range, with stone walls and an open N front with timber posts.

The N outbuilding, set parallel to the road, was formerly a barn. The front N wall has the jambs of a large central barn doorway for cart access and a threshing floor, now blocked. Either side of this, symmetrically placed, are two ventilation slits. This front N wall has a chamfered plinth, which is also present in the stonework of the blocked-up doorway. The E gable has a limestone date-stone: MDCCXII (1712), with another date-stone to the W gable: 1712. The roof and gables have clearly been reduced in height, with a covering now of Welsh slate at around 35°. Inside, there were two or more old tie-beams, but the upper roof structure was modern. This building was clearly a well-built barn, probably thatched and dating from 1712. Beyond the quoins of the barn's NW corner, the N wall continues along the street frontage, with a slight kink to follow the road line. The first section, up to a wide gateway, also has a chamfered plinth, of the same type as the barn wall. To the W of the gateway, the front boundary wall continues right up to the adjoining building. On the 1800 enclosure map, an outbuilding range extended right across this NW part of the plot.

The S outbuilding abuts against the N one, being a later addition. It has E and W walls of stone, but the S gable was rebuilt in brick. The front E wall has a standard size doorway to the N, with an arch of ironstone voussoirs, and two hatch openings at upper level. The rear had two boarded doors with brick arches and loft doors over. The original roof structure survives, of unusual type: two trusses with curved principals, tenoned to tie-beams. The tie-beams are probably older, re-used beams of C17-18 date, as they have ogee chamfer stops. Lapped collars, fixed with a single threaded bolt and square nut. The apex has yoke pieces nailed to either side, which support an ash pole ridge. Rough purlins are supported on the ends of the lapped collars. Rough pole rafters. The roof is set at a pitch of only around 35°, and is covered with black-glazed pantiles – probably the original material, as the pitch is too low for thatch. Such tiles are found in East Anglia, but rare in this area. This building is not shown on the 1800 enclosure map, so must date from the early 19th century. Its form, with doorways and loading hatches above, suggests it was probably a stable.

Site history

The 1800 enclosure map shows the house with an L-shape, as existing. There is an outbuilding to the N (extending W beyond the barn, as noted above) and another large outbuilding SW of the house. The 1886 1st edition OS map shows the L-shaped house, with a porch to the S side and another small projection to the W gable. The farm buildings now form a courtyard, but the large outbuilding to SW has gone. A further outbuilding is set some distance further S on the plot.

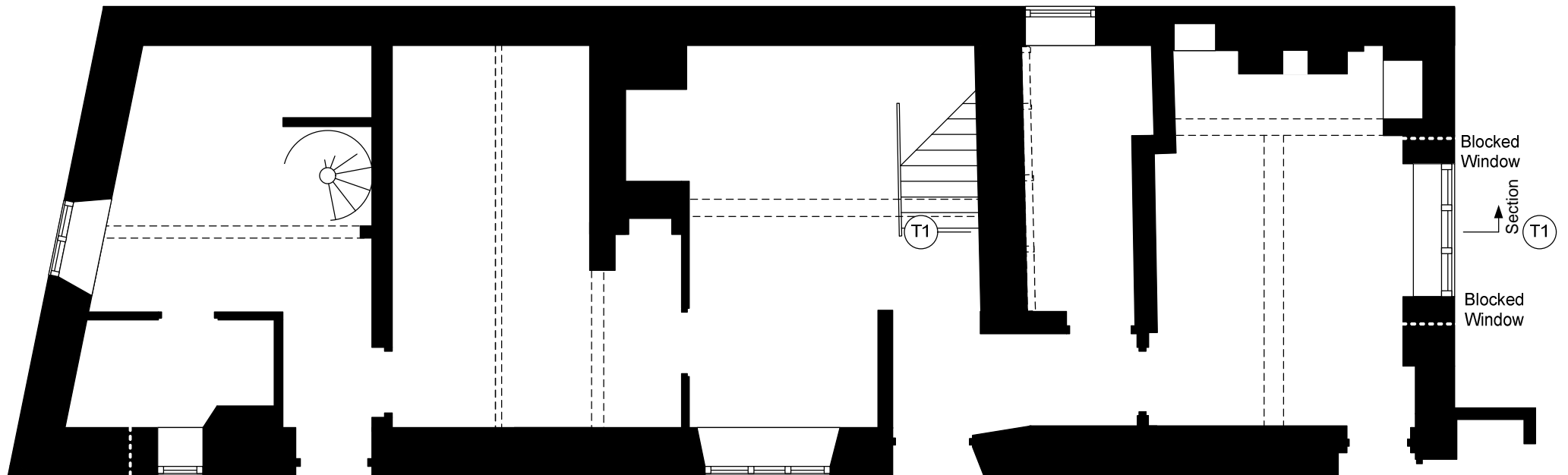
Date and development

The main range seems to have formed a two-cell house of 17th century date, with walls faced in irregularly coursed limestone. The west room was probably the hall/kitchen, with a large inglenook fireplace and stepped stone stack above. The east room would have been the parlour, and was probably unheated. The building seems to have had a full first floor, with good quality floor/ceiling beams. Few features remain from the 17th century house, with windows, doors and roof structure all replaced. An unusual aspect of the house is that it is set back a considerable distance from the main street, in contrast to other village houses of the area. Is it possible that there was an earlier block where the north range now stands?

A well-built barn was added to the road frontage in 1712, which suggests that the property had a considerable landholding. The main range was much rebuilt in the late 18th century, with re-facing of external walls, new window openings and doorways. A brick chimneystack was added to the parlour. The roof structure was completely replaced with A-frame trusses, and the earlier west gable was replaced with a hipped end, a very unusual feature for the area. Around the same date (to judge from the two windows on the street frontage), the long north range was added, providing extensive additional space. Its roof pitch suggests it was probably covered in pantiles or Welsh slate. The south room on the ground floor seems to have been a back kitchen or brewhouse/laundry, with a separate external doorway. This was the only original hearth in the extension, with the north end probably serving as a dairy or other service uses, also with its own external doorway. By the time of the 1800 enclosure map, the property formed a considerable establishment, with the L-shaped house, the extended barn and another substantial farm building.

A fine set of casement windows, of which many survive, was fitted to both ranges around the early 19th century. A stable was also added to the barn at this time, with unusual curved principal roof trusses and rare black-glazed pantiles.

Nick Hill
October 2013

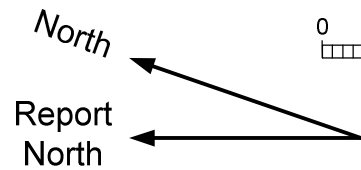


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Window

GROUND FLOOR

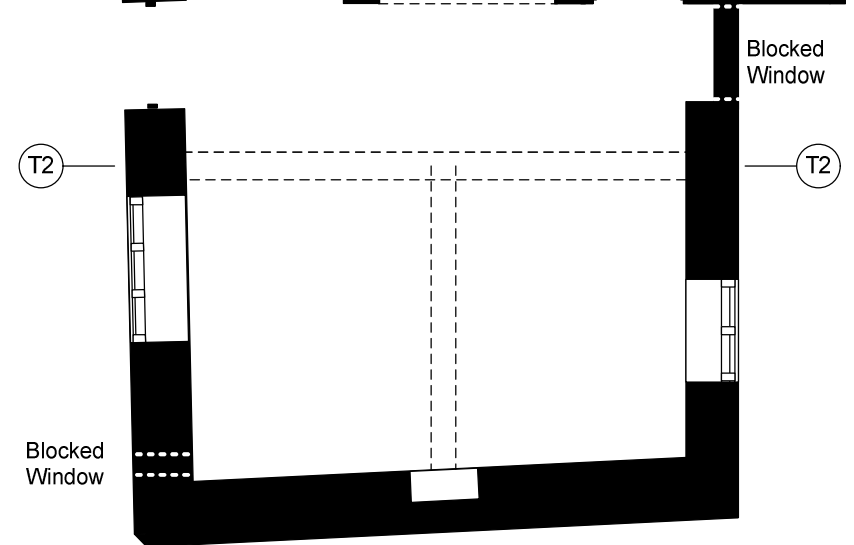
HOME FARM, MAIN STREET CALDECOTT

(Based on a plan dated November 2006)



0 1 2 3 4 METRES

NH / RO September 2013



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Window

Section
T1

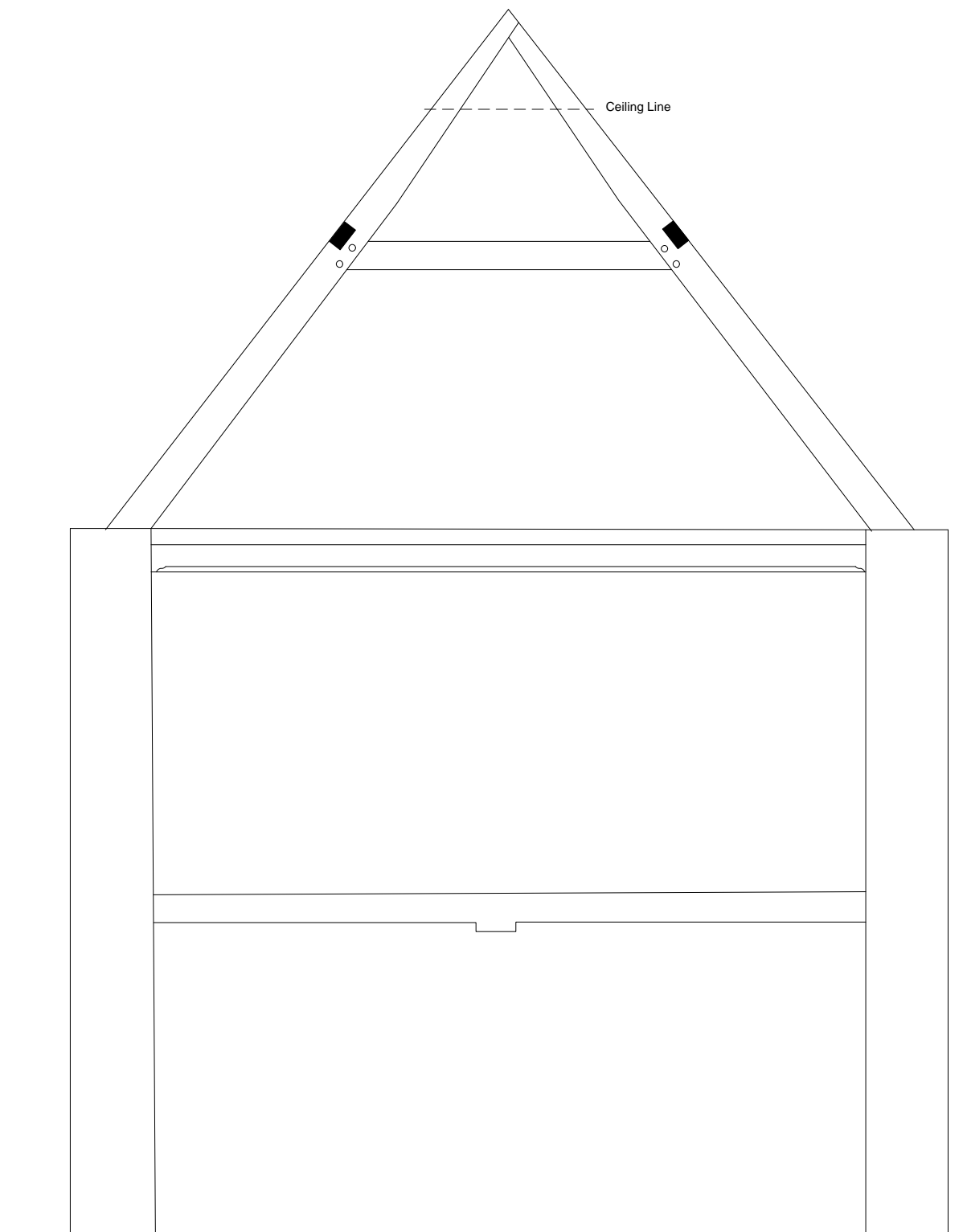
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T2

T2

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Window



SECTION – TRUSS T1 WEST FACE
HOME FARM, MAIN STREET
CALDECOTT





View from the north-west



The rear south side



The east gable of the main range



Casement window of c.1800 to the north range



The west room of the main range, with inglenook fireplace



The east room of the main range, with corbelled timber plate to north wall



The eastern A-frame truss to the main range



The irregular roof structure to the north range



The outbuilding range, from north-east



The rear outbuilding in 2006, before conversion



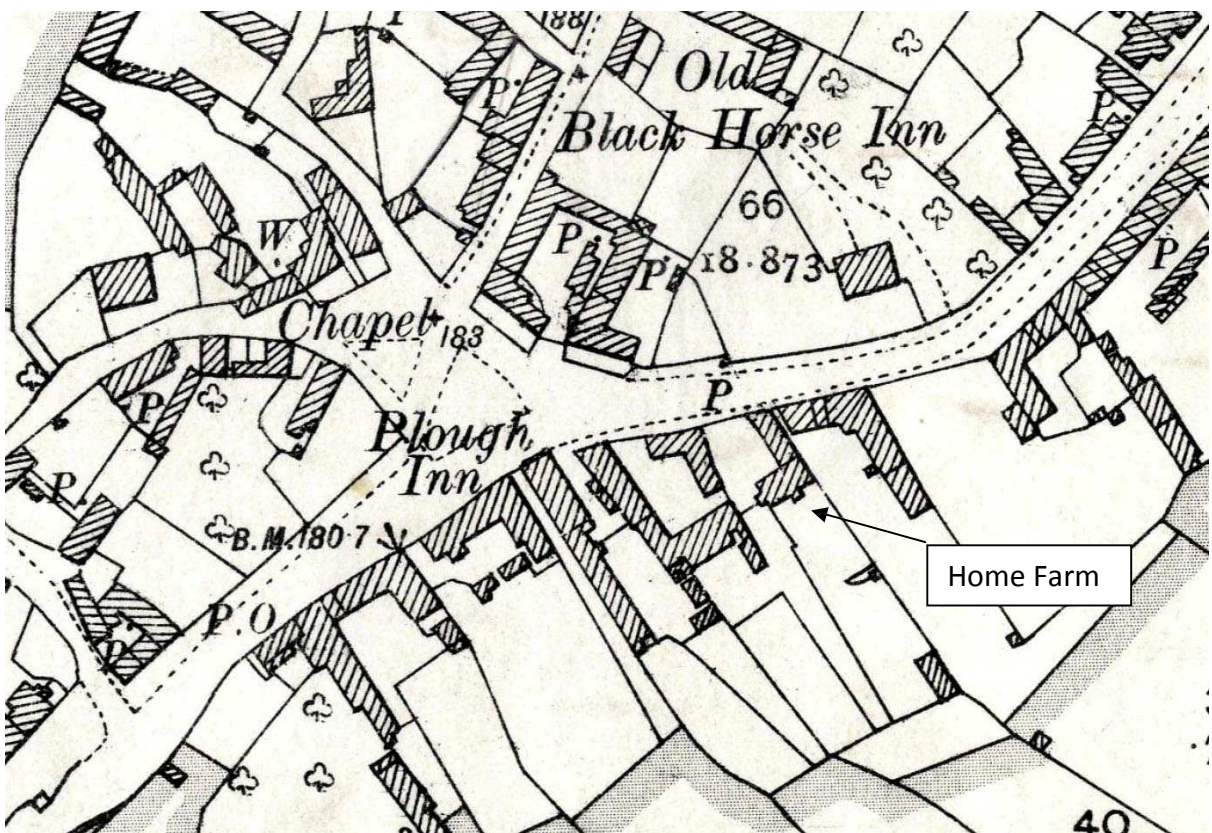
Curved principal roof truss
to south outbuilding in 2006



Apex to south outbuilding roof



Caldecott Enclosure Map - 1800



Caldecott - OS Second Edition 1904

