

**Lyddington Manor History Society  
Historic Building Survey**

**Home Farmhouse, 35-37 Main St,  
Lyddington, Rutland**

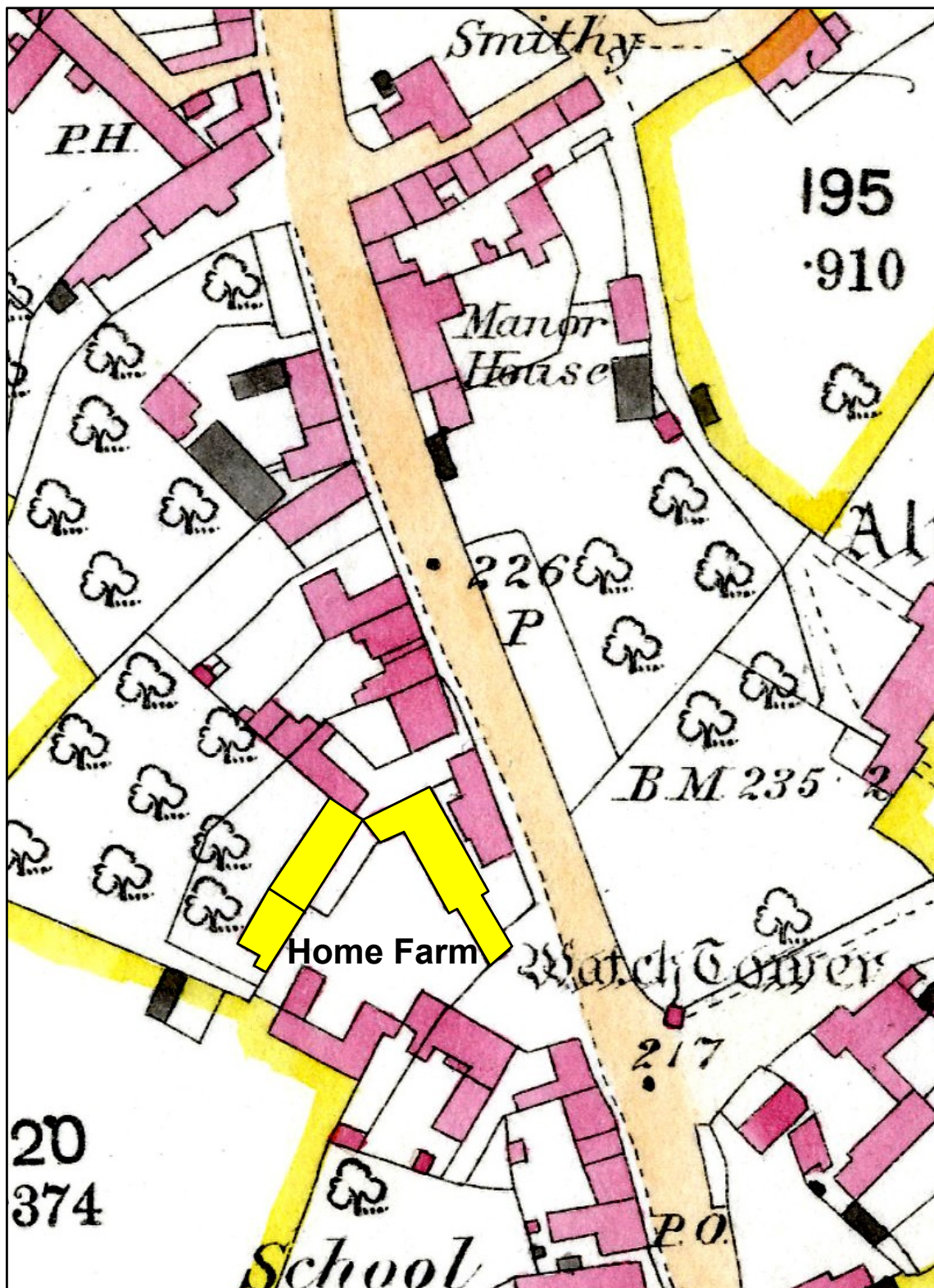


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Location Map – Home Farm, 35-37 Main Street,  
Lyddington  
(OS First Edition 1886)

## **HISTORIC BUILDING SURVEY REPORT**

### **HOME FARMHOUSE, 35-37 MAIN ST, LYDDINGTON**

#### **Survey**

Date of survey: 9<sup>th</sup> December 2012

Surveyed by: Nick Hill & Robert Ovens

#### **Summary**

This house contains an in situ fragment of a cruck truss, which probably dated from the 15<sup>th</sup> or earlier 16<sup>th</sup> century. It was rebuilt in the earlier 17<sup>th</sup> century, with a typical cross-passage plan. To the south of the cross-passage was the kitchen, with the hall at the centre and a parlour beyond. Over each room was a first floor chamber, with an attic room in the roof space at either end. A further service building was added beyond the kitchen during the 18<sup>th</sup> century. Around the early 19<sup>th</sup> century, the parlour end was completely rebuilt as a high-status drawing room, with a good quality bedroom above. There is a fine range of ironstone farm buildings, including a main threshing barn, of 18<sup>th</sup> century date.

#### **Site**

OS Ref: SP875970

Orientation: For report purposes, the main front is taken as facing E (rather than SE). The front of the barn is taken as facing W.

The house is set well back from the street, within a large farmyard. The barn range is aligned with the street, but is set back from the frontage. A house (No 39) has been built in front of the barn, against the street. This is likely to represent an infilling of the village street, which was formerly wider. The 1804 enclosure map shows the copyhold owner as Joseph Pretty, Farmer.

#### **Materials**

The main house is of coursed ironstone, finely jointed to the E front. The front wall of the S end has been rebuilt in brick. Roofs are of Welsh slate.

#### **External features**

The E front of the main house is of 1½ storeys to the central and southern rooms, but the N end has been rebuilt with two tall storeys, under a roof of shallower pitch. The whole front has finely jointed ironstone, with no straight joint – the whole was clearly re-faced when the N end was rebuilt. At the junction with the N end at high level, a short section of straight jointed abutment indicates where the eaves of the central section has been built up, following removal of the former thatched roof.

The SE corner of the main house (where it abuts the rebuilt brickwork) has good stone quoins. The doorway is offset to the S. Plain, deep brownstone lintels to the two main ground floor windows, and oak lintels to the first floor. All four windows have brownstone cills. Flat lintel with keystone to the front door. To the N of the front door



is a small rectangular window, which appears to have been built as part of the re-facing, rather than a later insert. All four windows here are of 3-light casement type, probably dating from c.1800. The taller N end has sash windows to ground and first floor, with brownstone lintels and cills like the central section. The sashes have 8/8 panes, with no 'horns' to the lower rail of the upper sash. The N gable is plain, with plain kneelers and gable parapet, with a similar detail to the E front where the N end gable rises above the roof of the main block. The S gable of the main block projects above the lower roof of the S end, with plain kneelers and gable parapet.

The S end section has a front wall rebuilt in late C19 or early C20 type brick – built in English bond, rather than the usual Flemish bond. To the S end, up to around 1<sup>st</sup> floor, the walling is older, of ironstone. Windows and a projecting porch are relatively modern. The S gable of the S section is mainly of coursed rubble, but the roof line has been built up, to a shallower pitch, in brickwork. The two windows here are modern, with concrete lintels. At the SE corner there is a small lean-to, probably a former privy.

The rear W side of the S section has coursed ironstone. A small window to the S has a concrete lintel and may be relatively modern. The larger ground floor window has brick patching to the jambs, so seems inserted. A straight joint with quoins marks the S end of the main block. Just N of this is an unusual projection, like a short buttress, with a well-formed coping to the top, in two courses of brownstone. This projection presumably houses a bake oven, set into the inglenook fireplace inside. The rear doorway is wide, with a timber lintel, chamfered and with step-stops. Timber lintels also to the four windows here. One window is of the same 3-light casement type as those to the E front. At the N end, the rebuilt wall steps inwards. Two tall window/French window openings to ground floor, with concrete lintels; an original opening to 1<sup>st</sup> floor with brownstone lintel and cill, but a timber casement here rather than a sash window.

Plain brick 2-flue chimneystack to N gable of N end. Two single-flue stacks to the central part, of C19/20 brick on a limestone ashlar plinth, with chamfered weathering. Plain brick 2-flue stack to the centre of the S end section.

## **Internal features**

### Ground floor

The front door leads into a cross-passage. To the S is the original kitchen, separated from the passage by a stud wall with mud infill. The partition has a good quality oak top rail and pegholes for studs to either side of the doorway and at the front and rear walls – but no other pegholes, so the intermediate studs are more crudely jointed to the rail.

The S room has a large inglenook fireplace; chamfered beam with no stop to E but an ornate stop to W - a shallow raised section of truncated pyramid shape, half-round bar; and fairly long run-out stop. Stone ashlar jamb to E. To the W side wall, there is an oak plate at inglenook beam height, and some brick patching below – probably the blocked opening of a bake oven (housed partly in the external projecting 'buttress')

here). Two spine beams (rather than the usual single one), some ogee stops. Original floor joists survive, rectangular with very small chamfers. Near the NW corner, a small section of timber, set at an angle, protrudes from the rear wall just below ceiling level. This must be a surviving piece of a cruck blade, which ran down in the thickness of the wall towards ground level, but has been cut off at first floor level. The angle of the cruck blade is not as steep as normally found. The rear wall here is 770mm thick, noticeably more than the front wall, which is 630mm thick. No evidence is visible of the opposing cruck blade in the front east wall, which may have been entirely rebuilt. Also uncovered during recent work is a blocked doorway to the E of the inglenook: two rectangular oak studs are tenoned and pegged to a lintel/plate, which continued further to the E. The bricks used to block the opening are of narrow type, ie C18/early C19, not the normal post-1850 bricks.

The central room (the 'hall' of the original house) has another large inglenook fireplace, with later infill. Chamfered ingle beam with ogee stops. Spine beam, chamfered with no stops. Rectangular first floor joists, with very small chamfers. Modern stair to front E wall.

The N room would have formed the original 'parlour', later rebuilt in a grander form, with lofty ceilings. Recent works showed the chimneybreast is of brick, with a plain brick-arch opening (to receive a fire surround), now with modern stone fireplace. Original, 12 inch deep skirting and panelled shutters/surround to front sash window. The moulded 4-panel door and moulded architrave also probably original – of pine, with oak graining (there are other similar doors to the ground floor rooms). The ceiling rose, cornice and picture rail have been added during recent works. Timber boarded floor.

No features of note are visible in the S end room.

The wall thickness of the front walls to the rebuilt parlour end is around 500mm, and 530mm to the rear wall of the extension to the S end.

### First floor and roof structure

The location of the original stair is now unclear – both the current staircases are modern. There are two roof trusses of A-frame type, with intermediate support to purlins from the stone cross-wall which has the central chimneystack. Both trusses of similar type: rather crudely-shaped principal rafters, lapped scissors apex with big squarish pegs, carrying a roughly-shaped ridge. Lapped and pegged collar. Originally, there were two purlins to each side, carried on the backs of the principal rafters. Some of the purlins are of squared oak, re-used; others of rougher, rounded oak. Straight-splayed scarf joints visible to purlins. Rafters are of ash pole type, surviving in fairly complete condition.

The attic over the S room formed a useable space, with floor joists, plaster on reeds to the underside of the (formerly thatched) roof and a high-set horizontal ceiling of ash poles. The whole space was white-washed. Access was via ladder/steep stair to the NE corner, rising into a small lobby, with a pine door, on pintle hinges. There was a small window to the S gable (blocked by the later S end). The central area of the roof

space, between the stone cross-wall of the hall chimneybreast and truss T2 has no plaster ceiling finish or whitewash, so was not a useable space. Unlike the attics to the S and N ends, this space could not have been lit by gable windows. Truss T2 is located only 880mm S of the current gable wall, which indicates that the original house extended further N, before the N end was rebuilt and the current gable wall inserted around the early C19. Truss T2 has partition infill surviving up to a collar, with ash pole studs and reeds, with whitewashed plaster finish facing into the former N attic room, but no reeds or plaster finish to the S side. The purlins also run N past T2, but do not reach the N gable wall – originally, a further length of purlin would have extended over the N room.

Bedroom to N end has a fireplace offset to the right in its chimneybreast; round-arched iron register grate of mid-C19 type. No access to the roof void at this end, so the roof structure of the N end cannot be seen.

## **Outbuildings**

A fine range of ironstone farm buildings survives, probably of C18 date. The main barn is of three bays, with a wide, full-height doorway in the front W wall, offset towards the N. There is a smaller doorway in the opposing rear wall, which would have provided the draught for a central threshing floor – before the building of the house immediately to the E, No 39. An old door frame and door survive here, of rough planks and crudely trimmed ledges. There are no other openings or ventilation slits in the walls. Old brick floor. The roof has two roughly-shaped tie-beams, with modern timbers and corrugated iron above, with Welsh slates to the N end.

Attached at the N end of the main barn, and integral with its original construction, is a further stone-built section. Wide front doorway with old oak door frame. Inside the front door is a small storage niche. Small vent slit to NW, and a rather larger window in the upper N gable. Good cobble floor. Along the length of the E wall is a timber cattle-feeding trough, supported on crude timber posts. This section has a first floor, a good quality oak structure with two transverse beams and tenoned, rectangular joists, all unchamfered. A steep ladder stair from the main barn gives access to the first floor, rising over the stone cross-wall, which goes only up to first floor level. The high quality first floor suggests use as a granary, though the stairs access is internal, rather than the normal external stair. At the NW corner is a later extension, a small single-storey store, with plain doorway and a vent slit to the upper W gable.

To the S of the main barn is another well-built ironstone block, slightly narrower and lower. It is probably a later addition, though a good doorway connects the two buildings. Central doorway with stables-type door – old oak frame, oak boards and shaped strap hinges to both the upper and lower halves. Set either side of the doorway, at upper level is a good-sized opening. The N one has an old window, with iron casement on pintle hinges. The S one has an oak frame and plain, boarded hatch. Just S and below this is a ventilation slit. The S gable is of good quality, with a chamfered plinth, two vent slits at upper levels and a gable parapet with plain kneelers. The rear E wall is blank, except for a doorway, set opposite the front door. Inside the front door is a small storage niche. The roof is of late C19/20 date, with pine trusses and corrugated iron. Although this building seems to have functioned as

a stable (cf stable door), it may not have been built as such – the rear door and high-set hatch openings are more typical of a barn.

As shown on the 1886 map, there was a further U-shaped range of farm buildings to the SW, and another building abutting the adjoining property to the S. Some of these buildings are shown on the 1804 enclosure map. Only the NW part now survives, in a ruined state. The N gable of the central section has good quality ironstone, which also extends along the N wall of the NE section, which has two low-set hatch openings, and a brick-built feeding trough to the inner, S side. Another section of Victorian brick walling survives from the central section N wall with bullnose corners. The building contained at least one hearth, of which the metal ‘copper’ water heater survives.

## **Date and development**

The earliest part of the building is the surviving section of cruck blade. This probably dates from a house of ‘open hall’ form, dating from the C15 or earlier C16. Cruck-built structures of this type were the standard local form for ordinary village houses, before being replaced in the C17. The cruck truss would have formed an arch, reaching from the ground up to the apex of the roof, with no first floor. The original walls may have been of mud, but were later replaced in stone.

The house was re-built around the earlier C17, with a cross-passage plan typical of this period. To the south of the cross-passage was a service end, containing a kitchen, with an inglenook fireplace containing a cooking hearth and a bake oven. At this date there would have been no doorway to the south gable. The central room was the ‘hall’, the main living room of houses of this period, with another large inglenook fireplace. Good quality first floor structures, with spine beams and joists, show there were chambers to the first floor, though neither chamber had a fireplace. The earlier cruck blades would have been cut off when the new first floor was installed. To the north of the hall was the parlour, as indicated by the location of truss T2, with the original roof structure extending on to the north. The parlour may have had a fireplace in the N gable, though parlours were not always heated in the earlier C17. Like the kitchen and hall, there would have been a chamber over the parlour. There were also attic rooms to the second floor, above the kitchen and parlour, though not to the central room. These spaces, lit by small windows to the gable ends, were probably only used for storage.

A service building or outhouse was added to the south of the kitchen, probably during the C18. As originally built, this was probably of only one storey, with no fireplace. A doorway was inserted in the south wall of the kitchen to connect to this room, though the door was blocked, and probably relocated to the east around the later C18.

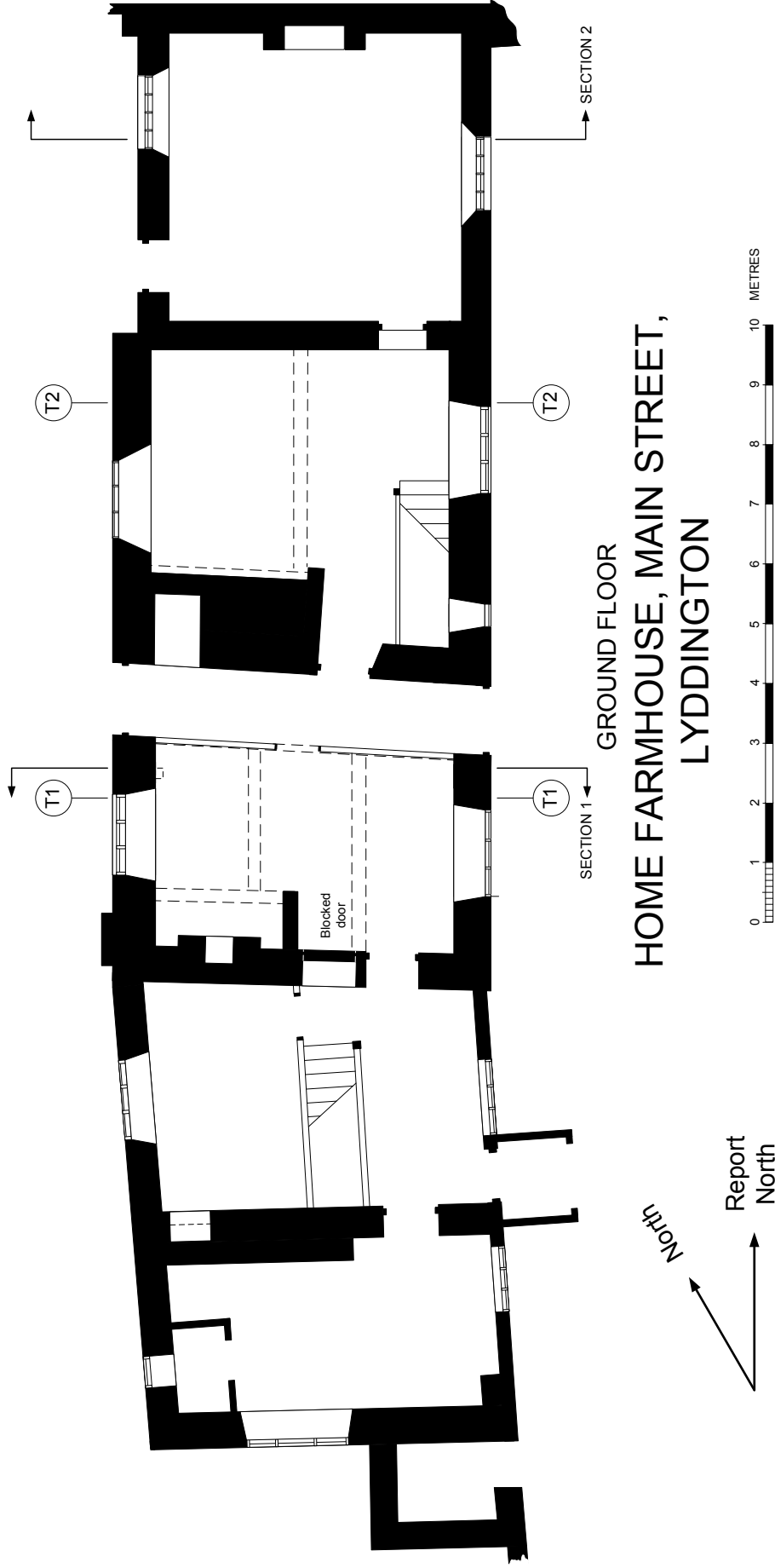
Around the early decades of the C19, the north end of the house was re-formed. The C17 parlour, with its low, beamed ceiling, was replaced by a much grander drawing room, of seemingly Georgian proportions, with a high ceiling and a tall sash window. A fine bedroom with a lofty ceiling and fireplace was also created on the first floor above. Such a rebuilding, of only one selected part of an earlier house, is unusual and suggests a specific motive for creation of such higher quality spaces, while retaining



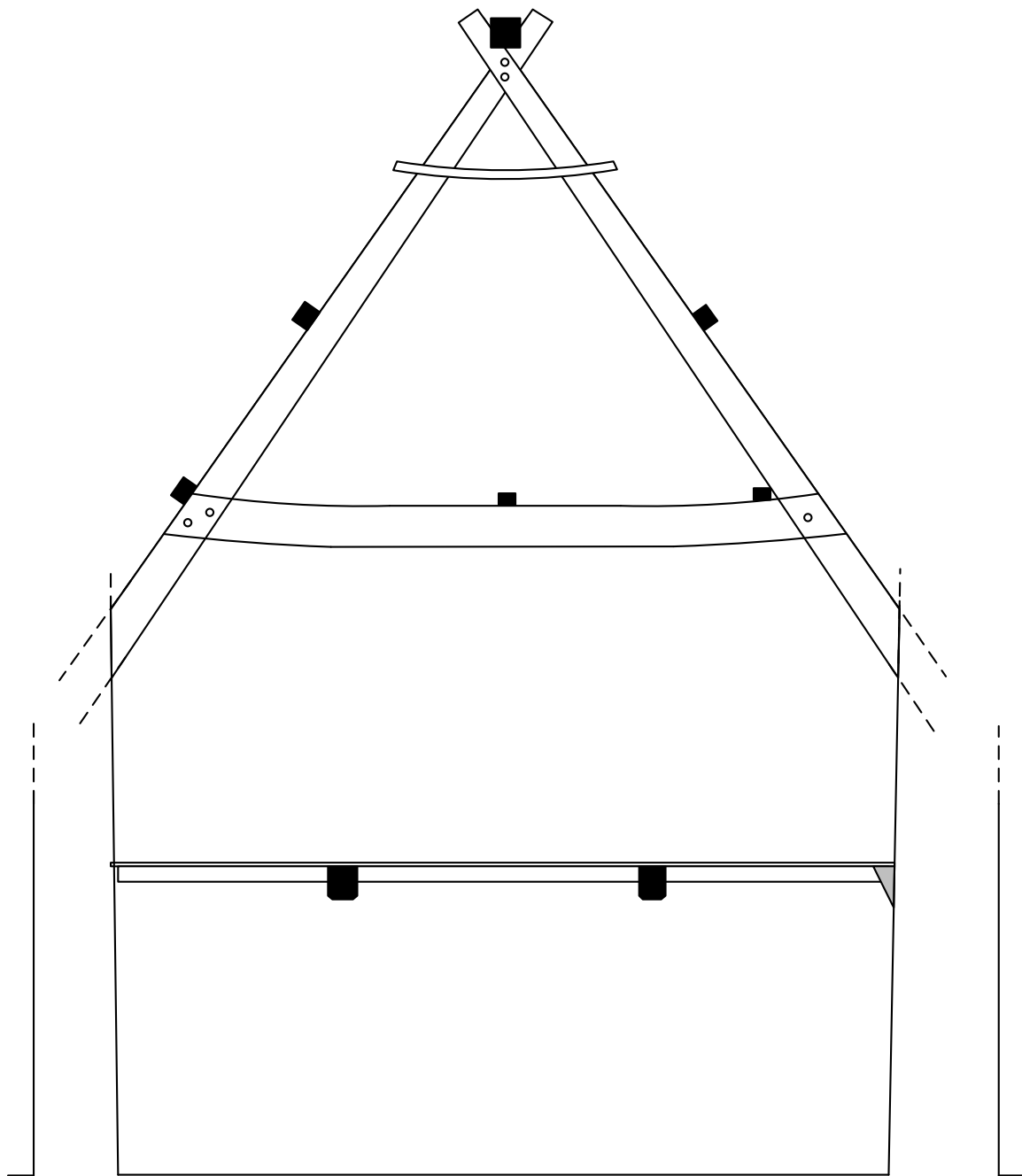
all the other parts of the earlier house. The new work did however include the re-facing of the whole of the east front of the earlier house in neatly-cut ironstone. New casement windows were fitted in the older parts of the house.

The outhouse at the south end was re-worked around the late C19 – perhaps after a fire, which it is said occurred here. The front wall was largely rebuilt in brick, and the roof eaves extended upwards, to allow for addition of a first floor. It was probably at this time that the 2-flue chimneystack and internal cross-wall were added to this end of the house. The original thatch of the C17 house was also replaced in slate around this period.

30<sup>th</sup> December 2012



NH / RO December 2012

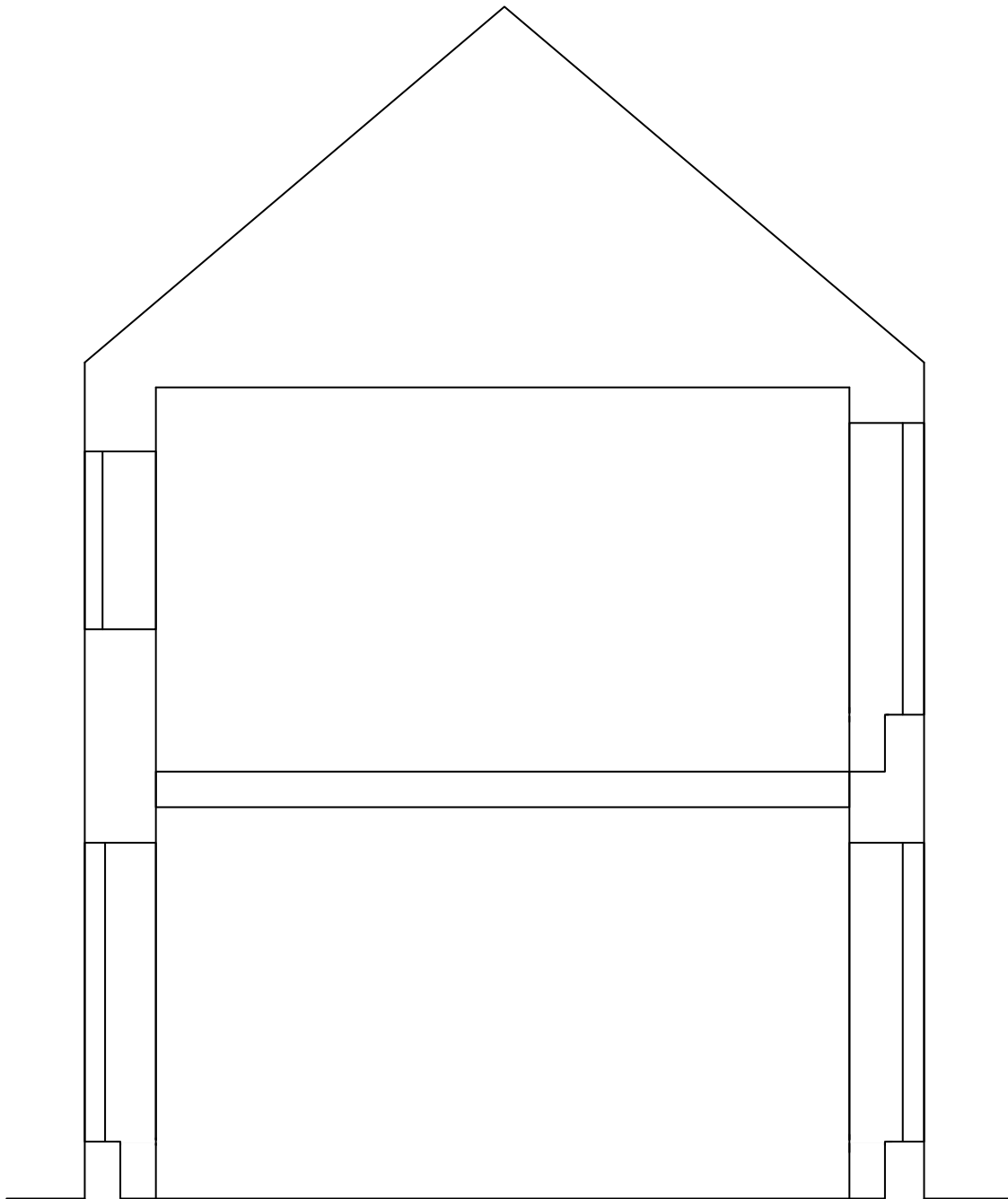


SECTION 1 – NORTH FACE OF TRUSS T1

HOME FARMHOUSE, MAIN STREET, LYDDINGTON



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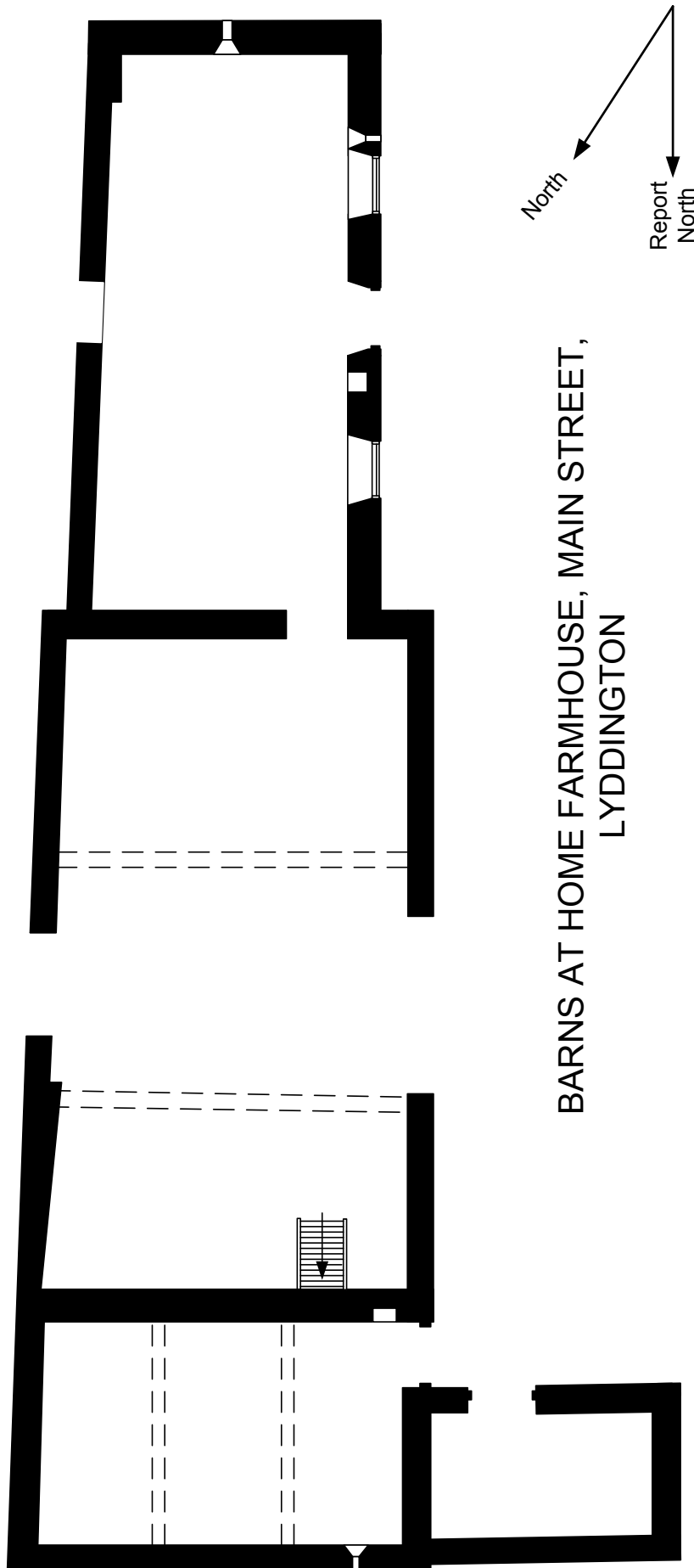


SECTION 2 – PARLOUR WING

HOME FARMHOUSE, MAIN STREET, LYDDINGTON



NH / RO December 2012



# BARNS AT HOME FARMHOUSE, MAIN STREET, LYDDINGTON



NH / RO December 2012



The east front



View from the south-west





The rear west side



The projection which houses a former bake oven to the rear west



The inglenook fireplace in the south room (original kitchen)



The cut-off cruck blade in the south room





Bedroom with truss T1



The upper part of truss T1 (north face)



The attic over the south room,  
with small lobby for former stair



The attic over the south room, looking south towards gable with blocked window





The south gable of the outbuildings range



View of outbuildings range from south-west





The west front of the barn



Interior of the north outbuilding



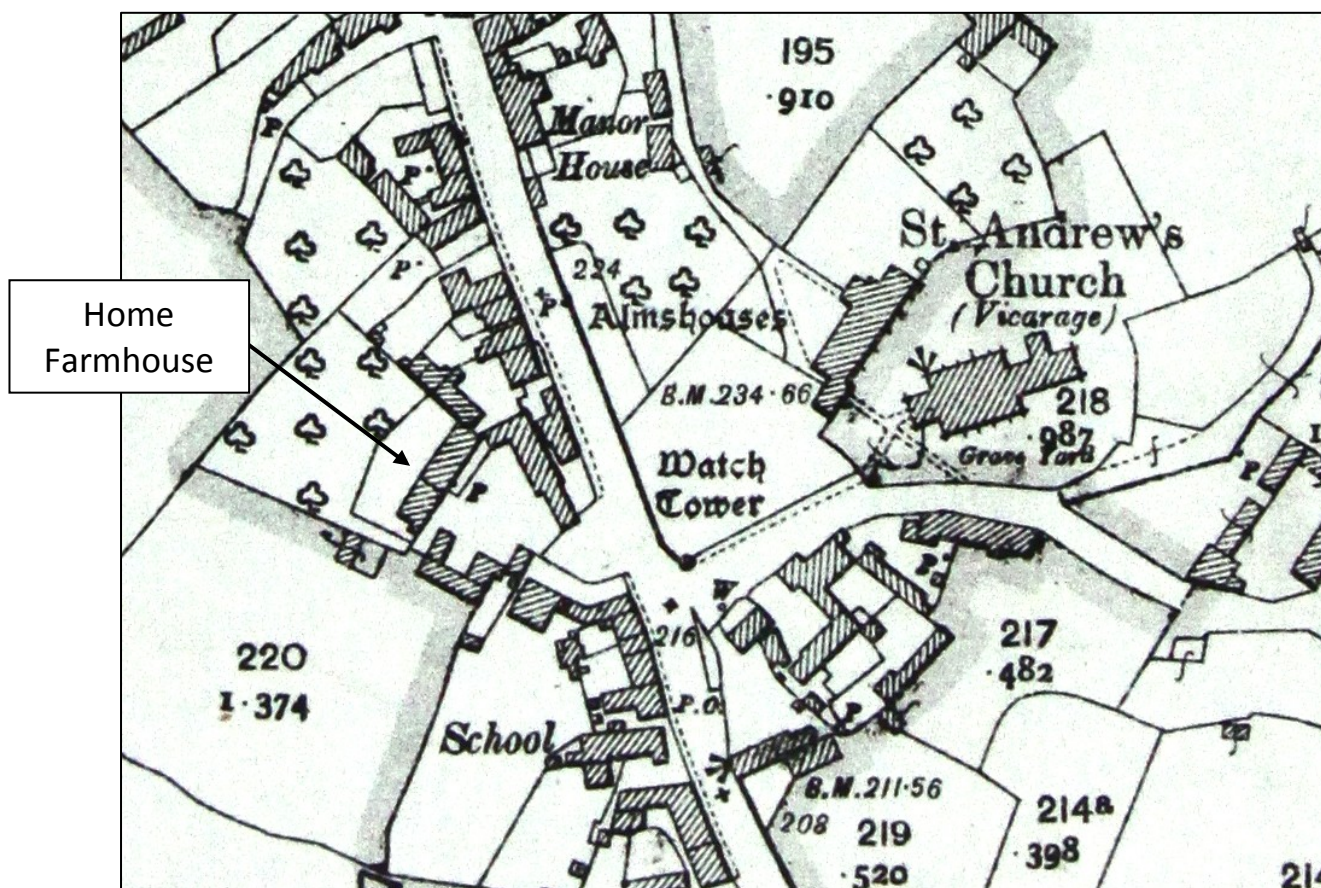


Lyddington Enclosure Map - 1804



Lyddington Estate Map, 1848 (Burghley Archives)





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