

**Lyddington Manor History Society
Historic Building Survey**

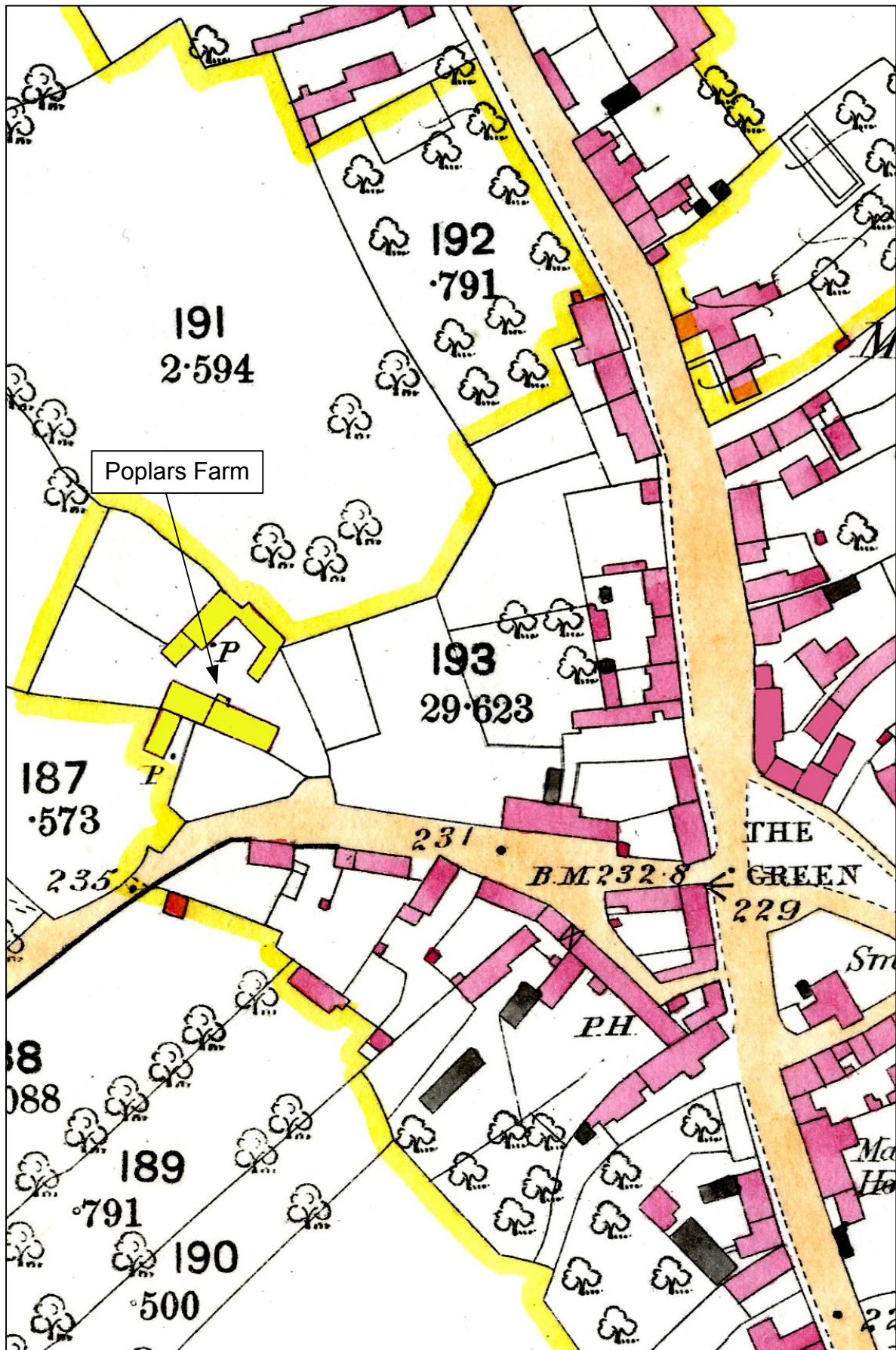
**Poplars Farm,
2 Stoke Road,
Lyddington, Rutland**



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Location Map – Poplars Farm, 2 Stoke Road, Lyddington
(OS First Edition 1886)

HISTORIC BUILDING SURVEY REPORT

POPLARS FARM 2 STOKE ROAD, LYDDINGTON

Survey

Date of survey: 11th May 2014

Surveyed by: Nick Hill & Robert Ovens

Summary

This house dates principally from the 17th century, with a good set of stone mullioned windows. The variety of moulded cornice types suggests that work was undertaken both earlier and later in the century. However, there are indications that the house has earlier origins, with a front north wall of unusual thickness and a re-used beam with pyramid stops, suggesting a 16th century date. The central room also has side wall plates carrying the floor joists, which may point to the insertion of a first floor into an open hall. The 17th century plan form is unclear, but was of three cells, probably with a cross passage. A fine stone barn was built in the 18th century, as well as an outbuilding – perhaps a stable – attached to the main house.

Site

OS Ref: SP874972

Orientation: For report purposes, the front gable end of the house is taken as facing E.

The house is now set back from the road behind a garden, though the 1804 enclosure map shows it lying alongside a former track. There are large poplar trees to either side of the drive, leading into the yard. The yard, with a large barn, lies to the N, with further land stretching to the W

Materials

Generally, coursed ironstone, with thatched roof.

External features

The house forms a single range, three cells in length and 1½ storeys high. A former outbuilding, single-storeyed, abuts the W gable of the main house.

The E front gable has well-coursed ironstone, with ironstone quoins, gable parapet and plain kneelers. Ovolo-moulded ironstone windows to ground and 1st floor. The ground floor window has a cyma cornice, but the 1st floor has a cavetto cornice with dropped ends. The mullions to both windows are chamfered inside, not ovolo-moulded. Rebuilt single-flue brick stack to apex, cutting the gable coping.

The N side E bay, up to a blind doorway, has some unusually irregular ironstone, not laid to courses. This section of wall may be an older survival, as it is also 100mm thicker than the adjoining wall. The blind doorway has good quoins and an old timber lintel. Next is a 3-light ironstone ovolo-moulded mullion window, with cyma-moulded cornice. The W bay of the N wall has largely been refaced in larger-coursed ironstone, to counter some of the outward bulging stonework to the central section.

Here there is another doorway with ironstone quoins and old timber lintel, with a modern timber window to its W. The upper courses of the first floor have been rebuilt, as have two dormer window surrounds.

The W gable is largely covered by an outbuilding added here. The top coping has been raised/rebuilt in new stone and has plain kneelers and a roll apex. There are two other single-flue chimneystacks of rebuilt brick along the ridge line.

The S wall has coursed ironstone, with some re-facing to the W end, where the wall of a former outbuilding abuts. Two modern windows to the W bay. Midway between the W window and the central 3-light mullion, two stones are probably the lintel and one remaining jamb of an ingle window for the fireplace inside. The central 3-light mullion has a cavetto cornice (here with ovolo moulding also to the inside). Above is a tall gabled dormer with 3-light mullion and horizontal boarding over (no cornice visible; plain chamfers to mullions internally). E of this is an ingle window with chamfered ironstone surround, then a doorway with good quoins and an old timber lintel. E of the doorway is a modern 3-light oak window, but the ironstone splayed cill may be the remains of a former mullioned window.

Internal features

Ground floor

The W room has a large inglenook fireplace, with splayed stone cheek to N, straight stone cheek to S and a long, renewed oak beam. Roughly chamfered elm spine beam (no chamfer stops), with tenoned joists of elm and oak.

The central room has a spine beam, with a scarf joint over the modern ingle beam; no stops to the W, run-out stops to the scarfed-on end to the E, with bolted iron strap. The inglenook fireplace is newly built, including its cheek wall and ingle beam. However, the ingle window and scarf joint indicate that there was originally an inglenook fireplace here, probably replaced by a smaller fireplace in the C19th. The N and S walls have side wall oak beams to carry joists, though that to the S has recently been replaced. The S wall beam is supported at its E end, next to the ingle beam, by a jowled oak post, set into the wall. The jowl is carefully shaped and has neat chamfers, so it seems likely it was always a jowled post support, and is not a cut-down cruck blade. The N wall beam is chamfered and one projecting timber corbel beam can be seen.

The E room has a transverse beam at its W side, which - oddly- is partly built into the masonry crosswall. A central transverse beam has deep (80mm) chamfers and pyramid stops to the S end, though there are no stops to the N end, so the beam is probably re-used. In the SE corner is a splayed fireplace, with plain square ironstone jambs and head, probably a C18 insertion.

First floor and roof structure

Old winder stairs lead up to the 1st floor. The roof structure has been replaced with modern oak trusses, but two old trusses survive. The W room has a large, irregularly

stepped chimneybreast, over the ingle fireplace below. The opening into the central room has an old oak doorframe.

The central room has an early truss (T1) set just W of the tall gabled dormer window. It is of A-frame type, though the lapped collar has been cut out. Trenches for single, pegged side purlins, scissors apex with squared seating for ridge (lost), with two big skew pegs. The S principal has been reinforced with iron strapping (re-used cart tyre metal). A later high-set collar is nailed across the principal rafters. In the 600mm thick crosswall E of the truss (which incorporates the chimney flue) there are two cupboard recesses with old timber frames (which must post-date any inglenook fireplace).

The E room has another truss (T2), but not of proper A-frame type. The only collar is high-set and nailed on, with no original lap-jointed collar. Both principal rafters are trenched to receive purlins (lost). The N principal is of re-used timber, with an empty, pegged mortice. The scissors apex still holds the ridge beam, which spans from the truss to the E gable and middle cross wall. Beside the foot of the N principal is a small corbel timber, of unclear purpose. In the SE corner is an inserted chimneybreast, of awkward, projecting shape.

Outbuildings

A single-storey outbuilding, of coursed ironstone with pantiled roof abuts the W gable of the house (now converted to domestic use). Probably C18. The masonry has some quite large coursing, especially to the N wall. Wide doorway to N, though this seems to be a re-working of an earlier, lower opening, with former jamb and cut-off lintel to the E. To the E is the current doorway, a later insertion. Small square window to rear wall of chamfered stone. Inside, a small cupboard recess is set just to the W of the main N doorway – suggesting this may originally have been a stable. Modern roof structure.

NW of the house is a large ironstone barn, 11.6m x 5.2m internally, now converted to domestic use with an inserted 1st floor. Probably C18. Large doorway opening to E front, offset to the N. Good masonry with a chamfered plinth to all sides where visible and various ventilation slits, both lower and upper. . The rear pedestrian doorway is apparently a recent insertion, so it seems there was no opposed set of threshing doors – an unusual feature. Modern roof structure and slate roof, with no kneelers or indication of the original height/pitch of the gable ends.

Abutting the main barn on the S is a single-storey outbuilding with stone walls, slate roof and modern openings. Two softwood kingpost roof trusses inside, the post/tie with a bolt/captive nut detail, of later C19 date. Modern extensions now link the house to the barn. Along the N side of the farm yard the stone wall shows evidence of further lost outbuildings.

Site history

The 1804 enclosure map shows the house fronting onto a narrow continuation of Stoke Road. At the W end an outbuilding is shown, divided into two short sections. The main barn is shown as a single block to the N. The plot extended a considerable

distance further W, with an area of 1 acre 2 roods 16 perches. The copyhold owner was Thomas Goodliffe. The current garden area to the S of the house was in 1804 separated from the house by a narrow trackway, and had two separate houses on it.

By the time of the 1848 estate map, the trackway is no longer shown, and the barn has a long extension to its E, and probably a short extension attached to its S gable. Poplars Farm is shown as plot 58, with John Monckton Esq. as the copyhold owner, Kelham Wright as the occupier, and a description as 'Farm house barn stables sheds yard garden & orchard, with an area of 1 rood 36 perches. The area to the W, called 'Home close' and 1 acres 17 perches in area had the same owner and occupier. To the S, plots 59 and 60 had John Monckton Esq. as the copyhold owner and Samuel Drake as the occupier. Plot 59 was a 'Home close' a grass field of 2 roods and 2 perches. Plot 60 was described as 'House hovel yard and garden' of 15 perches.

On the 1st edition OS map of 1886 the ranges adjoining the main barn can be more clearly seen, surrounding a yard, with a pump marked by the barn. To the S, the former buildings have disappeared, and there is a new extension running S from the attached outbuilding, with another pump.

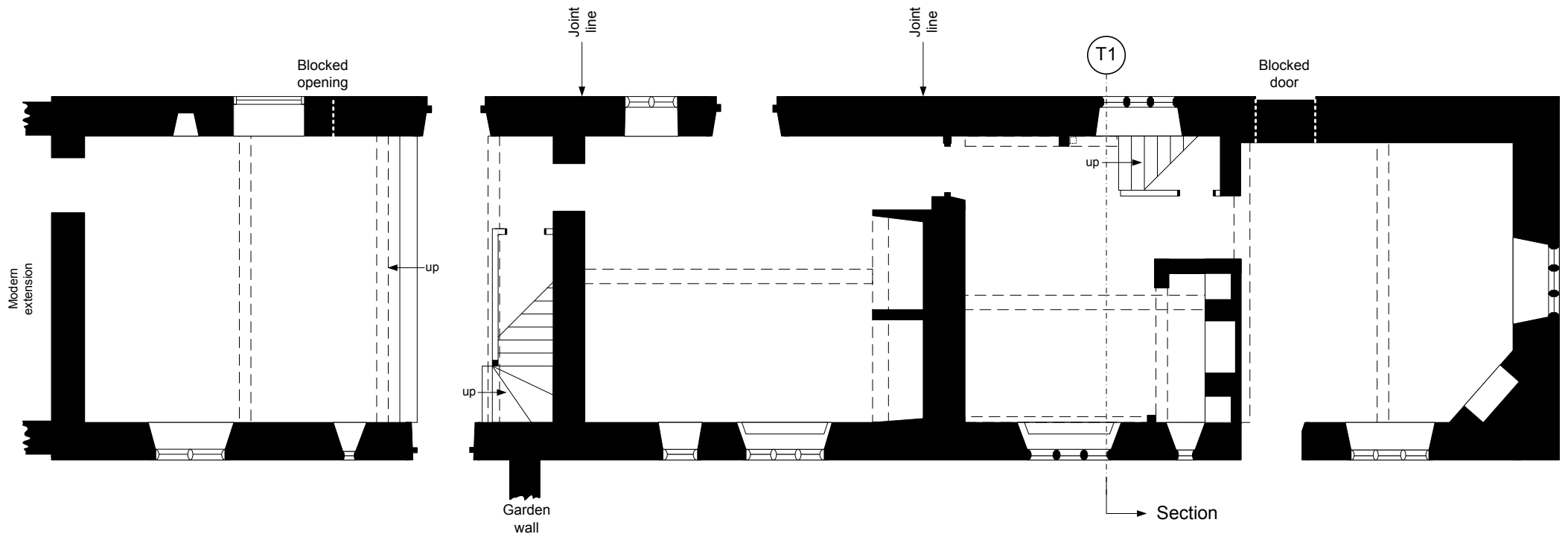
Date and development

Interpretation of this house is difficult, with a confusing series of alterations. The main structure of the house, with its mullioned window and inglenook fireplaces is clearly of 17th century date, but there are indications of earlier origins. The thick N wall of the E end, with its irregular rubble masonry may be of 16th century date, and the timber plates to the side walls of the central room suggest that a first floor has been inserted into an early open hall. The transverse beam in the E room seems also to be re-used from an earlier structure, as it has pyramid stops – a detail found in some other houses in the area, probably 16th century in date. The masonry of the inglenook fireplace to the central room is built over and around another transverse beam, in a manner hard to explain, but another indication of early alteration.

The 17th century house may have been of two cells initially, with the hall (the main living/kitchen space) to the W, and a cross passage running across the back of the hall's inglenook fireplace. The unheated E room may have been the service end. An unusual aspect of the house plan is that the W room, which one might expect to be a parlour, beyond the hall, seems to be an unusually large kitchen, with a second inglenook fireplace. The mixture of mullioned window types, some with the earlier 17th century type of cavetto cornice and others with the later 17th century type of cyma cornice also suggest continuing alterations. Although there were no original fireplaces to the first floor, the tall mullioned dormer of the central chamber is clearly original, making this quite a good quality room. The original stairs was probably beside the hall inglenook in the current location, but of tighter, winder type. The roof structure, of fairly basic A-frame and scissor apex type, could be of either 17th or 18th century date.

A corner fireplace was added in the 18th century to the E room, which was presumably by now – if not earlier – the parlour. The inglenook was also removed from the hall, so the only cooking hearth was now in the main kitchen, at the W end.

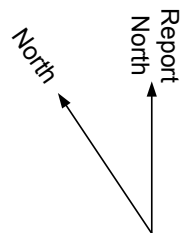
Nick Hill August 2014



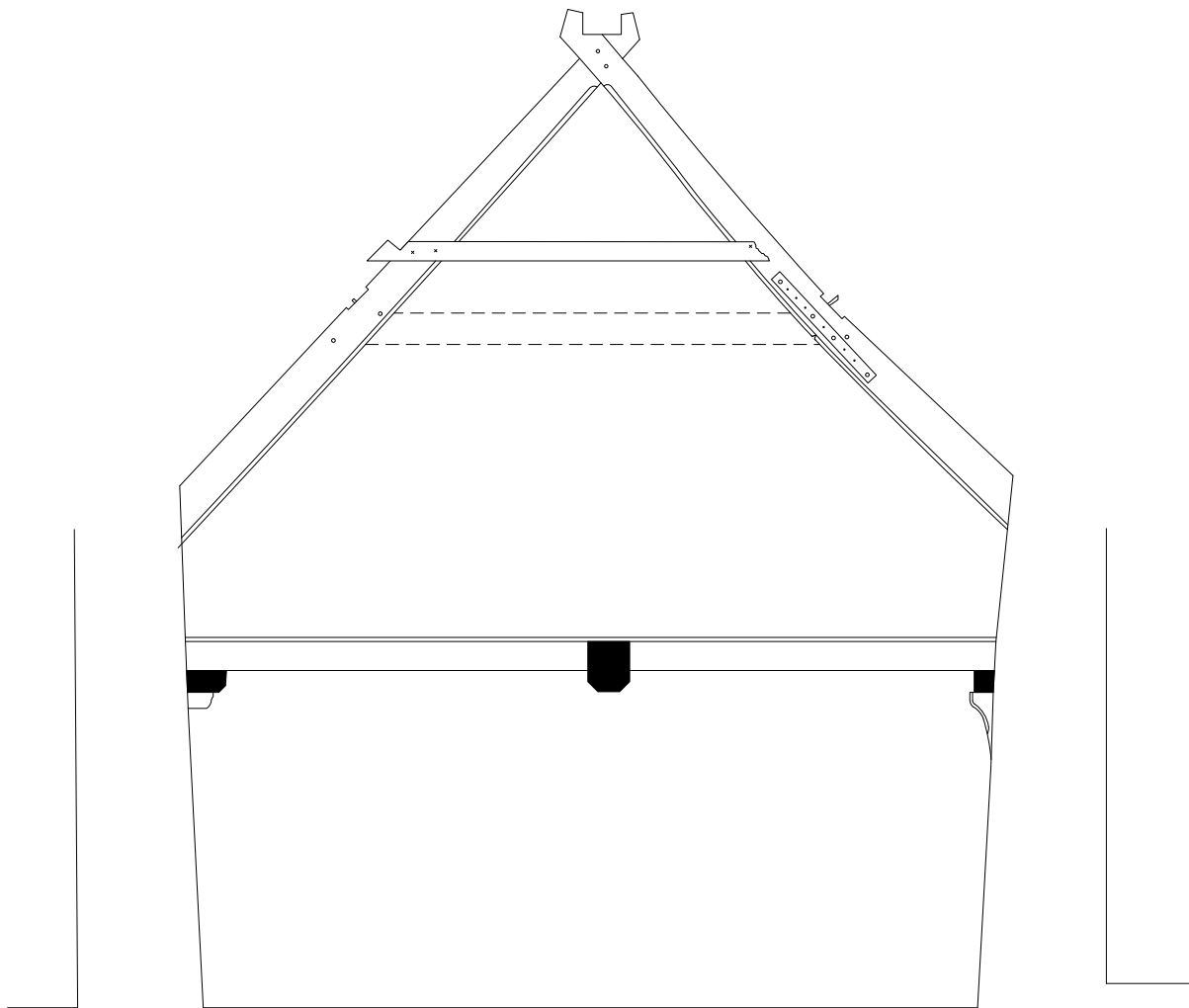
GROUND FLOOR

POPLARS FARM, STOKES ROAD, LYDDINGTON

0 1 2 3 4 5 METRES



NH / RO May 2014



SECTION – TRUSS T1 WEST FACE

POPLARS FARM, STOKE ROAD, LYDDINGTON



NH / RO May 2014



The east gable



The north side



North side of former attached outbuilding



South side of outbuilding



Mullioned window with hood mould to first floor of east gable



The east side of the barn and outbuilding



The central room, looking south-east



Jowled oak post supporting
wall beam to central room



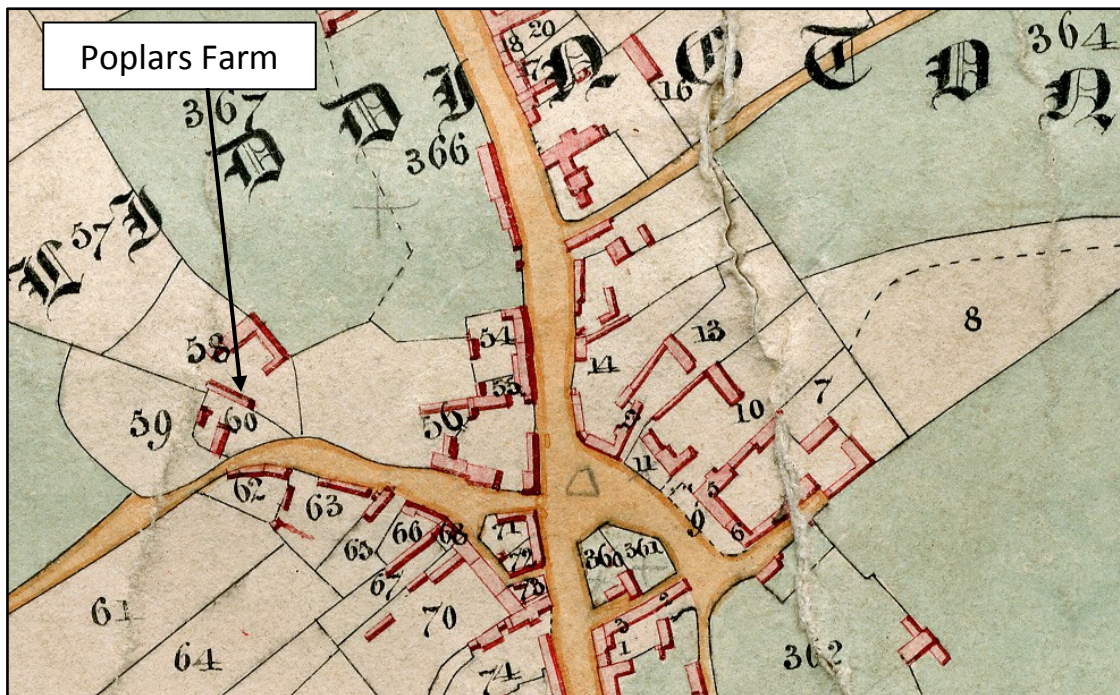
The west room, looking east



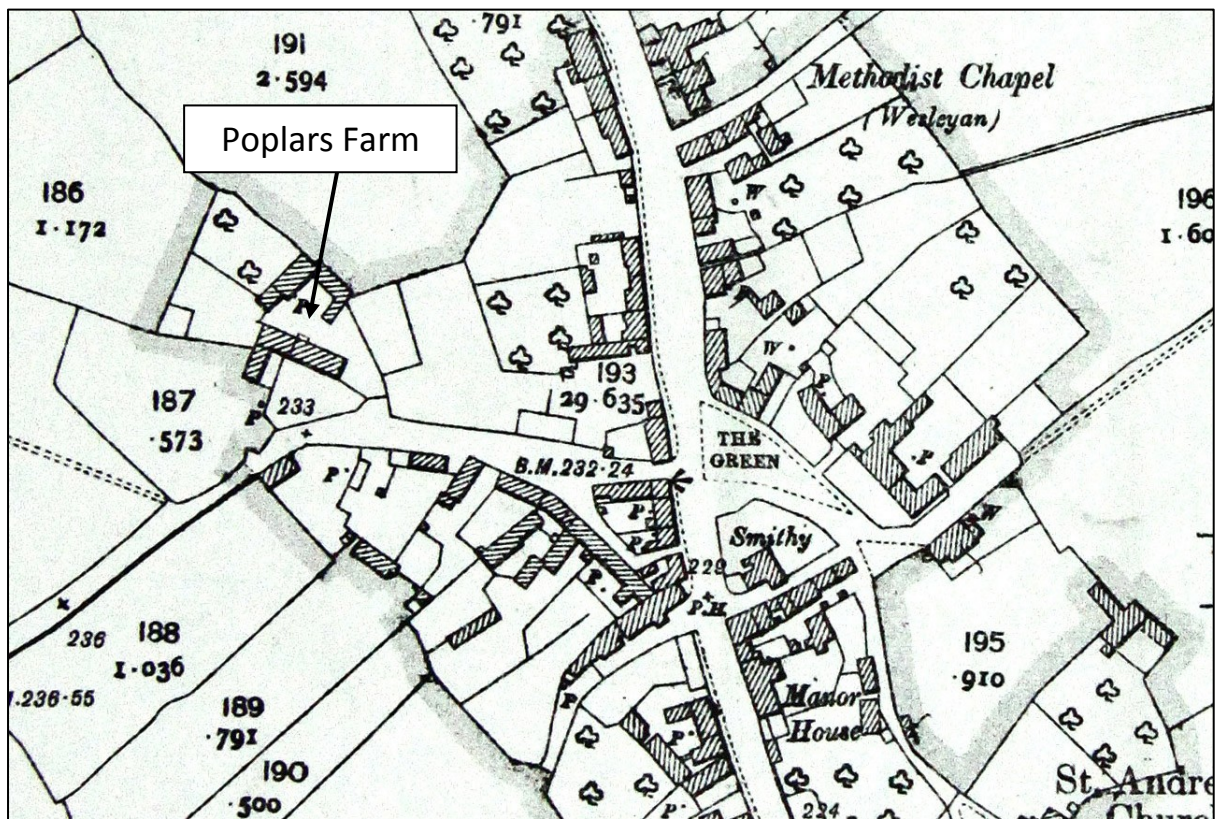
Truss T1, west face



Lyddington Enclosure Map - 1804



Lyddington Estate Map, 1848 (Burghley Archives)



Ordnance Survey 2nd Series, 1904