

**Lyddington Manor History Society
Historic Building Survey**

**The Homestead, 81 Main St,
Lyddington, Rutland**

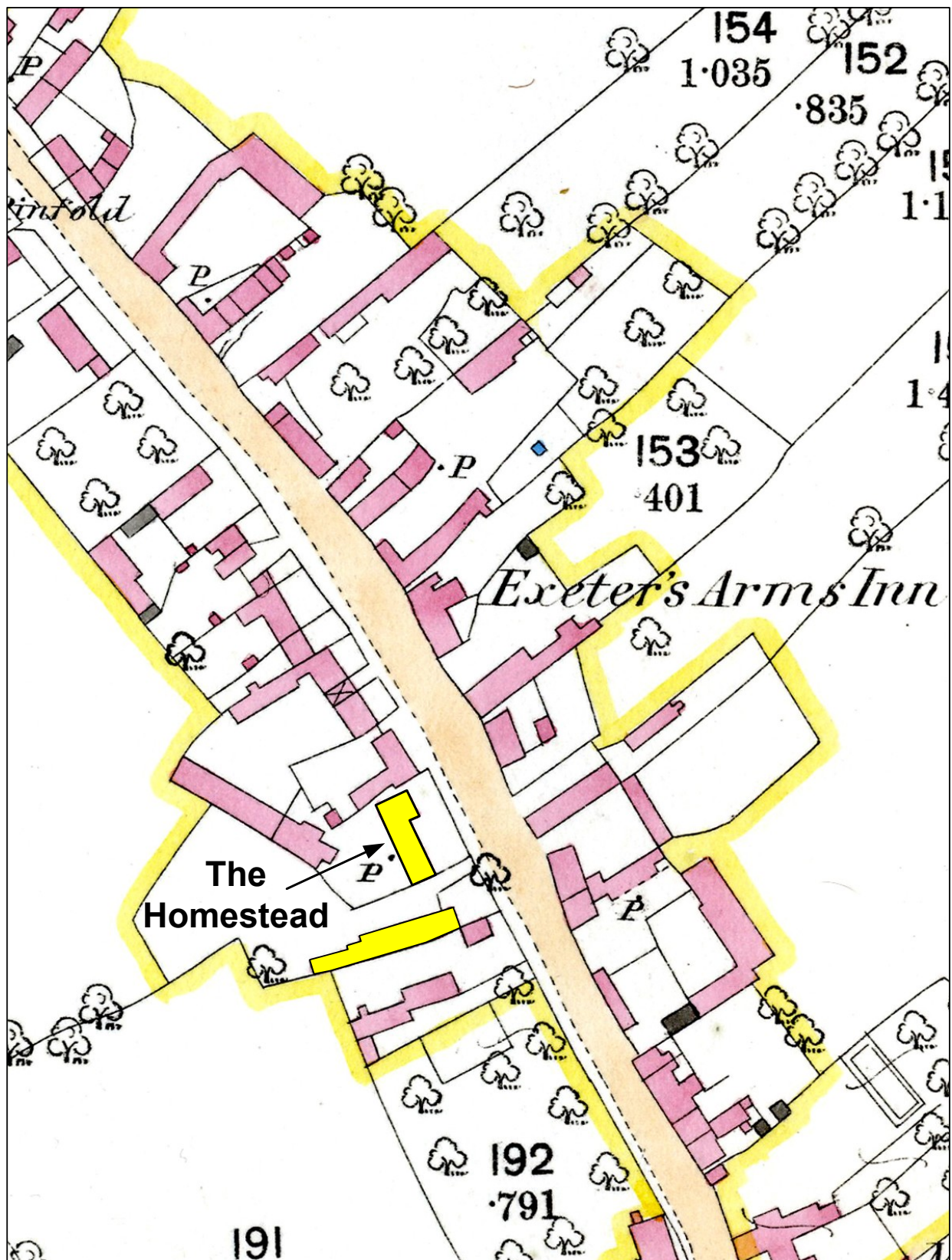


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Location Map – The Homestead, 81 Main Street, Lyddington
(OS First Edition 1886)

HISTORIC BUILDING SURVEY REPORT

THE HOMESTEAD, 81 MAIN ST, LYDDINGTON

Survey

Date of survey: 16th December 2012

Surveyed by: Nick Hill & Robert Ovens

Summary

This is a good quality farmhouse which formed a substantial establishment, owned by the Pretty family by the mid 18th century. The main range of the house, with a lobby entrance plan, probably dates to the first half of the 17th century. Of this original house the kitchen and hall survive. The parlour end was rebuilt as a taller cross wing in the second half of the 17th century, when the fine striped stonework and mullioned windows, with distinctive quadrant cornices, were probably added to the main range. A good stone-built barn range survives, with a date stone of 1758. A granary range of similar date has been rebuilt and converted to domestic use.

Site

OS Ref: SP874973

Orientation: For report purposes, the main front is taken as facing E. The front of the barn is taken as facing N.

The house is set parallel to the main village street, but set well back from it. There was a good-sized farmyard with various outbuildings, as shown on early maps. The 1804 enclosure map shows the copyhold owner as Joseph Pretty, Maltster.

Materials

Coursed ironstone rubble, with striped work of ironstone/limestone to the front elevation. Roof formerly thatched, now of C20 single Roman interlocking clay tiles, with unusual timber gutter on brackets.

External features

The main range contains two principal rooms and is of 1½ storeys. The cross wing to the N is of 2½ storeys.

The main range has good quality facing of alternating courses of ironstone and limestone. Centrally-set good quality C17 ironstone doorway with segmental head, plain chamfer to head and jambs (stops eroded), and cavetto-moulded cornice. To S of the door, the ground floor has a 2-light and a 3-light timber casement window, with leaded lights and old timber lintels. Over the 3-light window is a quadrant pattern cornice, but this is of tile and concrete, not the original masonry as elsewhere. Above the 3-light window is a blocked opening from a former dormer window. Over the door is small, square single-light limestone window with plain chamfers. Above and to N of the door is a stone-gabled dormer, with 2-light ovolo-moulded limestone

mullion and quadrant cornice. Coped gable parapet with plain ogee-shaped corbels. The S cheek of the dormer incorporated a small stone chamfered window, now blocked. This would not have provided any useful additional light, so was presumably to allow a view down the street. To N of the door is a limestone-framed window, formerly a 3-light mullion, but now with a 3-light timber casement; quadrant moulded cornice. In the corner at the junction with the cross wing is a single-light ovolo-moulded stone window with quadrant cornice. Another window of the same type, without a cornice, is set above this.

The front walling of the cross wing has striped stonework of the same type as the main range. The front E gable has good quoins and a copied gable parapet. The gable corbels have a plain, cavetto moulding, and the apex has an obelisk finial. The S side of the gable sweeps lower than the E, so that the roof eaves meets the roof line of the main range. A good set of stone ovolo-moulded mullioned windows to the gable: 2-light to ground floor, 3-light to first and 2-light to attic, all with quadrant cornices. The short S return wall now has a wide arched opening with a quadrant cornice, for a recessed porch. Old photos show that the wall was originally blank, except for a single-light chamfered ironstone window to the ground floor. This has been reset at first floor level. The return wall would originally have truncated the N edge of the ground floor window to the main range. The N side wall of the cross wing is blank, with only a narrow gap between it and the adjoining property.

The S gable of the main range has good ironstone quoins, with ironstone rubble walling to eaves height, and better quality ironstone blocks to the upper part. Coped gable parapet, corbels with ogee shaped half-pendants, roll-moulded apex to coping. The first floor has a 2-light timber casement window; deep ironstone lintel with slightly projecting keystone, good stone jambs and stooped stone cill – of C18 type.

The rear W side of the main range has been much altered. The ironstone rubble walling has irregular coursing. The ground floor to the S has two large windows with plain stone lintels, probably of C19/20 date. In the centre is a large modern French window opening. N of this is a blocked window opening with small jamb stones, which probably had a timber lintel. N of this is a rectangular window with good stone jambs and a chamfered stone lintel. Above this, to the first floor, is a small window opening, and two large modern dormers. An old photo shows the 1st floor N window set under an eyebrow of thatch, with leaded lights. At this date the ground floor window below was blocked, and in place of the French windows was a 2-light window. The old photos show a central, square chimneystack; this has been rebuilt above roof line.

The rear W gable of the cross wing aligns with the main range, with no projection. The rubble walling is irregular, with various patched areas. The gable has a copied parapet with plain kneelers, and no corbels. The S side of the gable is set a little lower than that to the N. A little below eaves level is a row of large blocks, which meets with a 1m length of vertical straight joint set 1m N of the S corner. The gable has clearly been through some rebuilding. There is no straight joint where the cross wing meets the main range, but the line of this has been re-worked or rebuilt. The ground floor has a small ovolo-moulded ironstone window, which acts as a fire window to the fireplace inside, though could have been re-set. S of this is a large window, probably C19. The first floor has a 2-light timber window with a plain ironstone lintel, offset to

the N side. The attic has a good rectangular single-light ovolo-moulded limestone window with quadrant cornice, also offset to the N. The gable top has a single-flue limestone stack with ironstone rubble base; chamfered plinth, ashlar stalk and cyma with ovolo moulded cornice. Old photos show the stalk of the stack was previously twice as high, but has been rebuilt.

Offset from the NW corner is a modern extension (not on old photos).

Internal features

Ground floor

The main range has a lobby entrance plan form, with the front door opening against a central double chimneystack, and a room to either side. The S room has a transverse beam with ogee stops to each end, and empty joist mortices visible. Inglenook fireplace with beam, ogee stops to E end, two burn marks to the beam. Curved walling to the rear W indicates a former 'copper' water heater or bake oven. Inset within the inglenook is a stone fireplace of re-worked parts: ovolo-moulded jambs without proper stops, and non-matching chamfered ironstone lintel. The listed building description says that it came from the cross wing, but this seems unlikely, as the old photos show there was only a single-flue chimneystack. It is more likely that these stone parts are a made-up set, not from a former fireplace. The 3-light window opening to the front E wall has an oak lintel with good ogee stops to both ends.

The lobby entrance has an oak lintel over the front door, with ogee stops at both ends – clearly in situ. The central room has a transverse beam with ogee stops to both ends. Ogee stops to both ends of the front window lintel and to one end of the lintel of the blocked window in the rear wall. Large stone fireplace, rather worn, but of good quality: flat head of two pieces, with plain chamfer and rounded corners; chamfered jambs, no clear stops. The N wall of the central room is of 490mm thick masonry, in an unusual location. It has a wide modern arched opening, leading to the area with the modern staircase; the front E wall here has a small window with reveal splayed only to one side.

The cross wing has a single large room to the ground floor. Transverse beam, unchamfered, with small square joists, largely original. The S end of the beam sits on a corbel, a re-used piece of ovolo-moulded window jamb – probably a fairly recent insert. The beam must however always have been supported on a partition wall at this point, as it would not have spanned as far as the 490mm stone cross wall. The W wall has a tall fireplace with a plain stone surround, all rather battered and re-worked. A small stone fire window is set into the rear wall of the fireplace. Over the fireplace is a re-set, imported piece of Jacobean panelling, the longer central panel with a multi-petal flower design. The porch to the SE has a heavy oak door frame, installed as part of the C20 restoration works, and a recessed cupboard in the E wall.

Wall thicknesses: c.600mm to most of the main range, though c.650mm to the E wall at N end. Stone cross wall by the stairs is 490mm. Cross wing front wall 630mm, rear wall (with chimneybreast) 900mm.

First floor and roof structure

Few early features visible. A heavy oak beam spans across W-E just S of the line of the N partition wall of the stairs compartment. This carries a N-S spanning beam in the cross wing (for the second floor structure) and the cross wing roof structure. The beam is chamfered, and clearly an original feature, though the timber may be re-used as there are several peg holes towards the W end. The transverse beam in the cross wing has ogee stops to its N end. The stair landing has another small window to the front E wall with a single-splayed reveal, like the ground floor. There are small C19 iron grate fireplaces to the two rooms either side of the main range central stack (which thus once contained four flues).

The roof structure to both the main range and the cross wing has been replaced, with no early evidence visible. Old photos, showing the thatched roof being replaced by tiles, indicate that the main range had side purlins, a ridge, pole rafters and at least one truss – all, it seems, of unsophisticated form. The cross wing roof also had side purlins and a ridge, presumably with a central truss.

Outbuildings

Against the S edge of the plot is a good surviving stone-built barn range. A 3-bay barn, with large door opening to the N front, offset to the E. A further section of the building, part of the original build, is set to the E. The masonry of the front wall is of high quality, with finely jointed ironstone blocks. The E section has a wide doorway with a flat arch over, with voussoirs and a projecting keystone. Over this doorway is a date stone: JP 1758, set in a diamond lozenge, with a cavetto-moulded cornice above. The lettering is of good quality but eroded. Close inspection and a rubbing confirmed the initials and date. The date stone is clearly well integrated with the original fabric, and gives the date of construction for the whole building. The copyhold owner in 1804 was Joseph Pretty, whose ancestor JP built the barn. The E gable has a coped gable parapet, with moulded corbel to front, but plain to the rear S. The upper part of the W gable is missing, replaced in corrugated iron. The roof is of corrugated iron – presumably of thatch originally.

The main barn has a smaller doorway in the rear S wall which would have provided a through draft for threshing (but would not have been used for access, as it leads into the adjoining plot). Brick floor. Above and right (W) of the front doors is a loading hatch opening. In the rear wall is a ventilation slit. A stone cross wall, partly bonded to the front and rear walls, divides the main barn from the E end, and rises only to first floor level.

The E end has an old 2-part stable door in the door opening, a loading hatch to the front wall and a small opening to the rear S wall. Although it may have been later used as a stable, this was not necessarily its original purpose. Three sections of stone wall set against the E gable which rise to c.1m height now support a water tank, but once supported some structure like a heavy shelf. There is an original first floor structure here, with roughly shaped spine beam and crudely trimmed floor joists,

which survive only to the S half. Irregularly shaped recess, perhaps a blocked opening, in the upper E gable.

The roof is probably the original of 1758, though has some re-used timber. Three trusses with principal rafters tenoned to tie-beams; plain lapped collars fixed with big skew pegs. The collars project to carry purlins; scissors crossing at apex supports the ridge. No rafters survive, but various later timbers have been added.

To the E of the barn is a further section of outbuilding, slightly narrower in plan, which was added to the barn range by the time of the 1804 enclosure map. Now converted to domestic use and in separate ownership.

To W of the house is a 3-bay stone built granary range. Described in the listed building description of c.1985, but subsequently taken down completely and rebuilt, with various alterations. Stone steps at the gable (now reversed) led up to a first floor granary. The gable has good quality finely-jointed ironstone and a coped parapet, with plain kneelers; all very similar in style to the barn, and probably of similar date. A single-storey range extends further W from the W gable, now in separate ownership.

Date and development

The main question about the development of this house is whether the cross wing is original or a later addition. Analysis indicates that it is more likely that the main range was built first, and the cross wing was developed subsequently. If the cross wing was part of the original build, one would expect a more straightforward junction where the two parts meet, rather than the partly overlapping arrangement, the presence of a stone cross wall which is not on the line of the cross wing, and the need for a spanning beam at first floor ceiling level to carry the upper structure of the cross wing.

The main range may date from the first half of the 17th century. It has an advanced lobby entrance plan form. The S room, with the large inglenook fireplace, would have been the kitchen, with the principal cooking hearth. The room is unusually long, but there is no evidence that the S end was partitioned off. The central room, with a good quality and sizeable stone fireplace, would have been the hall, or principal living room. It seems likely that the original house had a further room to the N, as the stone cross wall, at 490mm, is not thick enough to have formed an external gable wall, and the front E wall runs on past the cross wall. The cross wall may have provided the location for a fireplace, against its N side. This third room would have been the parlour. There would have been unheated chambers over each of the three rooms, though the location of any original stair is unclear.

The original parlour end was subsequently enlarged to form the current cross wing, which also provides additional chamber space on its upper floors. The front of the main range may have been refaced at this time, which would account for the matching striped stonework across both main range and cross wing. The principal stone windows may also all date from this phase, as they all have cornices of the unusual quadrant pattern, which is thought to be a later type (eg the quadrant cornices at Tudor

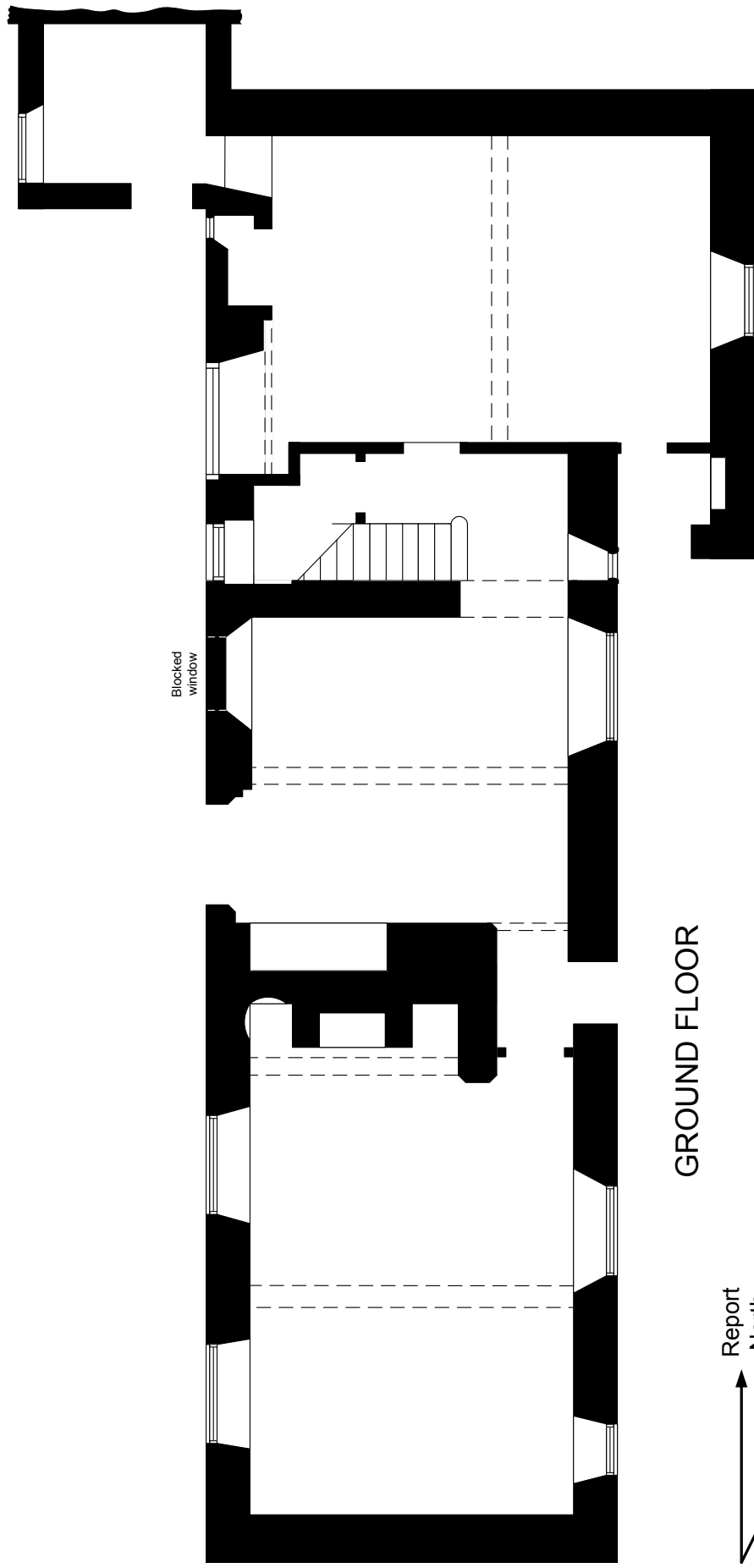
House, Thorpe, which are part of the 1668 extension work). The gabled dormer may also have been added at this time. The stone features which survive from the original build may be the half-pendant corbels (present only on the S gable – perhaps matched by a former N gable, now lost) and the front door, with its cavetto-moulded cornice. The gable corbels to the cross wing and gabled dormer are of plainer ogee type.

The rebuilt cross wing seems to have incorporated a stairs compartment and a principal room, as now. The two small windows to the front have their single-splayed reveals specifically arranged to respect the cross wing and throw the maximum daylight into the stair area – though it is odd that the cross wing slightly overlapped the ground floor window. The main ground floor room formed a spacious parlour, which again shows no sign of original subdivision. The fireplace to this room would always have been on the W gable, with the first and second floor windows set to one side to leave space for the chimney flue.¹ The area to the SE where the recessed porch is now located would probably have formed a small walk-in closet – an unusual but original feature of the cross wing. Although there was a good chamber on the first floor, this had no fireplace.

In 1758 the fine stone barn range was built, with the granary also added about the same time. The farm, owned by the Pretty family, was clearly a substantial holding by this time, which warranted construction of a good quality set of farm buildings. The house, however, was considered quite adequate, with little work undertaken here, except for the rebuilding of the upper S gable, with its new window. At some point in the late 18th or 19th century, fireplaces were added to the two first floor bedrooms in the main range. Around the mid 20th century, the thatched roof was replaced by tiles in two phases, and the recessed entrance porch was created in the front S corner of the cross wing.

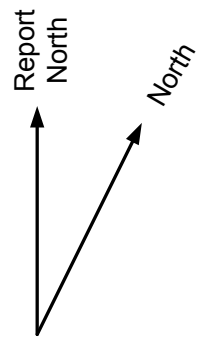
23rd December 2012 (with later minor revision)

¹ The listed building description states that the chimneystack to the rear gable was ‘formerly in the centre of the right wing’. This is incorrect, as old photos and building analysis show.

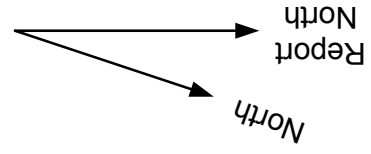
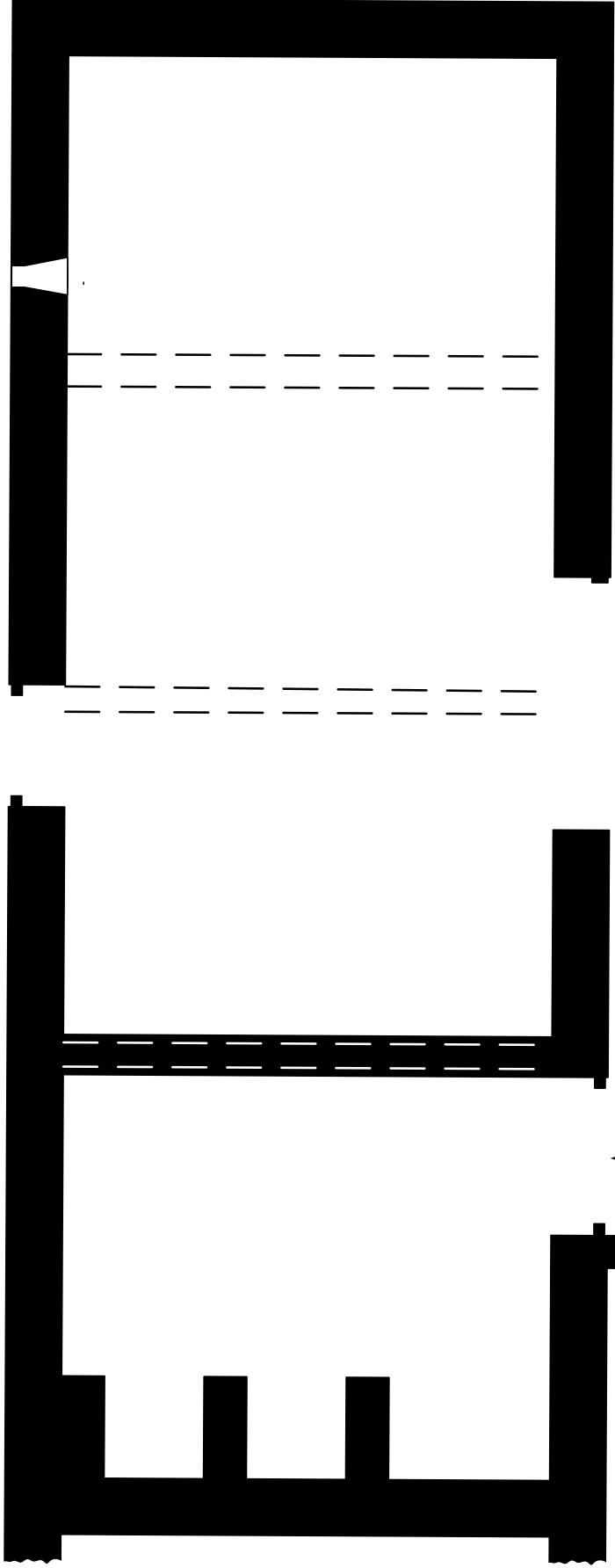


GROUND FLOOR

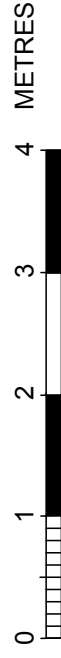
THE HOMESTEAD, 81 MAIN STREET, LYDDINGTON



NH / RO December 2012



BARN AT THE HOMESTEAD, 81 MAIN STREET, LYDDINGTON



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View from the south-east



The door to the east front



The junction of the main range and cross-wing, with inserted doorway



The east gable of the cross-wing



View from the south-west



The rear west gable of the cross-wing



The south room of the main range



The central room in the main range



The fireplace in the central room



The first floor beam spanning west-east to the cross-wing



The barn range from the north-west



A rubbing of the date-stone to the barn range



The main barn, looking south



Roof truss to the barn



The rebuilt granary range



Old photo of view from south-east



The junction of the main range and cross-wing before the insertion of the doorway



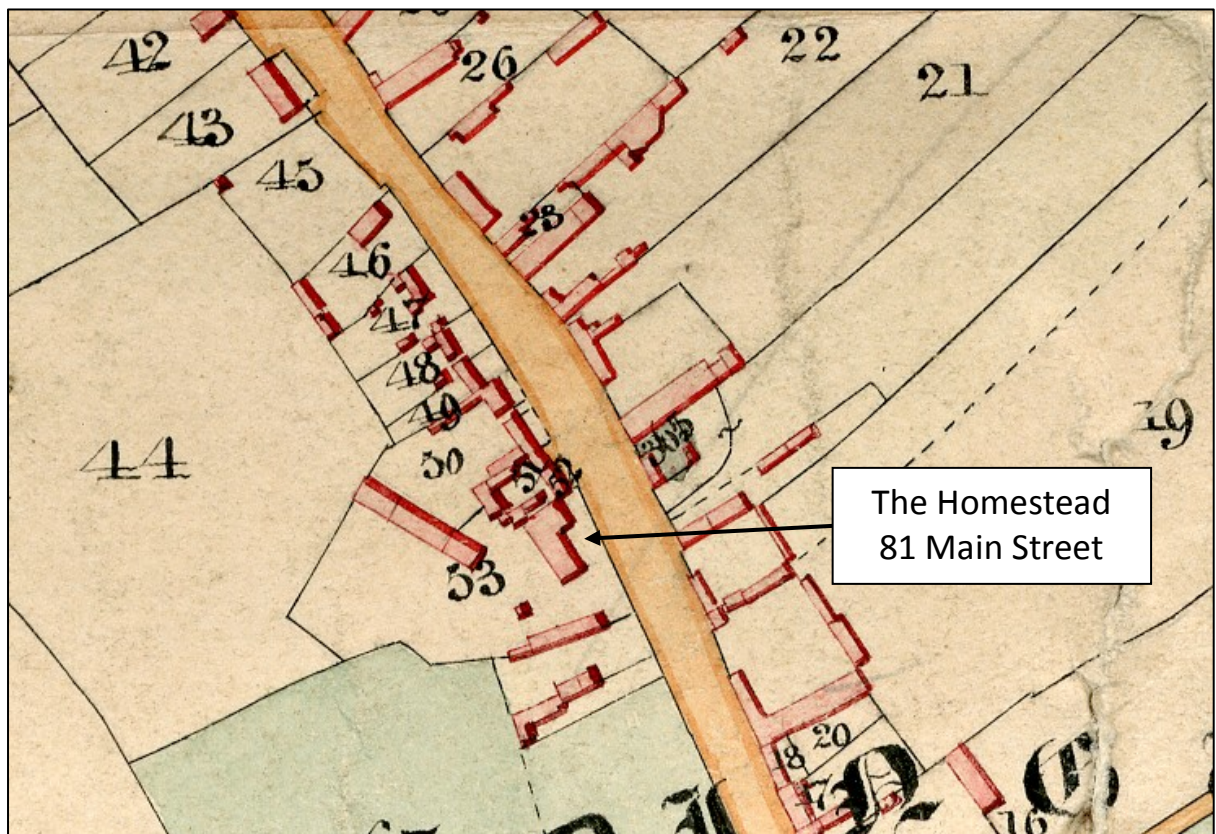
The rear of the main range before replacement of thatch



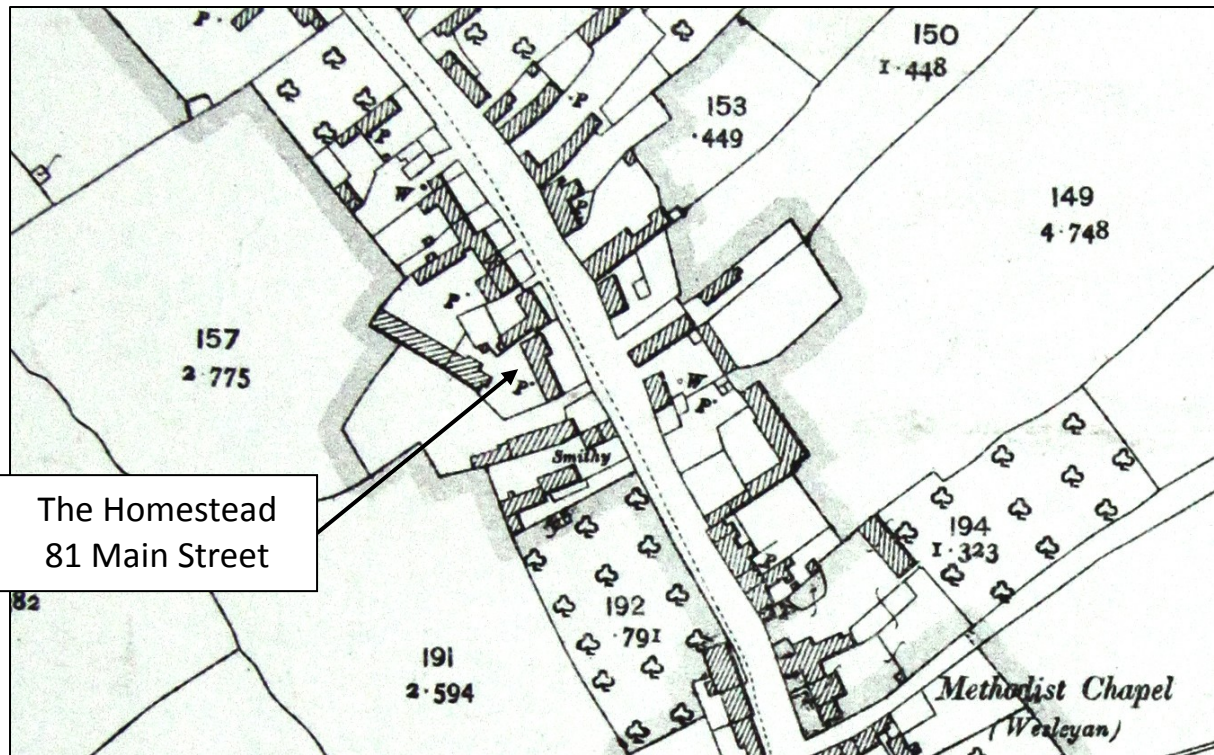
The roof of the cross-wing, after stripping of thatch



Lyddington Enclosure Map - 1804



Lyddington Estate Map, 1848 (Burghley Archives)



Ordnance Survey 2nd Series, 1904