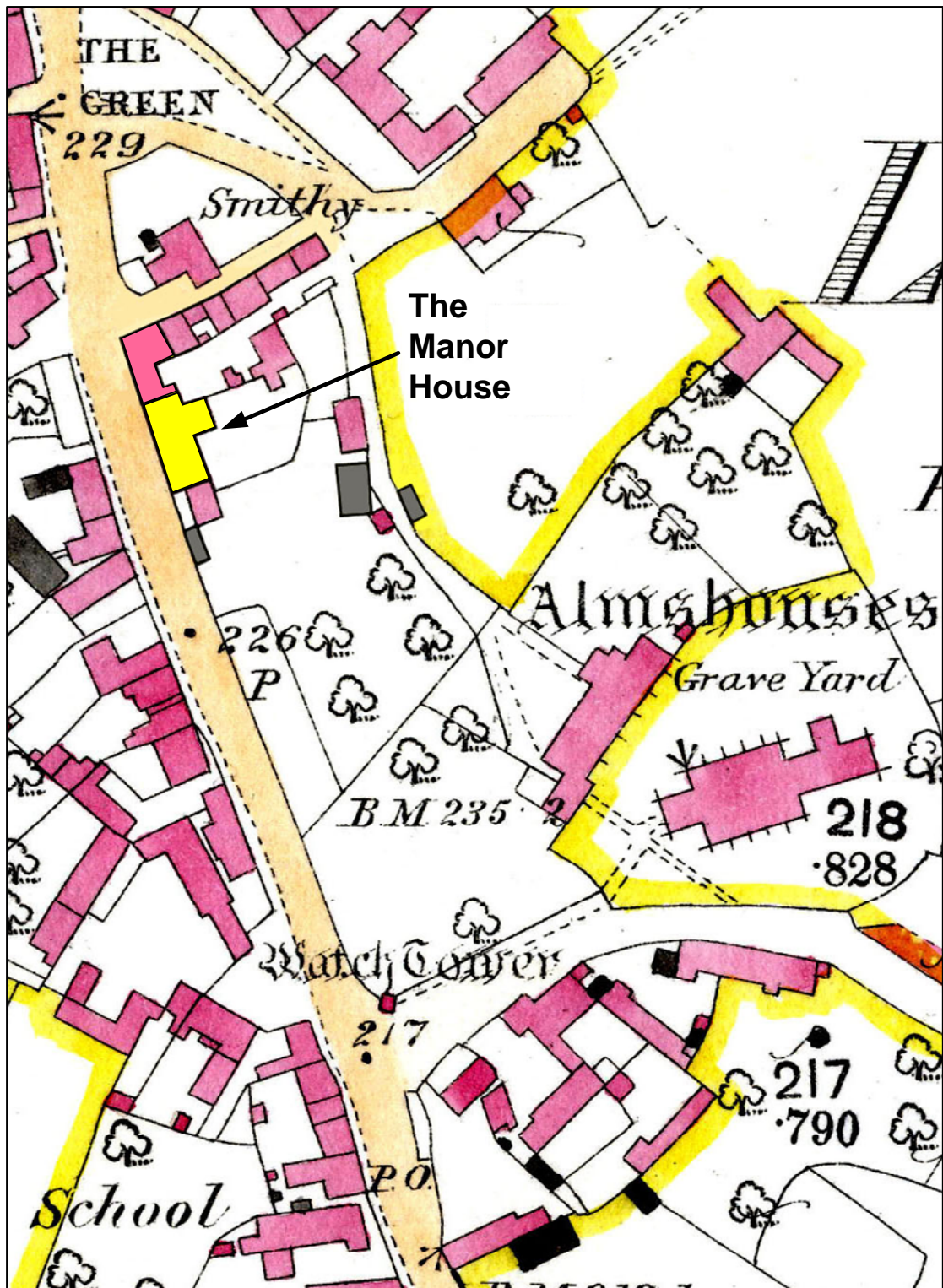


**Lyddington Manor History Society**  
**Historic Building Survey**

**The Manor House, 22 Main St**  
**Lyddington, Rutland**





Location Map – Manor House, 22 Main Street, Lyddington  
(OS First Edition 1886)

## HISTORIC BUILDING SURVEY REPORT

### THE MANOR HOUSE, 22 HIGH ST, LYDDINGTON

#### Survey

Date of survey: 26<sup>th</sup> February 2012  
Surveyed by: Nick Hill/Robert Ovens

#### Summary

This is an unusually complete example of a substantial house of the mid-18<sup>th</sup> century, which survives in largely unaltered condition, including many interior features. It is of particular importance as documents also survive which give information about its construction.

The house was built in 1758-9 for the tenant, the village miller Edward Sharman, at the expense of the owners, the Burghley Estate. It replaced an earlier house on the same site which was completely demolished, though some materials (particularly roof timbers) were incorporated in the new house. The building has an interesting combination of features, old-fashioned in many ways, but very up-to-date in others. As a lease agreement states, the house was built with 'four rooms upon a floor', centrally planned around a staircase hall which gave independent access to all the main rooms. The front block has a hall and parlour, with a kitchen in a wing to the rear. On the first floor there were three heated bedrooms. A back stair formerly led up to the attic rooms which were well-lit by dormer windows, providing space for servants and storage. There was also a cellar under the parlour, with its own well. The street front is carefully symmetrical, but has oak transomed windows rather than Georgian sashes, and gable parapets of traditional design. Inside, the hall has an old-fashioned large inglenook fireplace, but the staircase has a balustrade of Chinese Chippendale pattern, a style very much in vogue in the 1750s. The building became known as the Manor House during the 19<sup>th</sup> century.

#### Site

OS Ref: SP875971

The front of the house is aligned with the main street, facing W, but set back a little, with the ground floor higher than the street, approached by four steps. Earlier maps show this was an extensive plot, stretching S to the garden area of the Bede House and E to Bluecoat Lane. A modern house, 20 Main St, has been built on the S part. The house itself was squeezed into the NW corner of the plot, tightly abutting the adjoining property of 24 Main St. A stone wall forms the boundary running S of the house, with an entrance into the rear yard. At the E side of the yard, with its rear E wall facing onto Bluecoat Lane, is a small, well-built stone barn. This was part of the original holding, but is now in separate ownership and has been converted to residential use. It had a large central doorway to the W, and a smaller door, which would have provided a threshing floor, to the E. The bays either side of the central doors have ventilation slits to the E wall. The gables have stone-coped parapets and plain kneelers, with a former loading hatch to the upper S gable. The 1804 map shows a single barn, probably the existing building, though indicated further to the S.

The 1854 map shows the main barn with a range of narrow-span outbuildings attached to the S. By 1886, there were two separate outbuildings here, with a much smaller outbuilding to the S. In the yard, between the house and the barn is a stone well, built square rather than the normal circular shape. The early maps show a former outbuilding attached to the S gable.

## **Materials**

Walling of coursed ironstone rubble with various blocks of limestone, well-squared especially to the front. Dressings generally of brownstone and ironstone, with some window jambs of limestone. Collyweston slate roof.

## **External features**

Two tall storeys, with attics. The W front has a careful symmetrical composition, with central doorway, flanked by 3-light windows to either side on the ground and first floors, with a 2-light window over the door. Three hipped dormers are set over the first floor windows. A chamfered ironstone plinth runs across the whole front, with square, straight-cut ends to either side of the doorway. Window and doorway openings have flat brownstone lintels with a neat central keystone, of limestone to the N ground floor window, but brownstone elsewhere. The doorway and ground floor windows have jambs of bonded limestone, but 1<sup>st</sup> floor window jambs are of bonded brownstone. A semicircular flight of four ironstone steps leads up to the front doorway, set at a raised level above the street.

Over the doorway is a fanlight, re-set but of early date, with leaded lights in a decorative pattern. The door is a modern restoration. The windows have stout oak frames of three lights with transoms and are largely original, though the leaded lights and iron casements are from the recent restoration. The attic dormer window frames are also of modern date.

The N gable of the front block is set hard against the adjoining house of 24 Main Street, with the corner quoins forming a straight joint from top to bottom. Gable parapet with ogee half-pendant corbel, kneeler and coping, all of purple ironstone. Under the gable coping is a set of large triangular stone blocks. The coping has a seating for a 2-flue chimneystack, with an ironstone ashlar base, chamfered plinth, upper part rebuilt in limestone ashlar, with renewed capping.

The S gable has a chamfered plinth, set higher than that on the front, due to rising ground. The gable has no openings, and a gable parapet with moulded corbels as elsewhere. Seating for 2-flue chimneystack of ashlar brownstone, with chamfered plinth, chamfered cornice and capping with slightly sloping sides.

The front block rear elevation to E has a chamfered plinth which stops a little short of the rear doorway, with whose frame it would otherwise collide. Small cellar window set low down with square-edged ironstone jambs and lintel, and restored square central mullion. The upper wall is blank, except for a large 3-light oak window (restored), set at mid-floor height for the stairs. It has jambs of limestone with some ironstone and a flat brownstone head with keystone, as elsewhere.

The rear wing S elevation has a chamfered plinth. The back doorway is set in the corner, with an old stout oak frame with bead moulding and flat brownstone lintel, in



two pieces with no keystone. The line of a former lean-to porch roof can be seen over the door. Large ground floor window with similar window to 1<sup>st</sup> floor and 2-light hipped dormer above. The openings have jambs of ironstone/limestone. The ground floor window lintel is of a single piece of limestone, probably replaced. The 1<sup>st</sup> floor window has a brownstone lintel with wide keystone. Restored oak window frames.

The E gable has the plinth set once again at rather higher level, due to rising ground (though the external ground level has been reduced, with the top of the stone footings visible). The gable is blank except for a small 1<sup>st</sup> floor window, which has a good keystone to its flat lintel, despite its short span. The ground floor is now masked by the recent extension, with a doorway in the place of a former small window. Gable parapet with moulded corbels as elsewhere and the same type of 2-flue chimneystack, though the upper part has been recently rebuilt. The N side of the rear wing is partly masked by an extension to the rear of No 24 Main St, the visible parts to the NE being blank.

The whole of the stonework is of consistent character throughout, with no evidence of alterations or blocked openings. The stone coursing to either side of openings also varies in places, showing that the openings are original to the masonry. It is evident that the stonework is all of a single build.

## **Plan**

The front block has a central entrance hallway, with a centrally-placed staircase beyond. To the S is a good room with a smaller fireplace, presumably the parlour. To the N is a room with a large inglenook, which would have been the hall. The main kitchen was in the rear wing, with another large inglenook. A partition with two doorways seems to have allowed access from the hall/stair to the rear kitchen without having to pass through the N room. There is a cellar below the parlour. The first floor has a similar layout, with independent access to the four bedrooms from the central stair. The three larger bedrooms were all heated, with only the small front room having no fireplace. Stairs lead up to the attic, which was probably always well-lit by four dormer windows, though it is unclear if there were original subdivisions. Evidence of a former back stair in the NE corner of the rear wing, rising from ground floor to the attic, was found during recent restoration work. This back stair, though not an original feature, suggests that the attic was used by servants, though it also no doubt served for storage.

The plan is set out very carefully, with the rear wing at an exact right angle to the front block. Wall thickness is c.600mm to the lateral walls of both the front block and the rear wing, and c.650mm to the rear wing gable.

## **Internal features**

The interior is rich in early fixtures and fittings, with many original 2-panel doors and (on the ground floor) window shutter assemblies, as well as the particular fittings noted below. The 2-panel doors are moulded, raised and fielded to the front and plain to the back, with H-L hinges. The oak windows to the front elevation retain substantial original fabric. The outer frame and transom are square-edged, but the mullions have a neat ovolo moulding.

## Ground floor

The front hallway has brick walls (as found during recent works), with bricks 9in. long and 2in. high. The opening (now glazed) to the N room may be a later alteration.

The stair is of open-string type, with a straight run of balustrade between flat-capped square newels at the bottom and top. The string has ogee/scrolled decorative brackets. The handrail is of moulded square-type section, morticed and pegged to the newels. The turned balusters have a short vase shape below a moulding with an unturned square section, with a tapered column to the upper part. The undercarriage to the stair (as seen during repairs) had crude oak bearers, nailed up to the first floor joists. On the first floor a balustrade of Chinese Chippendale fretwork pattern has been fixed against the newel, the two balustrades meeting awkwardly, as well as being of different styles. However, there is no evidence of alterations or re-use in the balustrades or staircase layout, so it seems the combination of styles represents the original design. Various other examples of Chinese Chippendale pattern stair balustrades have been found around the country dating from the 1750s, so this style was very much in vogue. All timber is understood to be of pine, except the undercarriage. During restoration of the stair window a hole was found in the S jamb, around first floor level which seemed to have been formed to house the projecting 'horn' of a former window frame of the 1750s type. But there is no evidence for such an alteration in the external masonry, and a window position here would clash with the stair location.

The S room (originally the parlour) has a fireplace with a very fine cast iron plate surround, decorated with inlaid brass, with matching fender. This was removed from the house around the 1960s, but recently retrieved and re-fitted. The stone fireplace surround is modern. Encased oak spine beam. Pine floorboards (over the cellar), c.160mm wide. The oak window frame has a graffiti date: JS 1799.

The N room (originally the hall, now dining room) has a large inglenook fireplace with a massive, unchamfered beam. Multiple, very deep burn marks to the R end a single deep mark near the centre. During building works, an oak plate and re-worked masonry were revealed to the E bearing of the ingle beam, indicating that the beam has been re-set at a rather higher level – probably for better headroom when a range was fitted. Restored spice cupboard doors. Cased spine beam, understood to be of elm. Original (re-fitted) panelled partition, with central doorway and two panels of pierced Chinese Chippendale fretwork and original pressed brass knobs. The fretwork sections were probably open originally, to light the internal corridor, but leaded light glazing was subsequently fitted to the back face. The three glazed panels to the top of the door here were probably inserted at the same time.

The wall between the front block and the kitchen is of 9 inch brick not masonry, indicating both blocks are of a single build. The kitchen in the rear wing has another large inglenook fireplace. Massive beam cut into an arched shape, unchamfered. Multiple burn marks at L end. The L cheek wall curves outwards and is of thin section, presumably of brick; it has an internal flue above (not visible), so was probably for a copper. At R side is a cast iron hob with stone jambs and lintel and a grate, and another internal flue. Spice cupboard doors restored, with original hinges

re-fitted to the R cupboard. The external door has early pintles and strap hinges, though the door itself has been re-set upside down. It has a small hinged opening now at the base, which probably served as a peephole, before the door was re-set. Transverse beam with crude chamfering. In the NE corner is a thinner beam, which served as a trimmer for a previous back stair, located beside the chimneybreast. During recent restoration work, evidence of the stair could be seen, but it was also observed that the stair was not original, as the earlier floor joists had been cut away to create space for the stair. When a new doorway was created recently in the NE corner of the kitchen (leading to the modern extension), a small window opening was found in the wall here.

Flooring is of purple ironstone to the stair hall and N room, with clay pammets to the front hall and kitchen. Deep, square ash pits were found beneath the hearths of both inglenook fireplaces during recent restoration work.

### Cellar

A straight flight of ironstone steps leads down to the cellar. The upper part of the cellar stair enclosure has an original partition with thin studs of pine to separate it from the main stair hall. Ironstone flag floor, with stone thralls around the sides. To the N wall is a raised stone kerb and a stone-lined well, around 1m deep, with the water only c.300mm below floor level. Chamfered oak spine beam with a re-worked straight-cut stop to the SE, but no other stops. Oak joists are tenoned to the beam. Several joists are of re-used timber, including three to the E with burn marks, the marks having been made when the timbers were in use as upright studs.

### First floor

The front block has four transverse ceiling beams, which serve as tie-beams to the roof trusses above. The beam over the stair area has a series of mortices with peg holes for studs and a main post – a re-used beam. The other three beams are fairly crude, with square edges or rough chamfering. The N beam runs through the 9 inch brick wall, with a projecting quarter round end visible in the rear wing – no doubt to give strength to the tenoned joint of the principal rafter and tie-beam. Partitions (as revealed during restoration) have oak studs and plaster on reeds. Fireplaces with cast iron grates in the two end bedrooms of the front block, the N one a recent introduction. The S room S window reveal has a signature and date scribed into the plaster: 'I Holmes 1759' The scribing has been carried out after the plaster was set, not when it was still wet, but may indicate the date of completion of work here.

The rear wing has another transverse beam with crude partial chamfering and run-out stops, again serving as a tie-beam to the roof truss above. There is a single burn mark to E face of the beam. In the NE corner is an oak trimmer beam with mortices for two unpegged studs, which relate to the stair once located here. A former resident recalled that the stair rose from ground floor to attic, but had no access to the first floor. However, the two former studs, at 740mm apart, probably represent a former doorway. The doorway was probably blocked at a later date, as the attic floor was in use as a separate flat.

### Attic and roof

A winder stair leads up to the attic, with a crude oak undercarriage and at the top a plain balustrade. The attic is unheated, but is well-lit, with four dormer windows. The front range has no clear evidence for original partitions, though subdivisions may have been removed.

The roof has four trusses to the front block (T1 to T4 from N to S) and a fifth (T5) to the rear wing. The trusses have high-set collars, morticed with a single peg to the principal rafters. Principal rafters have a bridle joint at the apex, with no ridge. There are upper and lower purlins, tenoned to the principal rafters. Rafters are of squared oak with bridle joints at the apex. There is an extensive set of chisel-cut carpenter's marks to both trusses and rafters. No clear sequence is apparent to the trusses, though some have the two collar/principal and apex joints marked as II, III and IIII or similar numbering. The marks vary considerably in length of cut. A very small XI mark is visible at the joint of the NE lower purlin to the trimmer/principal.

In the front block the lower purlin is set square and the upper purlin is angled – except for the NE corner over the stair, where the purlin is set on the angle. In this area, a trimmer/part principal runs from the tie-beam up to the upper purlin. This trimmer carries the lower purlin over the stair and also allows omission of the lower purlin for the doorway linking the front block to the rear wing – all showing that the stair location is original. In the rear wing the lower purlins on the N side to both bays are set on the angle, but the purlins to the S are set square. The square set lower purlin would more readily accommodate the dormer window construction which is built on top of it, though this does not explain why the front block E purlins are square-set. The timbers in the eaves are all white-washed, showing that there was no dwarf partition here until recently.

It is evident that the principal rafters of trusses T1, T3, T4 and T5 are all re-used, with T2 the only truss using all new timber. The re-used principal rafters all have long, narrow double-pegged mortices for wind-braces set fairly low down on each side, with single-pegged mortices for tenoned purlins just above the level of the current collars. At Truss T5 a former tenoned collar with double pegs has been re-used and set c.150mm higher, with a single peg. The collar to truss T3 is, like that to T5, of a taller, thinner profile than other collars, so is also probably re-used. Older scribed (not chiselled) carpenter's marks can be seen to the E principals of T3 (unclear) and T4 (V with a tag). All four trusses clearly all came from the same building, presumably the previous house on the site which was taken down in c.1758. If so, this would indicate that the previous house was of considerable size. It is possible that the previous house made use of timbers from the Bishop's Palace, where extensive buildings were demolished in the late 16<sup>th</sup> century.



## Date and development

A lease agreement for the house of 1757-8 survives in the Burghley Estate archives, together with accounts for building costs. The lease agreement (Ex 1/13) with the Earl of Exeter of 29<sup>th</sup> June 1757 stated that ‘the house in which the said Edward Sharman lives be taken down and a new one built in the yard four rooms upon a floor at his lordship’s expense’. Sharman was the village miller, and his annual rent for the term of the 21 year lease was £25, which besides the house included the windmill, the water mill, ‘the Homestead and orchard’, and 11 acres of land. Prior to the rebuilding, Sharman had leased the property from 1743-58 at a rent of £20 pa, so it seems that the rent increased by £5 as a result of the rebuilding. In a further agreement of 23<sup>rd</sup> August 1758, Sharman agreed to pay an extra £1 in annual rent ‘in consideration that his lordship makes garretts to my house and sinks me a cellar’. Accounts of 15<sup>th</sup> June 1759 (Ex 59/55) record payments of £75 10s to masons, £44 8s to the carpenter, £49 7s 6d to slaters, £11 13s to the glazier and £6 15s 11d for bricks. The 1757 lease agreement notes that Sharman was to ‘do all the carriage that shall be necessary for the building his house’.

Detailed survey and analysis of the building confirms that, as stated in the lease agreement, the previous house was demolished and a completely new building constructed in c.1758. This is evident, as noted above, from close examination of the masonry, which is consistently detailed throughout, with no indications of incorporating previous fabric. The whole design of the house is also carefully planned as a single, integrated structure. The plan form of the front block has a centrally placed entrance hall with brick partition walls, which are arranged to provide support to the ceiling beams of the rooms to either side. Similarly, the rear wing is divided from the front block by a thinner wall of brick, rather than a stone wall (as would be the case if the rear wing were a later addition). The front block is arranged with careful symmetry of design to the front elevation on all three floors, and the rear wing is set out at a precise 90° angle to the front range. The roof structure, though incorporating re-used timbers, has consistent design and detailing throughout, in both the front block and the rear wing. As noted above, its construction shows that it was designed to incorporate the attic stairs, including space for the linking doorway to the rear wing.

It seems likely that the decision recorded in the second agreement, of August 1758, to add a cellar and attics was taken before construction of the new house got underway. The walling of the cellar is an integral part of the structure of the south end of the house, and it would have involved considerable disruption and expense if undertaken after construction of the ground floor walls. Certainly, by the time the roof was constructed, the attic rooms were an integral part of the design. It therefore seems likely that the house was constructed in a single phase of building work, starting in 1758, with completion before June 1759. The inscribed date of 1759 on the plaster of a window reveal, perhaps by one of the workmen, is also consistent with this.

As one might expect, the building incorporates material re-used from the previous, demolished house. This is most clearly seen in the roof, though the floor structures also have re-used timber. It seems likely that the two large angle fireplace beams, with their burn marks, are also re-used from the earlier house. Some of the walling masonry may be re-used, though earlier masonry was probably used mainly for the

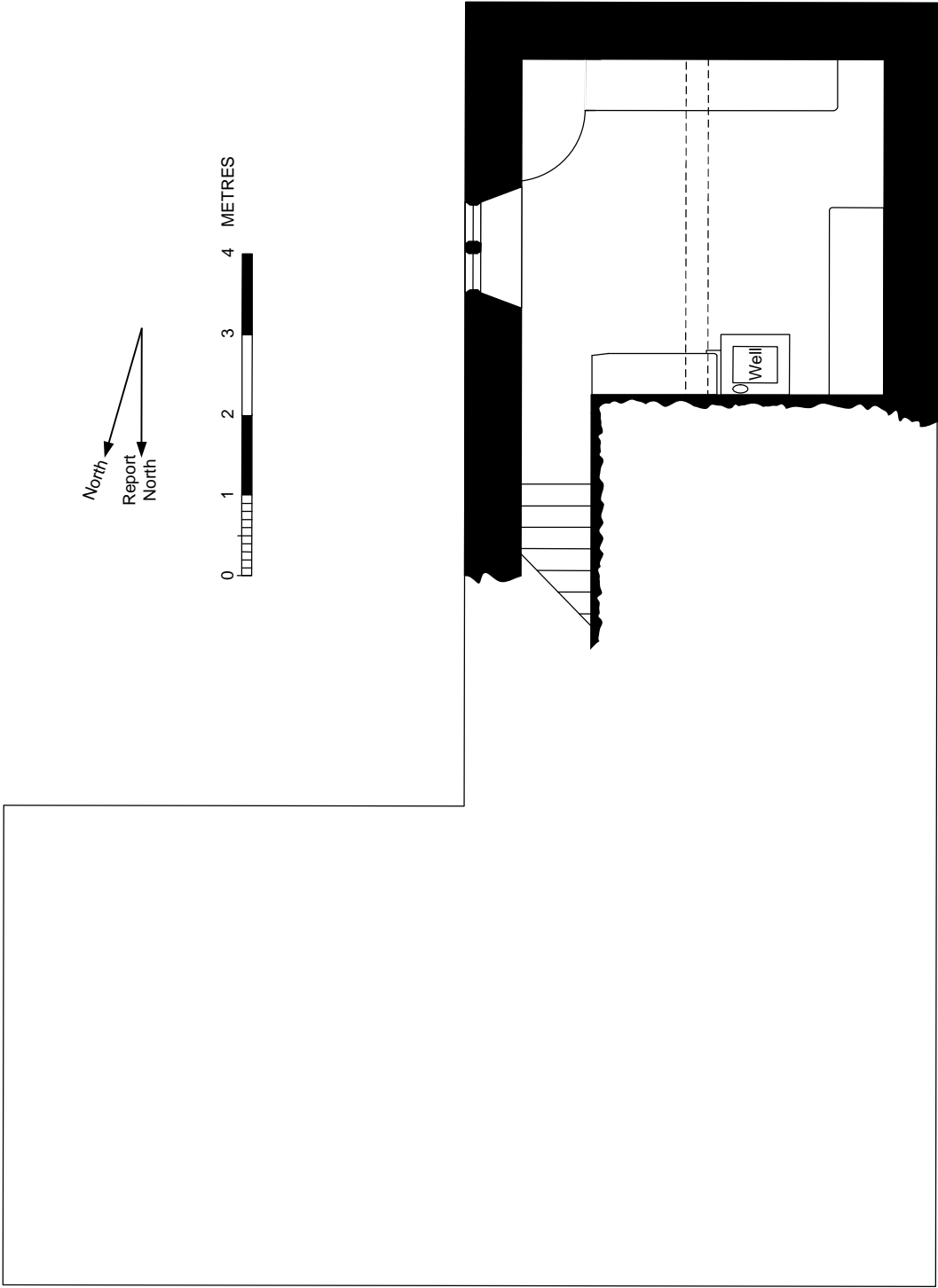
internal face, rather than externally. A few pieces of ironstone appear to be re-used from elsewhere, as they have been exposed to fire, which turns the stone to a characteristic pink colour. The stone dressings, however, are of consistent character throughout, with little indication of re-use.

It seems likely that the previous house occupied the same site as the front block, as the adjoining house, 24 Main St, pre-dates the Manor House, but clearly butted up against an existing building. The four re-used roof trusses suggest that the previous house had five bays, so may have been of similar length as the current front block.

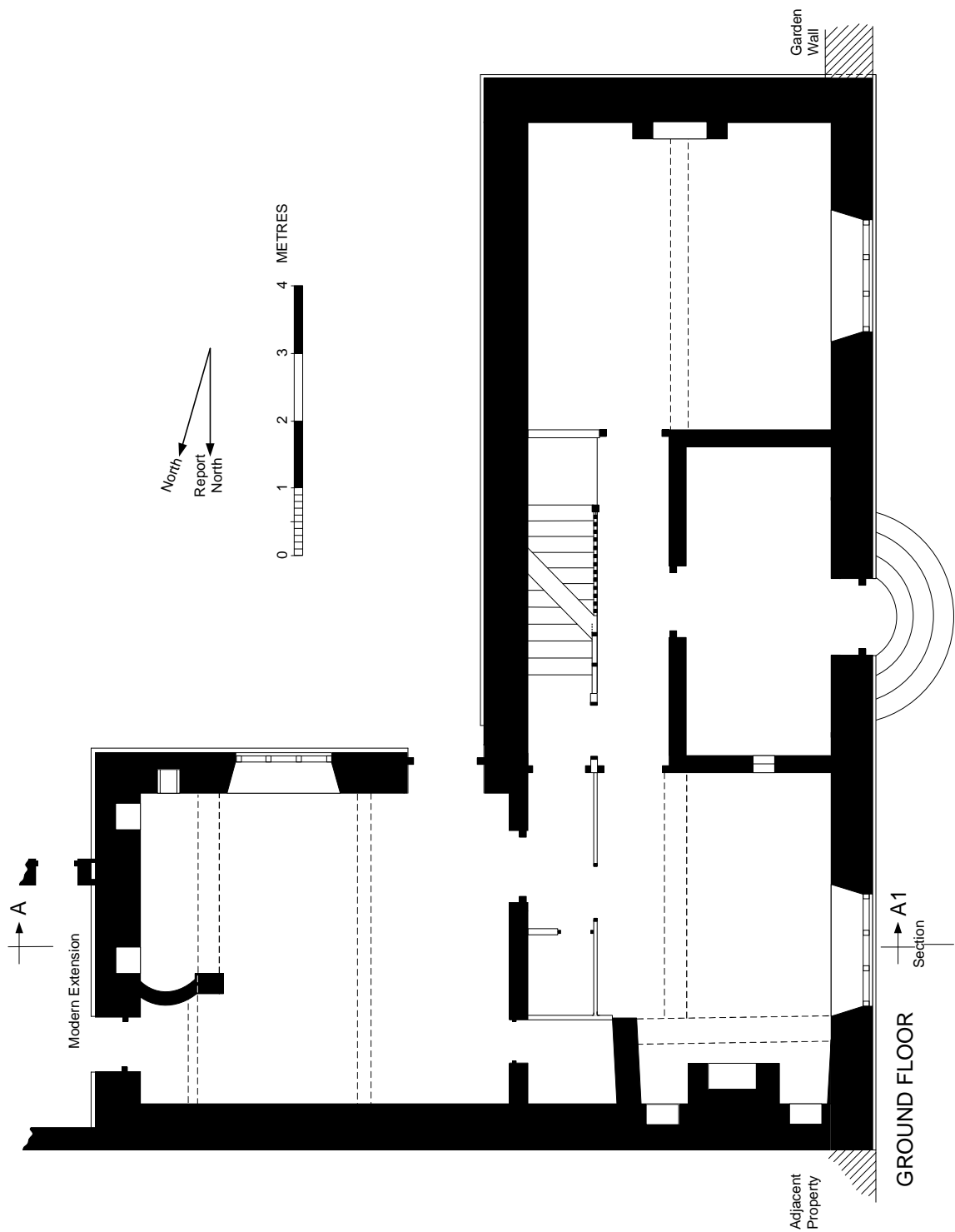
The architecture of the house represents an interesting mix of old-fashioned and more up-to-date features. The front elevation is carefully symmetrical, with the door placed centrally, rather than offset in the 17<sup>th</sup> century manner. The central entrance hall and the layout of circulation, with all rooms accessed independently from the staircase area, is also much more advanced than the room-to-room access found in 17<sup>th</sup> century houses. The entrance hallway, though, is a rather odd feature, unusually spacious, but separated from the staircase, instead of being an integrated staircase hall in the Georgian manner. Rather than making use of the up-to-date 'double-pile' plan, the house is still only one room in depth, with a projecting L-shaped wing. The building is quite tall, with generous ceiling heights to both ground and first floor. The window openings are of tall proportion, unlike 17<sup>th</sup> century windows, but instead of being fitted with sash windows of normal Georgian type there are heavy oak transomed windows with leaded lights, rather like the cross-windows found at the end of the 17<sup>th</sup> and early 18<sup>th</sup> century. The masonry of the gable ends, with ogee-moulded corbels, kneelers and coped gable parapet, is very traditional, unchanged from the 17<sup>th</sup> century style. Inside, there is a large, old-fashioned inglenook fireplace in the hall to the north, as well as the one to the kitchen. The staircase balustrade, however, although of two contrasting styles, is of very up-to-date design, especially the Chinese Chippendale fretwork, as is the panelled partition in the north room.

Apart from replacement of various fittings such as fireplaces, and more recent modernisation (including an extension added to the rear wing), the house is very little altered since the time of its original construction.

Nick Hill  
October 2012

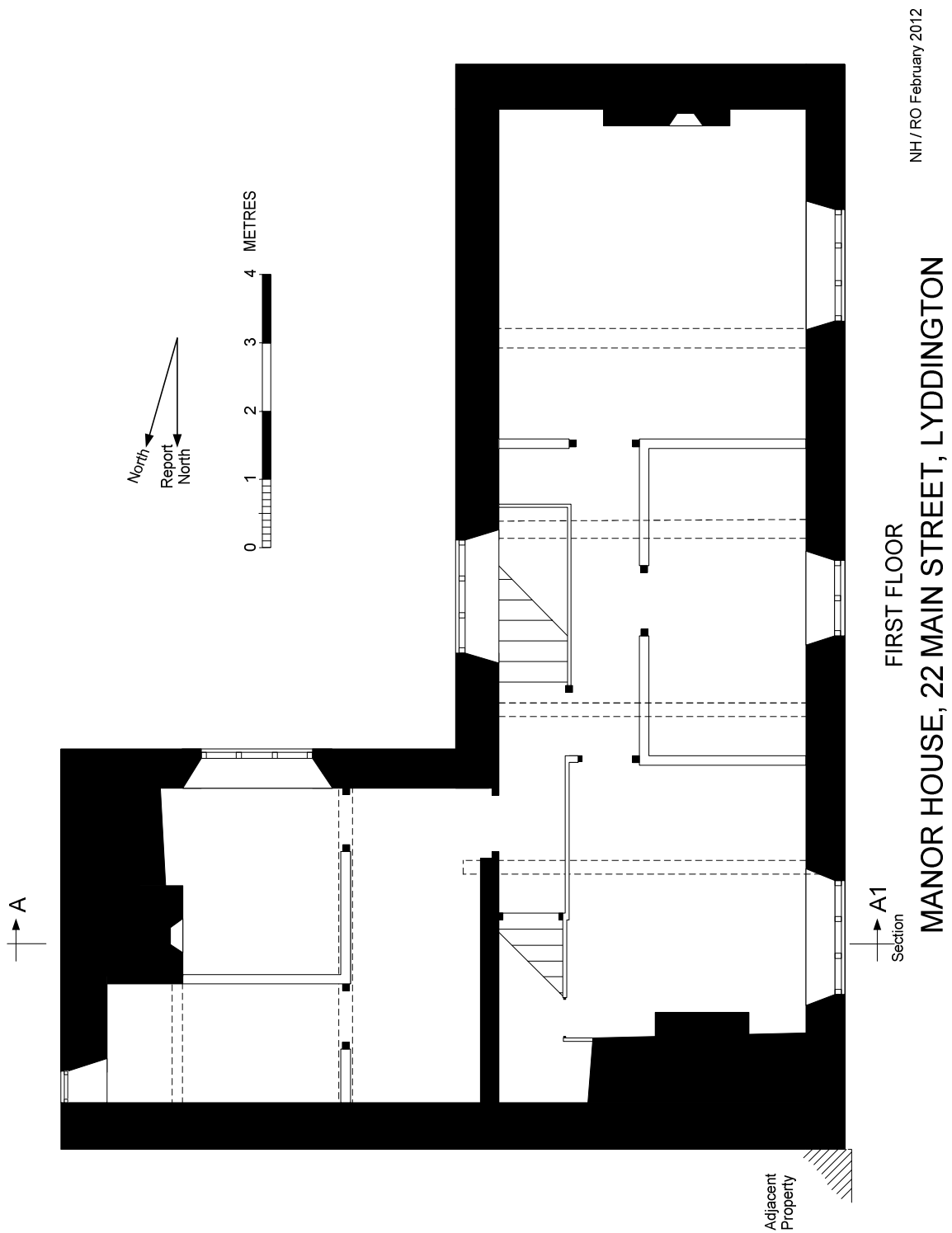


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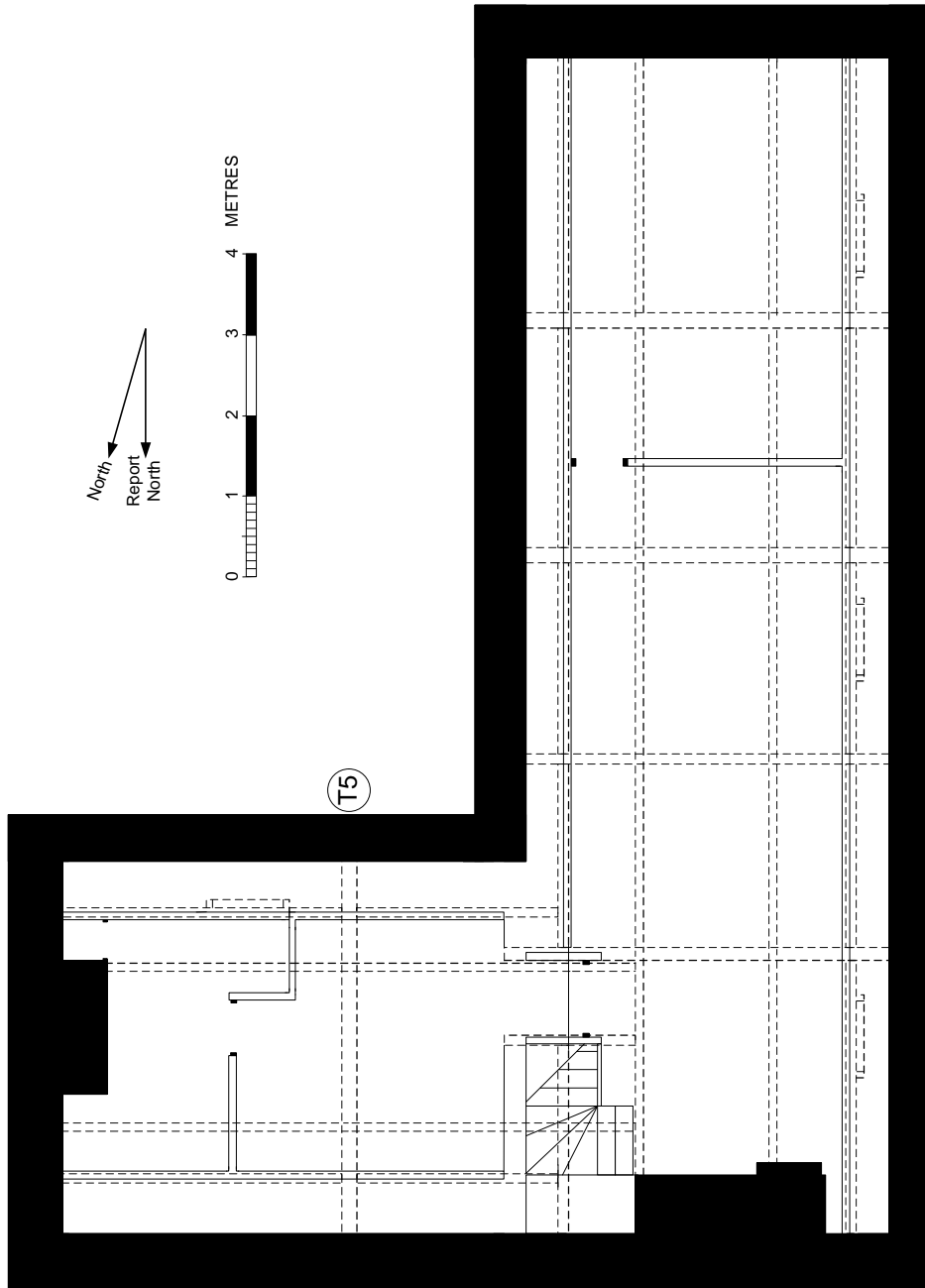


NH / RO February 2012

# MANOR HOUSE, 22 MAIN STREET, LYDDINGTON



Section —→ A



North  
Report  
North

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T5

T4

T3

T2

T1

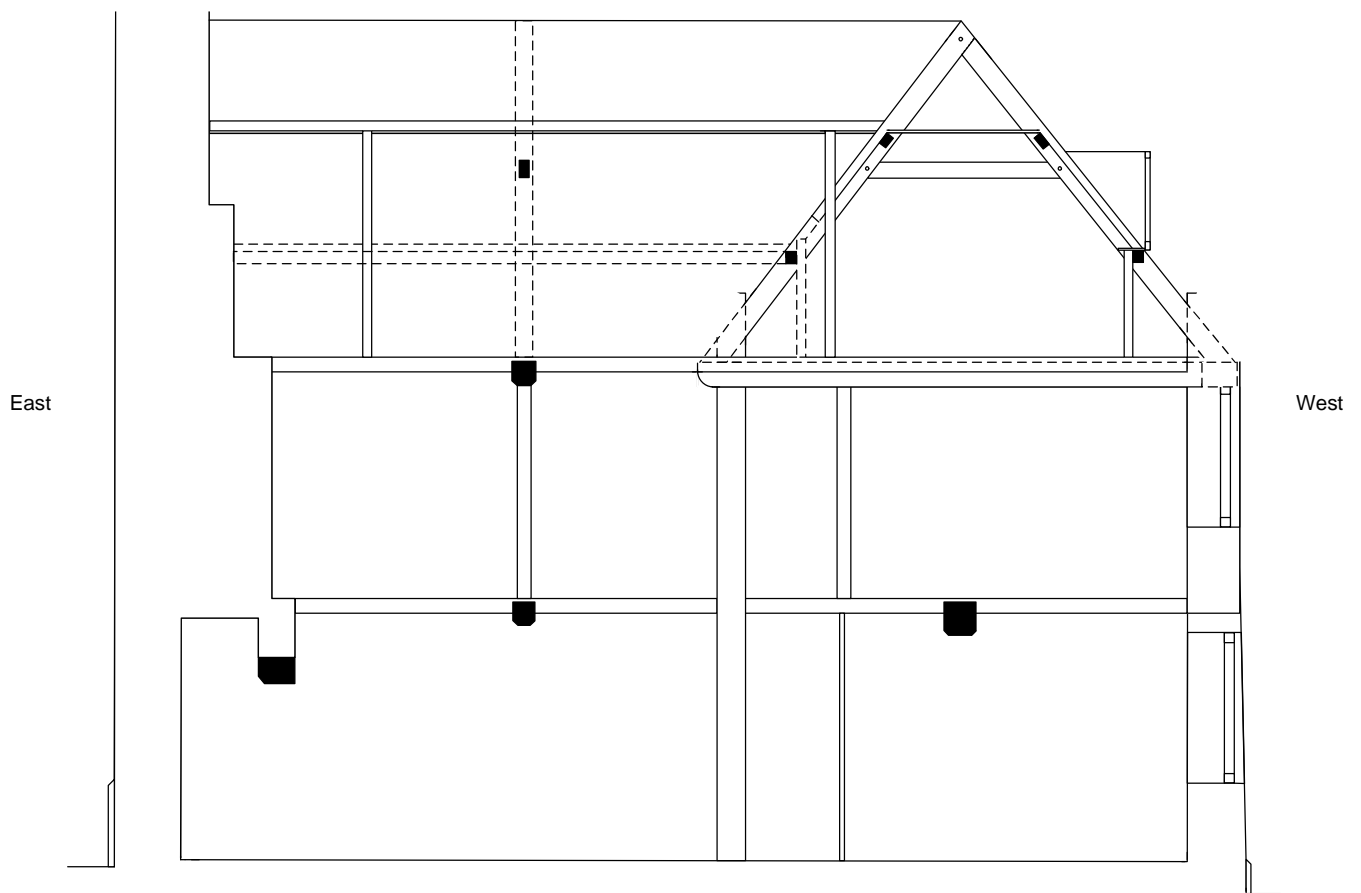
→ A1

SECOND FLOOR

MANOR HOUSE, 22 MAIN STREET, LYDDINGTON

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SECTION A – A1

## THE MANOR HOUSE, 22 MAIN STREET, LYDDINGTON

0 1 2 3 4 METRES

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View of the west front



View from the east





The rear east wall of the front block



The south side of the rear wing





View from the east, with 24 Main St adjoining



One of the original oak windows to the front elevation



Inglennook fireplace in the north room (hall), with burn marks to right end of beam



The panelled partition in the hall, with fretwork openings





Original iron fireplace in the parlour, with modern stone surround



Detail of brass inlay to fire surround





Inglenook fireplace to kitchen in rear wing



Cast iron hob grate to right side of kitchen fireplace



Stair balustrade to ground floor



Detail of turned stair  
balustrade



Stair balustrade to first floor

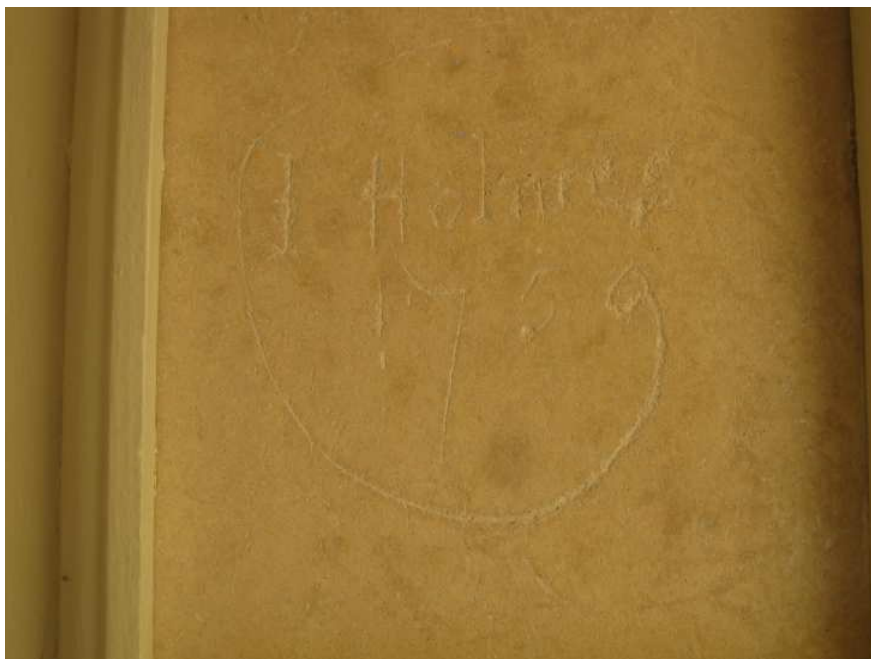


The Chinese Chippendale stair balustrade





Detail of original oak window  
with ovolo moulding to mullion



Incised graffito to  
plaster reveal of first  
floor window:  
'I Holmes 1759'



The roof trusses of the front block, looking south



Carpenter's marks to the apex of truss T4 and adjoining rafter couple



The roof structure at the junction of the front block and rear wing, with additional trimmer/rafter to allow for doorway



Detail of the collar/principal rafter junction to truss T5 in rear wing. The re-used timber has the empty mortices for a collar and purlin, both set lower than the existing roof.





Historic photo: view from the south



Historic photo: part of the road frontage



Historic photo: view from the north

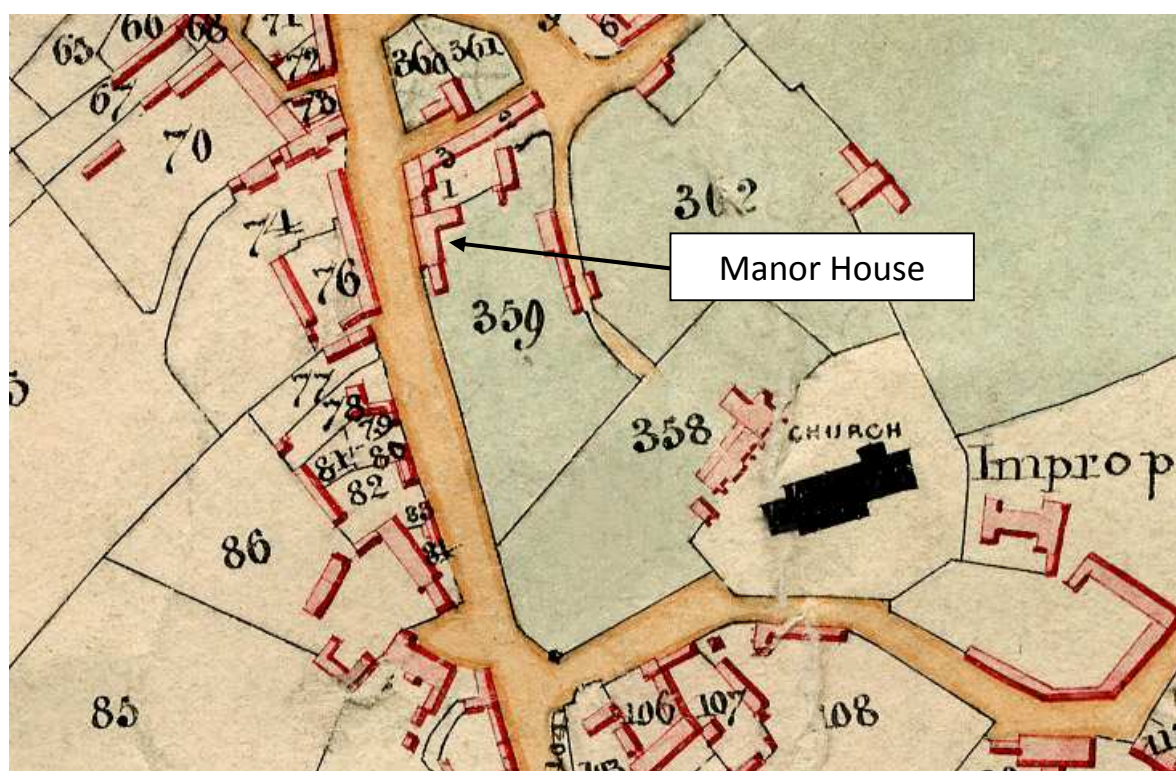


Another early view from the north



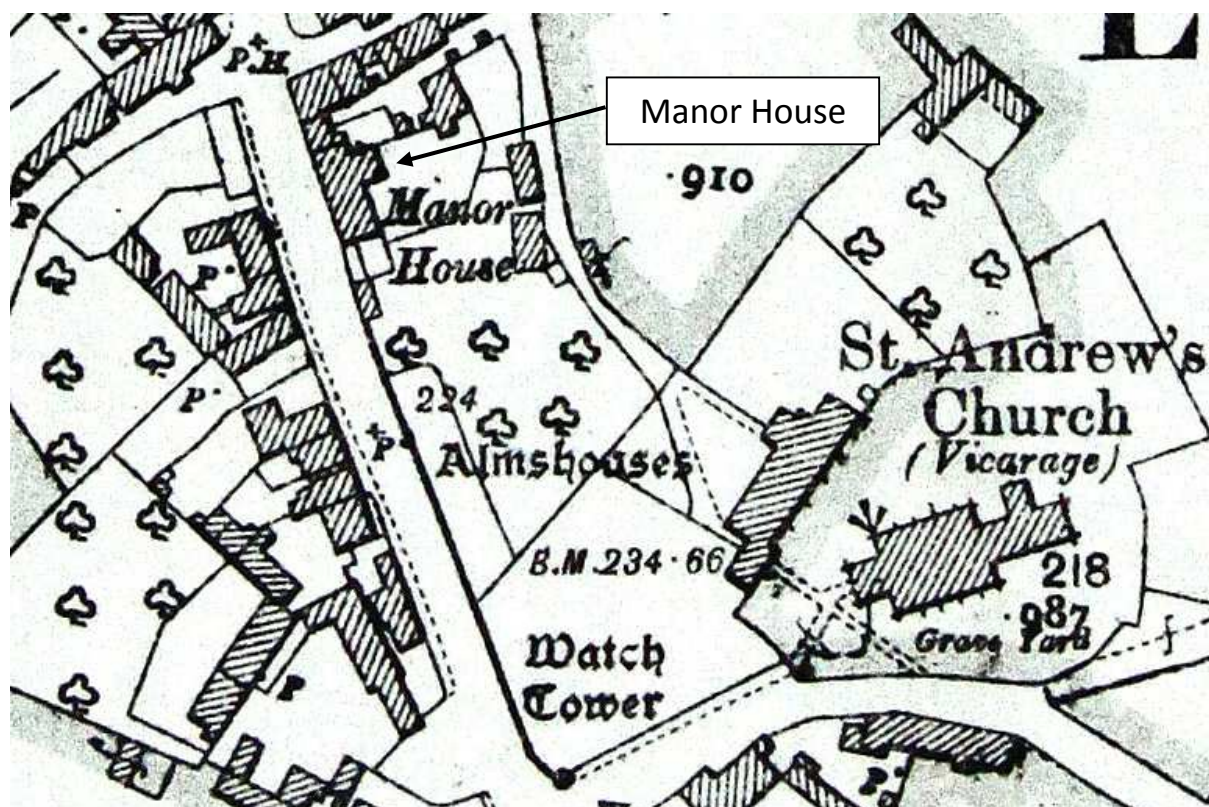


Lyddington Enclosure Map - 1804



Lyddington Estate Map, 1848 (Burghley Archives)





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