

**Lyddington Manor History Society  
Historic Building Survey**

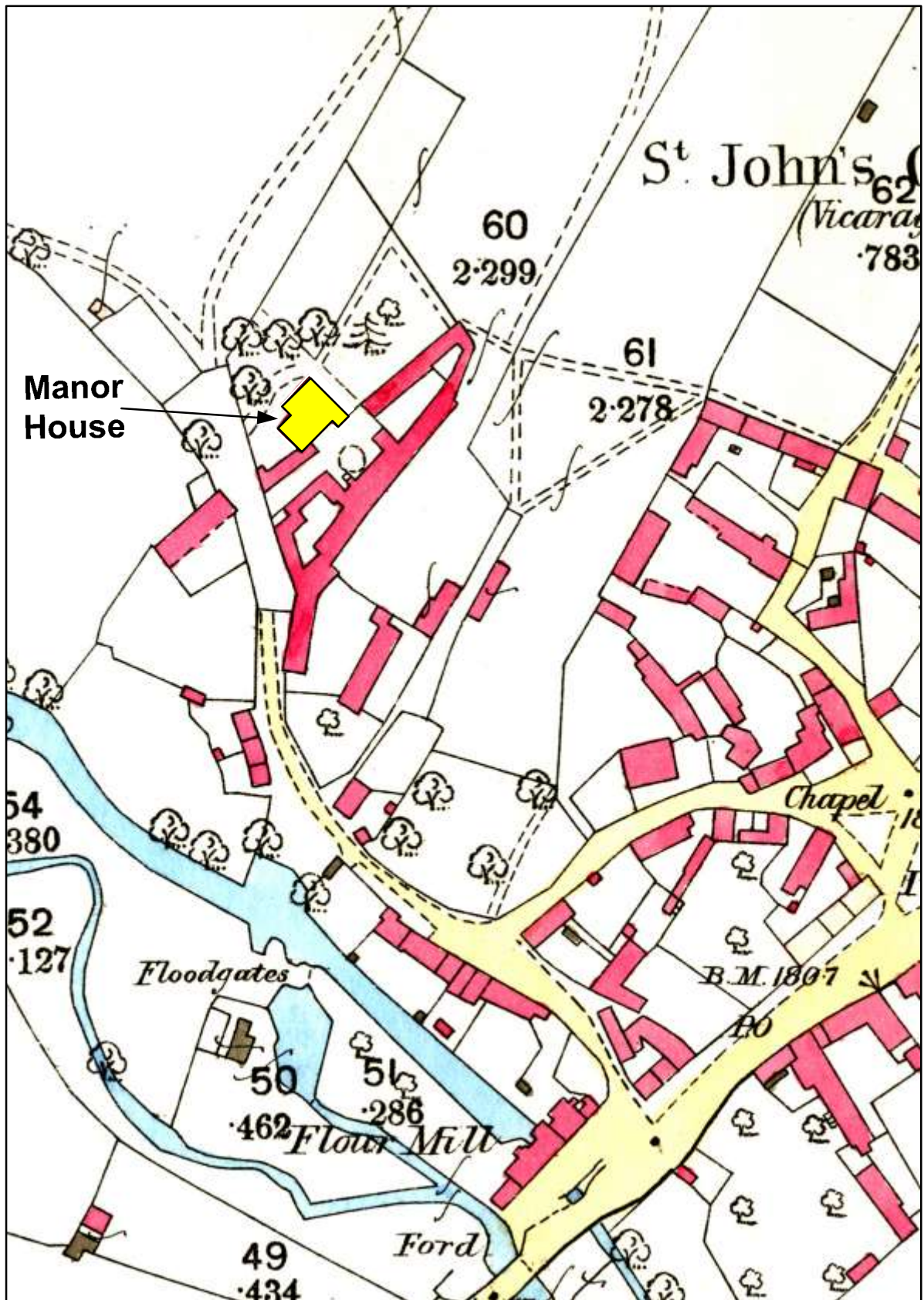
**The Manor House, Mill Lane  
Caldecott, Rutland**



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Location Map – Manor House, Mill Lane, Caldecott  
(OS First Edition 1886)

## HISTORIC BUILDING SURVEY REPORT

# MANOR HOUSE, MILL LANE, CALDECOTT

### Survey

Date of survey: 4<sup>th</sup> August 2012  
Surveyed by: Nick Hill & Robert Ovens. Nick Hill also made a brief visit during the building works of 1988

### Summary

The manor house of Caldecott, this property forms an extensive complex, with a large multi-period house and several farmyards. It seems that the earliest part of the house was the lower-roofed range towards the front entrance, dating from around the second half of the 17<sup>th</sup> century. This range, containing the kitchen, was subsequently truncated when a large two and half storey main range was added in 1696 (as date-stone). Major alterations were carried out to this main range around 1850-60, including a formal entrance front, together with further extensions, though fine masonry features and two roof trusses survive from the 17<sup>th</sup> century. The front range was reconstructed in 1988. The site includes some standing walls from a large dovecote dated 1645. There is also a fine 18<sup>th</sup> century barn with attached stable.

### Site

OS Ref: SP866936

Orientation: For report purposes, the garden front of the main range is taken as facing E.

The house is located on the W edge of the village, at the end of Mill Lane. However, the lane used to continue N to join the road leading out of Caldecott to Uppingham. As seen on early maps, there was an extensive series of yards and outbuildings to the S and E of the house.

### Materials

Generally of coursed rubble stone, mainly ironstone; dressings of limestone and ironstone; roofs of Collyweston slate.

### External features

The front range is of one and a half storeys, and the main range, set at right angles to the front range, is now of two tall storeys. The front range was taken down and rebuilt in 1988, but survey plans and photos taken before the rebuilding provide good evidence of the original structure.

The front range S wall has coursed ironstone walling with some courses of large blocks. Doorway to the W end, ironstone, with moulded jambs and flat head (height increased in 1988), and cyma cornice. The listing description of 1975 notes an 'old 2-panelled door' here. Two windows with ironstone cambered arches with keystones. Two dormers over. The W gable has good quoins and a gable parapet with kneelers which have eroded finials. The gable parapet now rises to an apex, but formerly had a

seating for a brick chimneystack. Ground and first floor windows of ironstone, 3-lights, ovolo-moulded externally but plain chamfered inside, with quadrant cornices. The N wall has been rebuilt, and was previously covered by a C19 lean-to brick extension. The chimneystack to the front range has been rebuilt, but there was formerly a stone stack of ashlar with a chamfered plinth and cornice, to which two brick flues had been added.

The main range S gable is of coursed ironstone with good limestone quoins. Chamfered ironstone plinth, and blank walling except for two attic windows, also now blocked with brickwork. This pair of windows forms a high quality design feature – single lights of ovolo-moulded limestone, set some distance apart (to allow for a chimney flue up the centre) and linked by a long cavetto-moulded cornice. The gable above has good limestone ashlar dressings below the coped parapet. The W side has a high quality shaped corbel, with big ogee moulding and a small cavetto above. The E side has been raised, for the C19 century parapet to the E front. The gable stack has been rebuilt in 1988, but was formerly a 2-flue stack of limestone ashlar, with chamfered plinth and moulded cornice – similar to the surviving stack at the N gable. The short section of return wall to the W side at the SW corner is, oddly, of high quality limestone ashlar throughout (except where refaced in render near the bottom). At the top, set just below the gable corbel, is a cavetto-moulded string course, which would originally have formed the roof eaves, though the eaves has been raised later. An inserted C19 window also cuts through the string course. The ironstone plinth of the S gable is cut off at the corner, and does not return onto the W return wall.

The E front of the main range was rebuilt in the C19. It now has a symmetrical double-fronted appearance, with a central doorway, large sash windows and a stone-coped parapet. The plinth of the S and N gables is cut off at the corners, and does not continue along the E front. Central double doors, the upper half glazed, with margin lights. Some of the windows have been replaced, but the two ground floor ones have 8/8 sashes with horns. At high level towards the N one course has brick on edge, rather than coursed stone. The stone lintels over the openings are replacements of c.1980. Near the SE corner at ground floor level is a blocked opening, with limestone surround, of a C17 ingle window, which would have provided light to a large inglenook fireplace inside. Straight-jointed scars between the central door and the N windows indicate a former abutting wall. An additional block is shown to the E here on the 1800 enclosure map, though had gone by the time of the 1886 OS map.

The N gable has a chamfered ironstone plinth like the S gable, which returned at the NW corner onto the W wall (though this is now covered by an extension). Blocked C17 window at ground and (original) first floor level, 2-light ovolo-moulded limestone, with cyma cornices. Good ironstone quoins, and a high quality gable parapet, with limestone ashlar blocks below it. The E side has been raised for the C19 parapet, but the W side preserves the kneeler and corbel, with the same moulding as that to the S gable. At the top is a large date-stone panel, with sunk spandrels, a central raised lozenge and a cyma cornice over. The date, legible when viewed (see photo) from scaffolding in 1988, is 1696. Above are 3 initials, the top central one unclear (?G), and the two lower ones J and E. Above is a good two-flue stack of limestone ashlar with chamfered plinth and cyma cornice.



To the NW there were formerly various extensions, largely rebuilt in 1988. A stone-walled block, largely single storey, was set to the W of the main range. Part of this had an upper storey above, built of brick with a flat roof. A two storey brick extension, also flat-roofed, housed the main stair, with a tall stair window. To the W of the front range was a single storey lean-to of brick with the Welsh slate roof (demolished in 1988 and not rebuilt).

## **Internal features**

### Ground floor

The front range W room (rebuilt in 1988) previously had a large inglenook fireplace. In the listing description, this room had a 'stop-chamfered spine beam with bracket at one end, and fireplace with moulded stone jambs'. Against the N wall was a staircase. A small room to the E of this had a small fireplace. The stair hall, with its brick walls, was added in C19. The stair has a sweeping mahogany handrail, plain stick balusters and a curtail step at the foot, with fluted newel. The two rooms in the main range have panelled linings and shutters to the sash windows and shallow chimneybreasts. The N room has a pine fireplace with fluted pilasters and plain frieze, relocated from the S bedroom upstairs. The S room has a modern fireplace.

### First floor

In the stair landing area there is a large opening in the W wall of the main range, spanned by an oak beam with a beaded moulding to the W and a large chamfer to the E. The N bedroom in the main range has a painted timber fireplace with fluted pilasters and roundels to the frieze. There are several C19 4-panel pine doors.

### Roof structure

The two trusses of the original C17 roof remain. The rest of the roof (purlins and rafters) was replaced in 1988, but the roof was recorded prior to the works, with survey notes and photos.

The roof had two A-frame trusses with collars, supporting side purlins and rafters, with no ridge beam. Truss T1 to the S has principal rafters of curved shape and an arch-shaped collar, lap-jointed and pegged to the principals. The purlins here were carried on the ends of the collar. The truss has whitewash on both sides right up to the apex, so was previously open to the attic room. It was also previously closed with infill, but this was probably not original. Truss T2 to the N has similar principal rafters but the collar is tenoned, not lapped, and the purlins here were tenoned to the principal rafters. The collar has a sweeping arch shape, though the arch is less pronounced than to T1. The top triangle of T2 retained an infill panel, of which traces now remain. The purlins were c.150x150mm in section, with spliced scarf joints beside truss T1. Rafters were of squared oak c.65 x 70mm, with pegged bridle joints at the apex. Although the roof is unusual in having trusses of two rather different types, it does all appear to have been of a single phase, dating no doubt from 1696. The current ceiling was inserted in the C19, with tie-beams also bolted onto the two trusses.

## Outbuildings

To the S of the house is a fine stone-built range with a barn and stable. The barn is of 4 bays, with large entry door and smaller rear door toward the SE. The SW part of the barn, unusually, has an additional doorway, with a semicircular stone arch and keystone. Although there is now a concrete block partition separating this SW section from the main part of the barn, there does not appear to be any evidence of an original subdivision, and there is no window here as would be necessary for stable use. Between the barn door and the arched door there is a loading hatch, at high level. The range continues to the SW, with a further compartment, entered by another stone-arched doorway. This section was a stable, with a hayloft over, approached by a set of stairs (now missing), which were partly external. The jamb of a window survives in the W corner, and the SW gable has been rebuilt, with a brick inner face and a re-set 3-light ironstone window check type. Old photos, the cut-off window opening and the roof truss position (now off-set) indicate that the range previously extended somewhat further to the SW. The roof is original, with tie-beam trusses and two sets of tenoned purlins to each side. The style of the arched doorways suggests a date of around 1750-1800.

The 1800 enclosure map shows the barn range with two projections to the NW forming a U shape. The N projection seems to have been replaced, in a slightly different location, by the current two-storey brick outbuilding of c1850-80, which wraps around the NW corner of the barn. Parts of stone walls which probably represent the other projection, to the S, can be seen on photos of 1988, by then absorbed within a brick building of c.1850-80. This extension was taken down c.1988 and rebuilt in stone in a different form and further NE. The 1886 map also shows a dotted circle outside the front of the barn – probably a horse-driven ‘engine’ for threshing etc, which would have driven machinery within the barn.

On the far side of the yard to the SE of the house the remains of a dovecote have been incorporated into a modern steel-framed barn. Traylen’s *Villages of Rutland: Caldecott* of 1976 notes: ‘The dovecote of 600 nests bore the date 1645 on an oak lintol and was pulled down in 1966.’ The SW and SE walls remain to about 3-4m height, of rectangular form, complete with nesting boxes inside and the external facing, with good quality ironstone quoins. The access doorway which presumably had the date on its lintol was probably in the NW wall, facing the Manor House. The dovecote can be identified on the 1800 map, though by 1886 it had a further block added to the NE.

The 1800 map indicates an extensive series of other outbuildings, but none of these survive, though parts of the stone wall lining the E side of the approach drive probably represent the W wall of a long range of cranked form. Further ranges of outbuildings are shown on the 1886 map, of which the range of stone-built sheds to the NE of the house partly survive, as well as the open-fronted cattle shed to the SW.

## Date and development

Several features suggest that the front range was constructed first and the main range added later, in 1696. The stone mullioned windows of the front range, with their

quadrant cornices, suggest a date in the later 17<sup>th</sup> century, but not as late as 1696. The flat-headed moulded doorway and the gable finials are also consistent with such a date. It therefore seems likely that the original building, oriented W-E, was longer, with two or three full rooms. The E part of this original building was truncated when the main range was built, leaving the E room of the front range with a room of unusual, shorter length. As built, the front range W room, with its large angle fireplace, was probably the kitchen (rather than the hall), as it is at the end of the building, not in the middle. The current doorway position, unusually placed at the end, may not be original; the doorway may indeed have been relocated here from another location in the original building, perhaps as the central entry door.

The main range was then added in 1696 (as date-stone), truncating the earlier front range and at a slightly skewed angle. Although the main range has been much altered, its features are consistent with the date-stone, and indicate a high quality building phase, with fine masonry features to both surviving gables. The S room would have been the hall, with a large inglenook fireplace on the S gable lit by an angle window to the E. The N room would have been the parlour, probably with a smaller corner fireplace, as indicated by the 2-light window in the centre of the N gable. The central section of the main range may have been the location of the stair, rising to ground floor and attic levels. The first floor has been entirely replaced at a higher level, but would originally have had two main bedchambers, both probably with fireplaces (as indicated by the two-flue sized chimneystacks). There was also an attic floor, as is evident from the pair of attic windows to the S gable and the arched collars of the two trusses, which allow headroom. There may have been dormer windows to provide lighting to the N end, though the attic may originally have had no partition divisions. In this phase, the front range would have continued to serve as the kitchen.

A puzzling feature of the 1696 phase is the ashlar facing to the short return wall at the SW. However, the fact that this ashlar facing did not extend along the whole of the W wall (as seen at the NW corner) indicates that the main range cannot pre-date the front range. An alternative theory would be that the front range was constructed in 1696, to accompany the main range. However, the differences in style between the two ranges (even allowing that the front range was for service use) are too great to make this theory likely, and the plan form of the front range, with its odd half room to the E, does strongly suggest that it has been truncated.

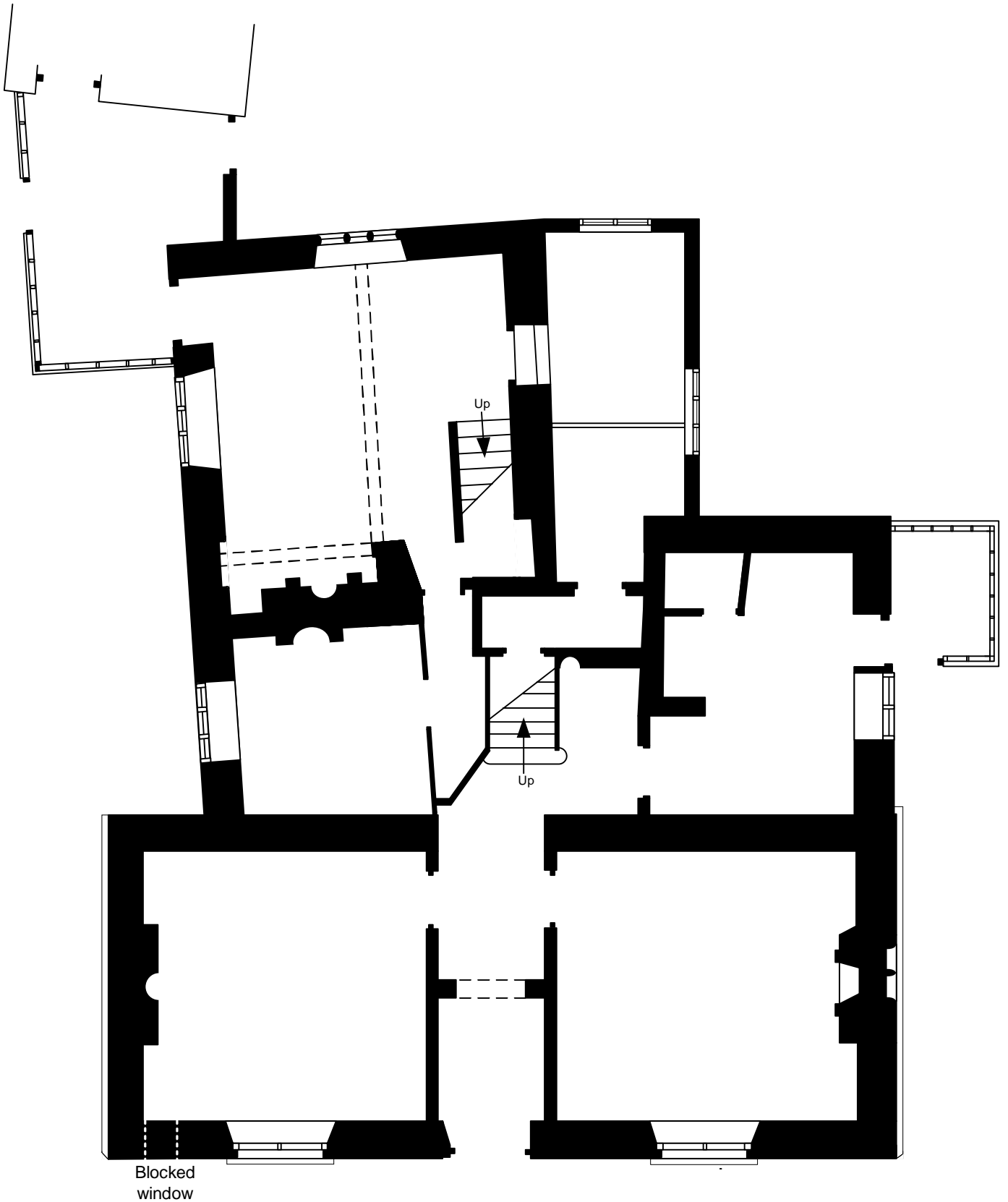
An extension with stone-built walls was added to the NW, probably in the 18<sup>th</sup> century. A further block was also added to the NE, as indicated by the 1800 map and the building scars on the E front. Both of these blocks probably provided extra space for service use. Around 1850-60 major alterations were undertaken. The main range was comprehensively remodelled, except for the gable ends. The original first floor and attic floor structures were removed, along with all of the fireplaces and staircase. A new first floor was constructed at a higher level and the attic floor was eliminated, enabling the provision of rooms with lofty ceilings on ground and first floors. Large sash windows were fitted to the E wall, arranged symmetrically around a central formal entrance doorway. The roof eaves here was raised with a parapet, to create extra height. A new spacious stair enclosure was built of brickwork, projecting out to the W, with a further lean-to addition to the N wall of the front range. The front range now served as the kitchen and service end of the house, with a back stairs rising to the

first floor. The main range would have contained a dining room and drawing room on the ground floor, with three good quality bedrooms above. As can be seen on the 1886 map, the formal entrance front to the E was approached by a path leading through gardens around the N side of the house, away from the service range, farmyard and barn.

The front range was later subdivided from the main range. In the late 1930s, it is said that the tenant, Mr Stokes, lived in the front range, and let out rooms in the main range to three separate occupants who were involved with the construction of the nearby Eye Brook reservoir.

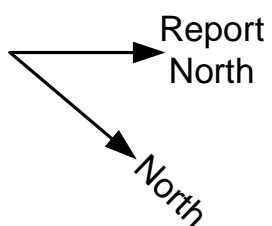
5<sup>th</sup> August 2012



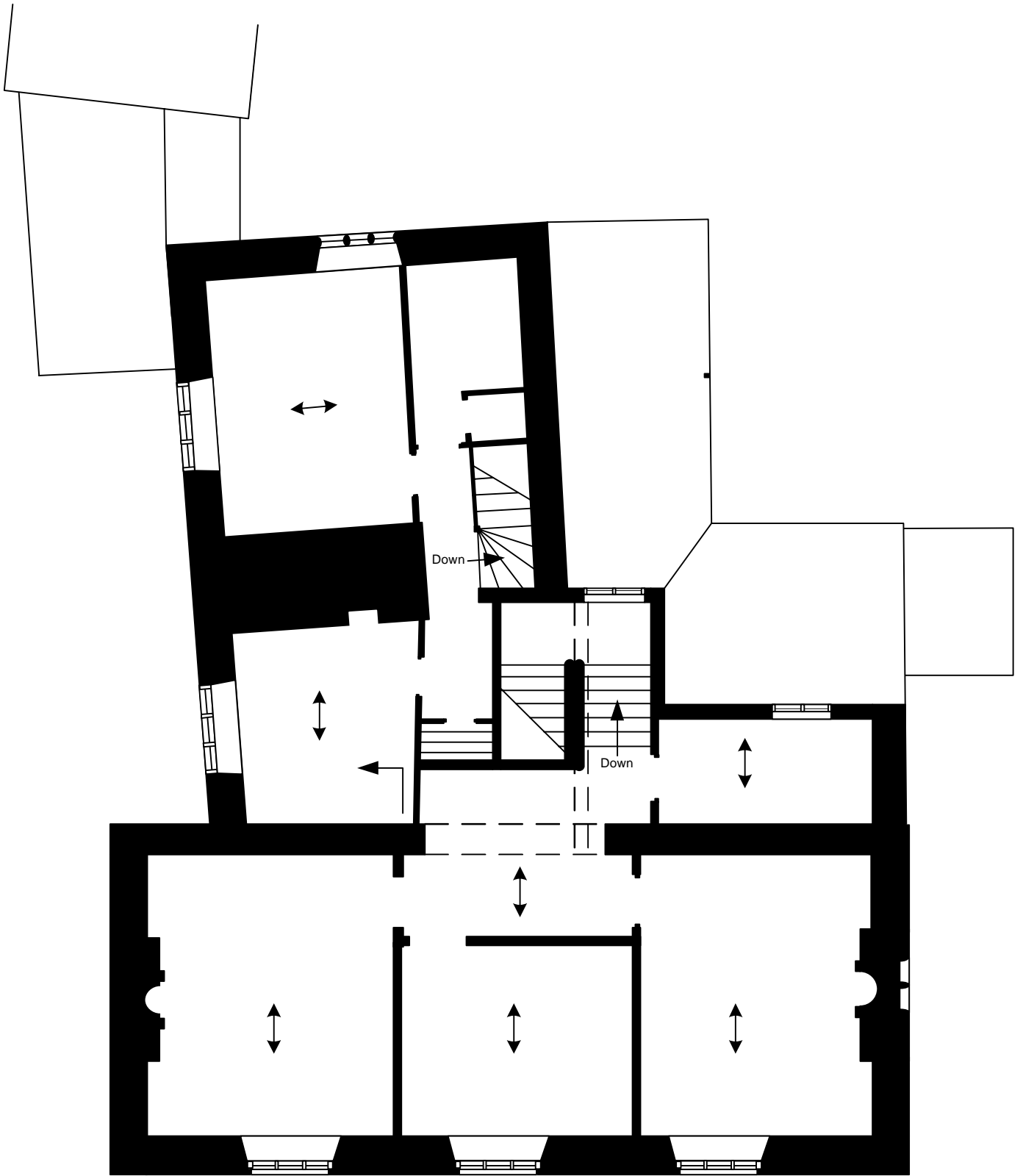


MANOR HOUSE FARM, MILL LANE, CALDECOTT

GROUND FLOOR as at 1987



NH / RO August 2012

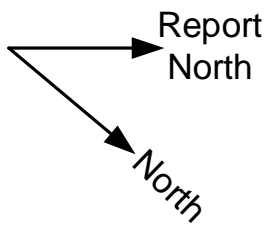


SECTION ← T1

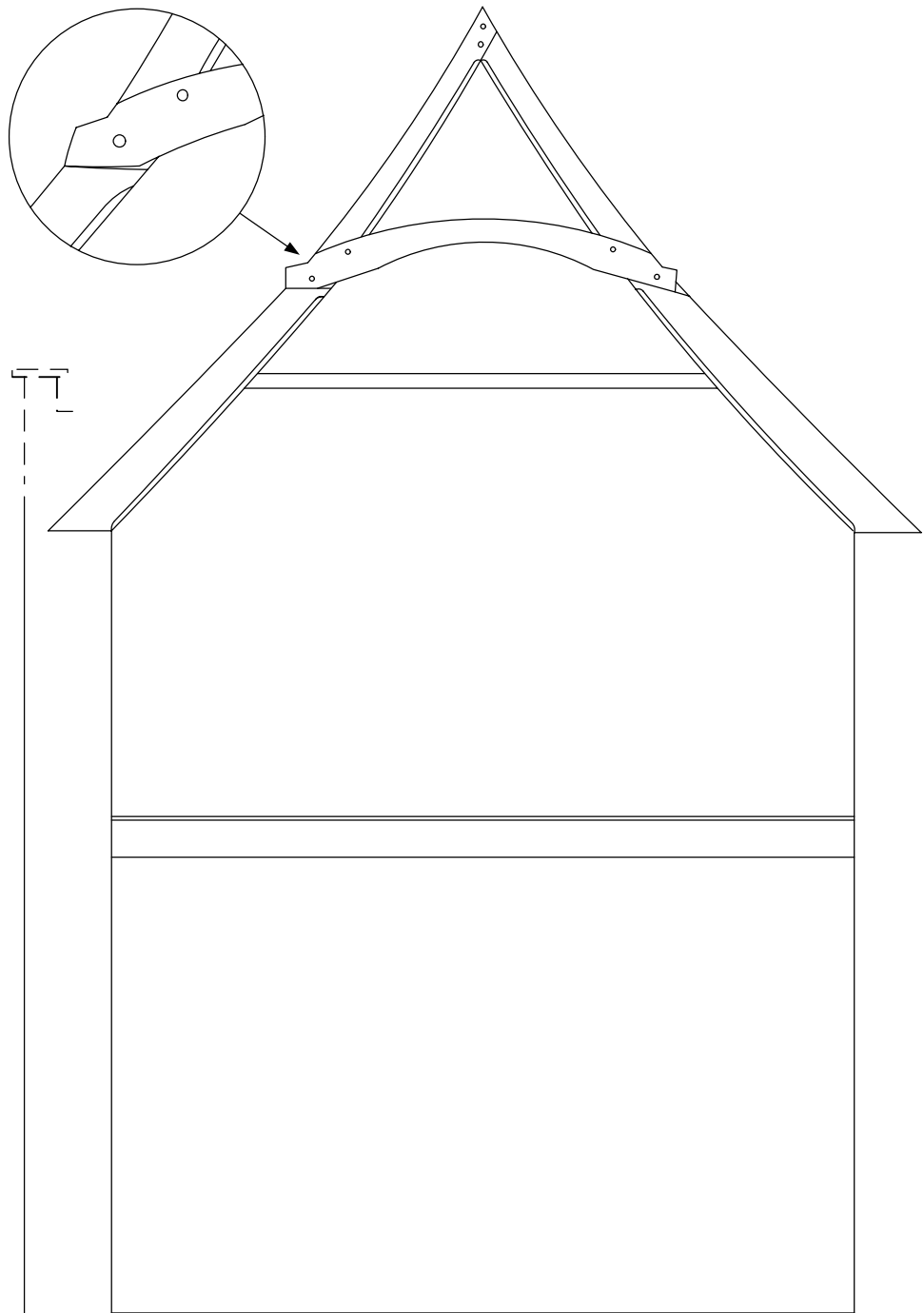
T2

MANOR HOUSE FARM, MILL LANE, CALDECOTT

FIRST FLOOR as at 1987



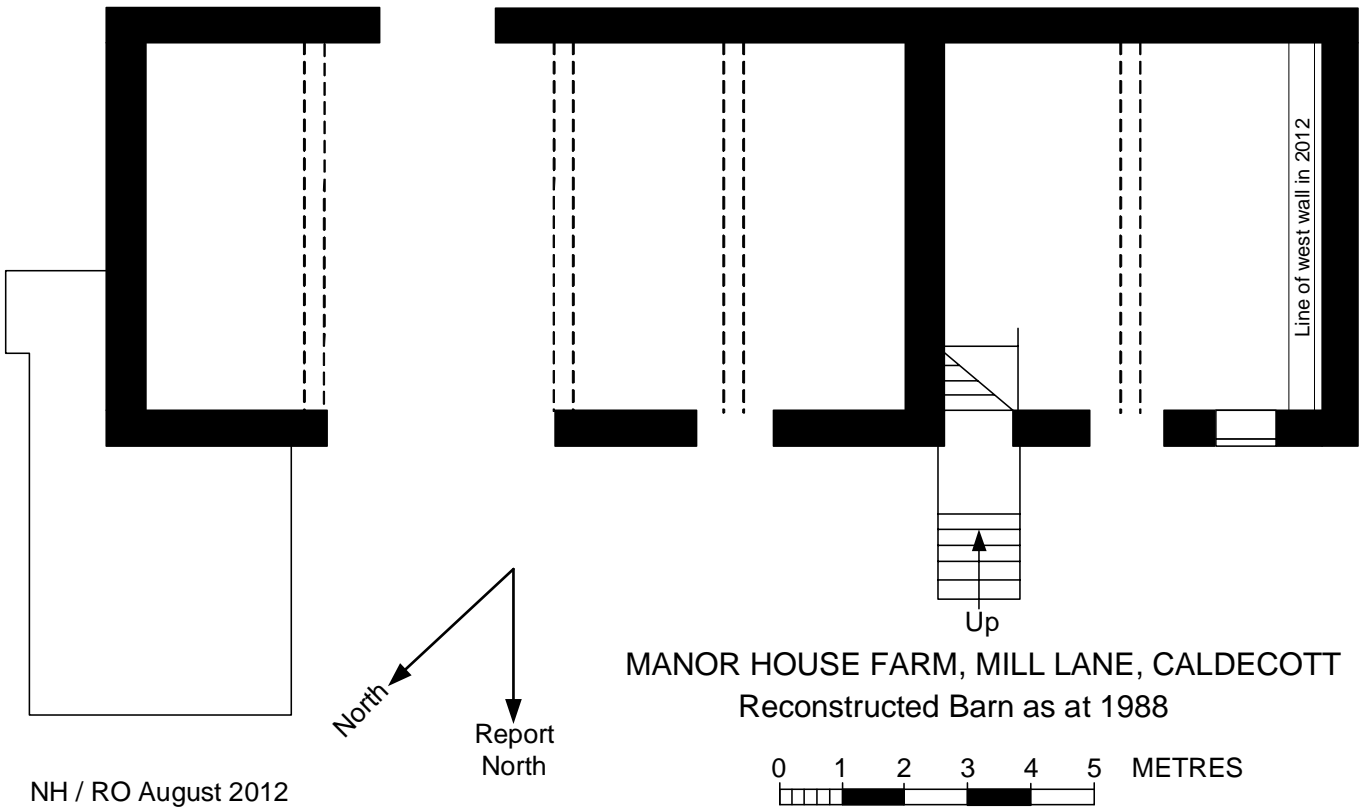
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MANOR HOUSE FARM, MILL LANE, CALDECOTT  
 Section – Truss T1 North Face



NH / RO August 2012





View from the south-west



The linked attic windows to the south gable of the main range



The east side of the main range



View from the north-west





The north gable of the main range



Date-stone to the north gable:

?G  
JE  
1696



Roof truss T2 to the main range



View from the north in 1987



View from the west in 1987 before rebuilding of front range





The south side of the front range in 1987 before rebuilding



View from the west in 1987



View of the barns from the north in 1987 before rebuilding

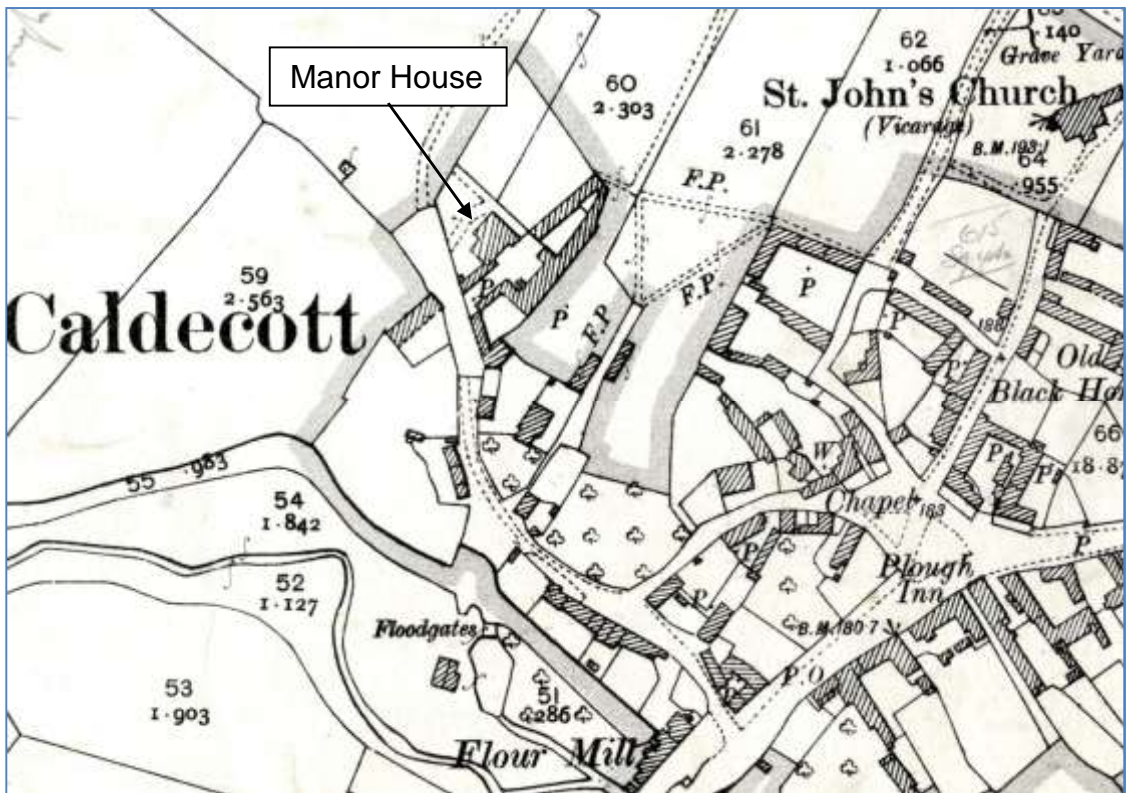


The barns in 1987





Caldecott Enclosure Map - 1800



Ordnance Survey 2<sup>nd</sup> Series, 1900