The History of Carlton Rectory

Until 1868 Carlton was a chapelry of the greater parish of Market Bosworth as were several villages around Market Bosworth. According to church records after that date it was an ecclesiastical parish in its own right, and it received royal assent in that year.

In 1869 the Reverend Frederick Fowler Bradford was promoted to vicar, possibly on a temporary basis. Previously he had been a curate in Bosworth. Within a year another rector William Townson was appointed, and plans were put in place to build a rectory. Whilst it was being completed the rector lived in a wing of Measham Hall which was owned by the Abney family and was a substantial dwelling.

According to a website giving the history of the Townson family William moved to the rectory in 1872; it even gives a list of items he bought for his new house.

The rectory was built on part of the glebe land. The glebe land originally stretched from the right-hand edge of the rectory grounds to one small field on the junction of the Congerstone, Carlton and Bosworth Roads just beyond the railway bridge (the railway commenced construction in 1869 and was opened in 1873). Beyond what is now the rectory field the glebe land was two fields wide from the road. There was a total of approximately 43 acres. The field numbers on the tithe map were 118 to 126 the last one being the rectory field. In addition to those was no 31 which was the farmhouse in Occupation Road, (now Shackerstone Walk).

William Townson's wife died in 1898 and when his son George Harrison Townsend married, William resigned as rector and moved to Derbyshire to set up a farming business with his son but William died in 1906. Both he and his wife are buried in the village church yard.

He was followed by his nephew as Rector of Carlton, but he only remained there until 1910.

Next came the Reverend John Anderson Dougherty a retired naval chaplain. John and his wife had ten children but only one girl and one boy achieved the age of twenty-one. His son fought in the First World War and was killed in action. John never recovered from his loss and retired from the rectory in 1917.

The Reverend Edward Palin Herbert moved to Carlton soon after the previous rector retired. He had been a missionary, married out in India and their only child was born in there. He moved to Carlton with his second wife and his daughter. They still had connections abroad and during their time in Carlton they had foreign children staying with them.

His wife died in 1928 and she was buried in Carlton churchyard but soon after, he retired and travelled abroad with his daughter. There was some controversy concerning her burial. The rector did not approve of the public footpath passing through the graveyard and arranged for her burial to be across the footpath. It is now my judgement it is now under the asphalt path.

He was followed in the rectory by the Reverend Walter H. Ansell who moved to Carlton in late 1929. One of his two daughters was responsible for raising sufficient finance to have the church clock installed in 1937. The rector left the area suddenly in 1938 following a scandal involving his wife although they were reconciled after leaving Carlton.

Next came the last rector to live in the rectory. The Reverend Henry Edward Williams moved to Carlton in 1939 with his wife and 6 children. Henry had qualified as a minister late in life and had previously been a farmer. He died in 1951 and the authorities decided to sell off the rectory and combine the parish with Nailstone parish using Nailstone rectory. The last of his children died in late 2021 being the last person of a vicar's family to live in the rectory.

My parents and grandparents bought the rectory in an auction when I was five years old and it was a great adventure for my brother, sister, and myself. We paid £4050, obviously someone else dropped out at £4000. There was no mains water or proper sewage system or telephone but that remained the same when we sold the property.

I believed they bought it for the land to generate some income. However, as my brother has pointed out, the family needed a larger house. We lived in Northfields (now demolished) at the top of the village. It was only a three bedroomed property but living there were my grandparents, parents and three young children.

I know my parents looked at another property in the village, but nothing became of the viewing. My mother was probably reluctant to move out of the village as she was born and always lived in Carlton. It seems fortuitous the rectory came on the market just in time. The auction took place in one of the public houses in Bosworth. I can remember on the evening before the sale my parents having piles of paper money on the dining table and counting it out obviously for the deposit if they did win the auction.

There was a time delay between buying it and moving in, but my father went looking round after we had bought it and discovered a key to one of the doors. So, for some time we went cleaning the rooms before the sale was finalised. The farmer next door (Harry Morris) held the official key, so we had to be careful he did not see us until he handed over the key.

We moved in on eleventh of November nineteen fifty-two, but things did not go well. We used one of my uncle's cattle trucks to move the possessions but earlier in the day they were transporting cattle and one escaped and it caused the driver to arrive much later than planned. I remember the last trip, I arrived about 9.00 pm and everything had just been dumped anywhere to save time. It seemed a desolate place on a November night, no fires in a building not used for several months.

I lived in the rectory until nineteen seventy-one, so I know a lot of detail about the building at that time, and my brother and I are the only remaining people to save the memories. So, I will describe the building and grounds as it was when we moved in and changes we made.

At the entrance to the property was a very substantial ornate white gate, either side of that were substantial black gate posts. The gate was set back from the road by about five metres, curved wrought iron fences filled the gap to the gate posts. There was a mechanical device to hold the gate open. During our time at the rectory someone knocked down the clapping post and the gate began to rot and probably would not shut. As we never closed the gate because of the number of vehicles was considerable, we never replaced the gate.

The square of land at the road end (bottom of the drive) was part of the glebe land. The hedge on the right-hand side of the drive (going towards the house) was an old hedge with a ditch on the rectory drive side. That was the hedge before the rectory was built. The other hedge was surprisingly young in nineteen fifty-two and separated the gardens from the field. It was tall but had never been laid. It ran alongside the drive until the point on the map where the field boundary turns northwest and at that point it changed to an iron fence. It is probable the change from a hawthorn hedge to a metal fence was to provide a better

view from the windows. That fence continued, turning back north until the small dog leg, and at that point the boundary changed to a wooden fence.

Plan of the Rectory and grounds

The change to a wooden fence could indicate a later change of direction of the field boundary. The dogleg on the map is inaccurate. The change in direction was a sharp right-angle change which is important. Tucked into the corner produced by that change of direction was a sunken water trough situated in the field. This will be described later in the article.

At the end of the wooden fence was a gate giving access to the seven-acre field. To the right-hand side of the gate, a hedge ran to the boundary with a field belonging to Carlton House farm, that completed the boundary between the field and the rectory gardens.

Also, in the field along the roadside hedge of the Congerstone Road and at the railway end of the field was a pond which usually contained water. It was partially fed from a land drain from the field. The pond also contained two willow trees and when we moved in, a wooden spoked car wheel.

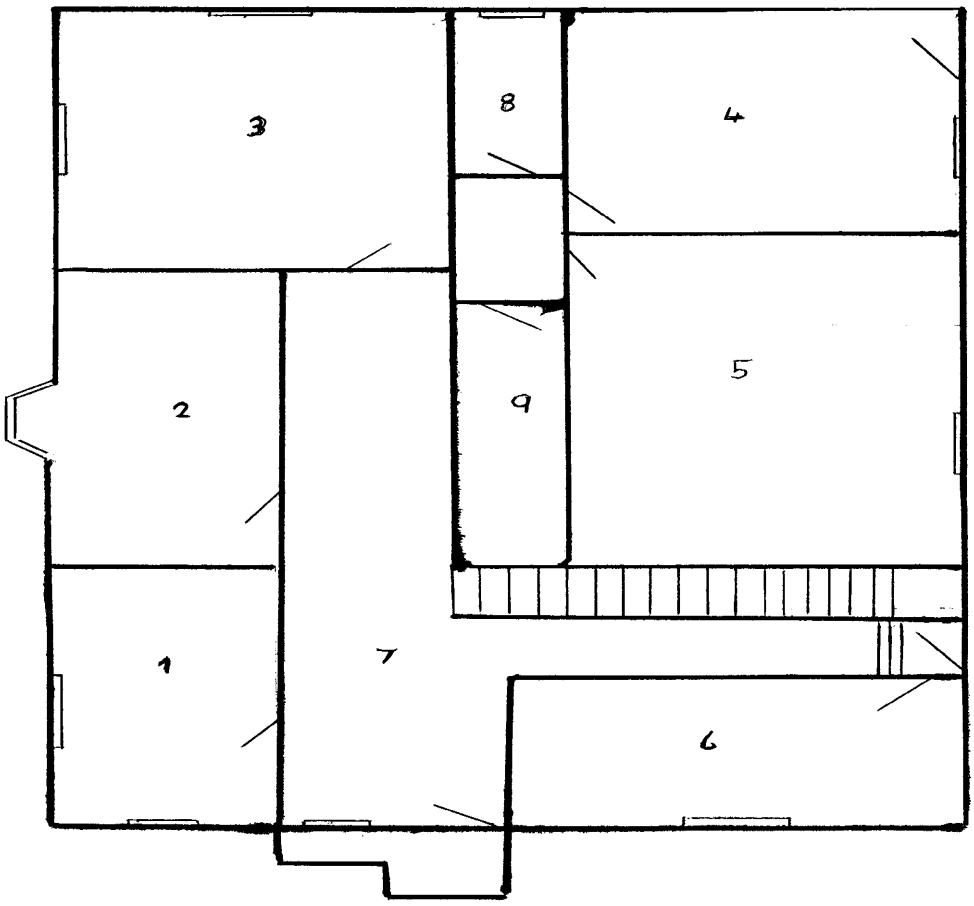
There was access to the field through a gateway to the left of the main gate at the bottom of the drive. There was a public footpath across the field leading to a brook along the boundary of Carlton House Farm and Stud farm. The walkers used the field entrance when using the path but there was a stepping stone we discovered a few metres to the left of the gate.

On either side of the drive was a series of trees mainly pine but there were also two large limes on the left-hand side. There were also many bushes, laurel, bay, holly (and variegated holly) and several yew bushes.

As can be seen from the map, at the top of the drive the carriageway split into two, the left-hand side leading directly to the main entrance and continuing along the drive it forked again. The left-hand led to the coach house, stables etc. The right turned back on itself and joined the initial fork in the drive. That produced an oval area which was lawned; however the separation of the main drive created a point. At that point was a rhododendron bush and a rockery. There had been a monkey puzzle tree near the centre of the lawn but that had been removed before we occupied the rectory (the roots still protruded from the lawn surface). The tree is referred to in Nora Alcock's memoirs.

The house had been little changed from the day it was built but with a few exceptions. One of the alterations was the entrance porch. Initially a flat roofed porch with an open front was built covering the main door and hall window. It was only a few centimetres from back to front and was quite high and as a result water landed on the doorstep and trickled into the hall when it rained.

However, during the early years of the Revd Townson's occupation the porch was extended further outwards, but the design was poor. This extension only covered the doorway and did not extend over the hall window. It was also lower than the original porch and did not blend in very well. The rounded top of the hall window was partially covered, and the original door surround was lost. The roof covering on the original was bitumastic while the lower roof was concrete. I seem to remember the remains of a lead covering which was probably stolen while the house was empty. Lead theft is not a new crime.



Ground floor plan

Referring to the plan above, to show the layout of the house the reference numbers will be referred to in the text. The first floor had the same internal wall as the ground floor except where I have detailed otherwise. I have classed the wall containing the bay window as the front of the house which puts the main entrance on the side.

The entrance hall (7) had a window with a semi-circular top. The floor consisted of patterned tiles which extended well into building, on the right of the hall was a branch which led to the servants' quarters. The porch also had a patterned floor.

The study (1) was fitted with a marble fireplace, a tiled hearth at floor level and a marble mantle shelf. The fire basket was set back in a cast iron surround design to take 6-inch square ceramic tiles sitting at 45 degrees to the chimney breast. The fireplace was on the wall backing onto the lounge. On both sides of the fireplace were cupboards with double doors and above were wooden shelves with adjustable height designed for displaying books. The shelves extended right to the ceiling. There were two windows one looking over each lawn.

The lounge (2) fireplace had been replaced by a modern fireplace far too small for the room. Either side of the fireplace were brick "seats "about 450 mm square, butted up very close to the fireplace. Using the seats, one would have to sit facing outwards very close to the fire or with one's back to the fire. The "seats" were fitted to exaggerate the size of the fireplace. That fireplace backed on to the dining room wall.

Whilst we lived there, with was no central heating, and with 4 adults and 3 children watching the television it was cold even with the shutters closed. My father used to pile coal high in the grate as high as possible to heat the room. However, it was not very successful, on many occasions he had to douse the fire with sand etc. to prevent the chimney catching alight.

The bay window was substantial with a lead outer covering and three separate windows all with shutters. Only in that room, were substantial brass hooks fix to the wall by machine screw protruding out of the plaster. I think they were for hanging pictures but would have taken far more load than that. The view from the window was the main lawn behind which were the shrubbery, the field, and the Congerstone Road.

The dining room (3) had two windows: one gave a view similar view to the lounge; the other had a view across open fields and in the distance was the railway lines and Lineage Farm (at that time the railway was in continuous use for freight with a few passenger trains taking people on excursions). This room contained the original marble fireplace but on a larger scale than the one in the study. That backed on to the lounge fireplace.

The door to the right of the dining room door separated the servants' quarters from the main rooms and opened outward into the hall. Beyond this door was a small lobby giving access to three other rooms and the cellar. At this point the colourful tiled floor change to red quarry tiles.

The pantry (8) was accessed from the lobby and contained wooded shelves on the left and below the widow. It was only hit by the sun in the late afternoon as it faced west. Bars were fitted to the window.

The scullery (4) walls were not plastered and were just decorated brick. When entering, there was pair of brick pillars the purpose of which I am not sure. There was a matching set back-to-back in the kitchen next door, between that pair in the kitchen was a coal fired cooking range. The pair in the scullery may have

contained a range or intended to contain one but was never fitted. Again, the window was fitted with iron bars for security. Below the window was a Belfast sink with a wooden draining board. That was the only facilities for domestic washing with a water supply in the house on the ground floor. There may have been a manual water pump at the end of the sink, but if so it had been removed. Diagonally opposite the entrance door described was a second door leading outside and opposite this door was the wash house door.

In the corner to the right of the window was an electrically driven water pump with a complicated valve system. (When we moved in the motor had been stolen from the pump and we had to replace it). There were two sources of water for the pump. One from a well positioned a few metres from the window in the back yard. The other, from an underground soft water cistern, (under the wash house) which collected water from the building roofs and was accessible from outside the back door. Below the pump were two gate valves which allowed water to be pumped from either source. The pump discharged the water into a large, galvanised metal tank directly above the pump but on the first floor. Above the electric pump was a semi rotary pump which when operated could mimic the electric pump. There was a float valve to control the level of water in the header tank when the electric pump was in use.

Mounted on the wall between the scullery and the pantry was a long wooden shelf at high level. In the ceiling were a series of large hooks, possibly used to hang stored meat.

Moving to the kitchen, (5) at the right had side of the door from the lobby near the scullery was a large Welsh dresser secured to the wall. In an alcove along the wall to the left of the entrance door was a coal fired cooking range which was the only source of hot water. To the right of the range was a set of cupboards stretching from the floor to the ceiling. The kitchen window was fitted with shutters which were closed from outside and held closed by a bolt which was accessed by opening the window.

Again, diagonally opposite the entrance door described was a second door. That led to a passage, turning right lead into the main hall, straight on lead to the butler's pantry and to the left led outside.

Beyond the Welsh dresser was a flight of stairs (9) which led to the servant's bedroom etc; close to the bottom of those stairs they turned clockwise through ninety degrees and ran parallel to the kitchen wall and above the cellar steps.

Above the Welsh dresser was a row of eight bells mounted on a wooden board. The bells were suspended on coil springs which allowed them to ring when rocked. With each bell was a metal rod with a ceramic marker. When a bell was rung the ceramic marker swung left to right to give a delayed indication of which bell had been operated.

The three main rooms, and three bedrooms above, all had call points in the rooms (some had been removed) which rung the relevant bell in the kitchen. The call handle which operated the bell was connected by a series of fixed cranks and copper wire between the call points and the kitchen. The wires went into the area above the bedrooms and back down to the kitchen. The seventh one was operated from the main entrance and the last one I cannot account for.

When we moved in only the one at the main entrance still worked but the wires were exposed at one point, and one wire could be used to operate a bell. This system was a novelty to three children and for some time gave us much pleasure, but annoyance to the adults.

At the end of the right-hand branch of the hall was a door with a glass panel in the upper half and to the left (under the staircase) was a duplicate to the door but a fixed panel. This panel and door again separated the servants' quarters from the main house. Again, this was the separation point for the type of floor tiles.

Inside the butler's pantry (6) were a series of wooden shelves along the wall opposite the entrance door. The shelves also extended across the wall furthest from the entrance. Bars were fitted to the window. When we lived there the electricity meter was contained in there but that would have been an addition as when the house was constructed there was no electrical power in the village.

Staircase (9) that area contained the servant's staircase and below the cellar steps.

Before moving upstairs, I will describe the cellars. The cellar steps were below the back stairs (9) that led to the servants' quarters. The door was positioned to the right of and at right angles to the separation door leading to scullery etc. At the bottom of the steps there were 2 cellars, one to the right which was under the end of the hall. The other one was under the kitchen. In that room was a window which was vertically below the kitchen widow. A brick enclosure had been formed outside the window to allow air and light into the cellar. A concrete slab was positioned over the enclosure but spaced off the ground by bricks to allow in air into the cellar. There was a brick thrall along the length of the wall in front of the window. Also were two brick pillars which supported the two pillars that formed the alcove containing the range in the kitchen. Both cellar rooms had vaulted ceilings. In the smaller room under the hall a series of bricks had been laid on the floor to form a rectangle and it was filled with soil. It was suggested that was to grow rhubarb or mushrooms, but I doubt both suggestions. There was a gully in the cellar under the kitchen which fed into the ditch below the orchard. When we moved in there was a skeleton of a chaise longue, most of the material etc had rotted away also there was the case of a WW2 mortar bomb.

Back to the first floor, it was very much a copy of the ground floor. The bedroom over the study was identical in shape, the fireplace was over the fireplace in the study but was simpler in design but still a marble surround and concrete hearth level with the floor but without the tiles at 45 degrees to the fireplace. A cast iron surround formed the fire grate. However, the fireplaces in the bedrooms were on a smaller scale. There was a floor to ceiling wardrobe to the right of the fireplace. The windows were above the study windows.

The room over the lounge was again identical shape with one window over the bay window but not a bay. The fireplace was of similar design to the one just described and was above the lounge fireplace. Again, there was a similar wardrobe but there may have been a second one the other side of the fireplace. (50 years is a long time)

The bedroom over the dining room was identical in shape and layout to below but with only one window positioned in the front wall. There were no wardrobes in that room.

The landing was identical in length to the hall below but in the ceiling was a skylight to provide additional light.

There was a box room over the pantry of identical shape.

The room over the scullery would have been the servants' bedroom and was the same shape as the scullery with one window above the other. To the right of the window was an airing cupboard containing the hot water cylinder and cold-water tank above. The cupboard was floor to ceiling. When we moved to the house that bedroom had been converted to a bathroom. The bath was along the west wall and there was a

large wash basin to the left of the window. A bathroom only required a room less than half its size. It may have contained a fireplace when the house was built.

To the right of the entrance to the servants' area was the top of the servant's staircase. In effect leaving the kitchen the stairs turn through 90 degrees and then ran parallel to the kitchen wall. At the top of the stairs the wires for the bells were exposed to the passage. There was a second sky light at the top of the stairs.

The bedroom over the kitchen was identical in shape with windows one above the other. The only difference was the access door was at the top of the main staircase. This bedroom was not finished to the same standard as the three main bedrooms leading us to think it was a servants' bedroom possibly for a maid to be on hand or for the governess. The fireplace was above the kitchen range.

The staircase rose from the hall along the end wall of the kitchen, turn through a right angle turning right and after 2 or three steps turn through another right angle so effectively it did a 180-degree turn. There was a window on the second turn which was over the back entrance. The first sky light mentioned was to give light further along the landing than light from the window on the staircase. The second skylight was providing light at the top of the servant's staircase because of the absence of a window in that lobby or an electric light.

At the top of the main staircase was a room over the butler's pantry. The door was at the right-hand corner of the inner wall not above the door below. The reason for that was that end of the room was located where the second right angle turn of the staircase was positioned so was at a lower level than the floor in the room.

In the centre of the end wall was a toilet. Some years after we moved in the toilet was repositioned to the right hand on the back wall and the bath was repositioned in this room. During that process we found a four-inch diameter lead soil pipe and a one-inch water pipe running from floor to ceiling, boxed in, in the corner of the butler's pantry. These pipes had been used to service a previous toilet in the room above the butler's pantry. The soil pipe for the existing toilet was a cast iron pipe external to the wall but near the lead pipes. The ceiling in the butler's pantry at the door end was about 100mm lower than the rest of the ceiling probably to accommodate the soil pipe for the original toilet.

There was a second small room on the first floor which was positioned between the toilet room and the bedroom above the study. This made use of the corresponding area of the hall below, close to the main entrance. It was large enough to use as a bedroom.

General house comments.

The main rooms all had plaster cornices both up and down stairs. On the ground floor only the three main rooms had suspended floor the rest had concrete floors with tiles. The wooden floorboards had metal tongues in the groves.

The outer walls were 13 inches thick, and the inner walls were 9 inches thick. The bricks on the two front walls were better quality than the those on the back 2 walls. The roof was covered with slate tiles. The hall walls were plastered with grooves cut in the plaster to give the impression of stone blocks; all the windows were sash widows. All the downstairs main rooms had wooden shutters on the windows, each half folded into 3 sections to pack them into wooden casements when not in use.

The electrical wiring which was probably added in 1937 was in surface mounted conduit with the wiring VIR cables. The fuse box was mounted in the hall on the corner of the butler's pantry and was fitted with both line and neutral fuses. The supply was overhead supplied from the grounds of Carlton House Farm. The few electrical sockets that were installed were a mixer if five amp and fifteen amp but that was the standard in the nineteen fifties.

The roof was ridged along three sides producing a valley from the centre of the roof to over the kitchen window. There had been access to the roof through one of the sky lights. There was constantly a problem of water flowing off that valley in heavy rain. It moved that quickly it poured down to the guttering but overshot and landed on the ground. However, we discovered from in the roof space a lead box which used to collected rainwater and feed it via a lead pipe passing through the wall and previously connect to the downpipe.

There was no evidence of the connection at that time and the lead box was no longer in use. We did consider if there had been a lead guttering and downpipes some years before but there was no other evidence of that other than the lead soil pipe and water pipe. The guttering and downpipes were in reasonable condition (but some were blocked) if they were the originals they were around eighty years old.

On the roof were three chimney stacks, two in groups of four chimneys and, one a group of three. The first group catered for the lounge, dining room and bedrooms above. Another group catered for the kitchen and bedroom above. The remaining two were either false for appearance or for the scullery and bedroom above. The group of three catered for the study, bedroom above, and again the other must have been false. Each group consisted of individual chimneys but were tied together at the top by courses of blue bricks.

The hard water well was positioned in the enclosed yard in front of the scullery widow, the soft water cistern with access into it to the left of the washhouse door. The water system was very limited. We believe originally there was a force pump mounted on the wall only a few feet from the hard water well. Other than that, the only water available at first seems to have been, over the sink in the scullery and probably for the toilet flush cistern. It seems unlikely that water was unavailable outside for garden use and cleaning operations. Hence the pump just mentioned.

The small diameter pipe that went to the original toilet was presumable to feed cold water to the flush cistern. It could also have fed a sink in that room but only cold water. We did not see any indication of a header tank in the roof space so how the system worked we do not know. It is probable the small diameter pipe is still in position along the wall either outside or under the floor of the scullery, kitchen, and butler's pantry.

We doubt if there was any hot water system in the house. There was no indication of pipe work. When we lived there a back boiler in the kitchen range generated the hot water, but the header tank and cylinder were relatively modern. It is possible there was an earlier system but if, so it was limited to a central point and carried to bedrooms for washing. We have a copy of a post card showing the front of the rectory and on the reverse written in pencil, six bedrooms but no bathroom. We think that was given to a prospective rector interested in moving to Carlton. The bedroom count also includes the bedroom above the hall.

Water system when the rectory was built

The only place for domestic water to be collected was in the scullery and we think there may have been a lift pump at the side of the sink. It seems likely that hot water was produced in a copper in the wash house

and carried to the appropriate room. The alternative is there was a back boiler fitted to a range and there was an earlier hot water cylinder and header tank, but the tank would constantly have to be topped up from a hand pump. It could have been in the servants' bedroom but there were four "live in" staff so needing more sleeping space. Also, there was no water supply in the wash house with only underground access to water. That supports the idea of a lift pump in the yard. I suspect that pump was removed when the electrically driven pump was fitted and by then the wash house was abandoned.

Turning to the outbuildings, they were accessed from the roadway which fed off the circular road by turning left after passing the main entrance.

I will describe them starting at the outside door from the scullery. That door was fairly well enclosed by walls. When leaving the scullery on the left was a wall (wall 1) which was joined to the wall of the house and continued to the wash house, the door of which was facing the scullery door, but offset by about a metre. The reason for the offset was to provide sufficient room to give access to the soft water cistern. That was covered by a concrete slab.

A few metres to the left of the scullery widow (looking from outside) was a nine-inch-thick wall (wall 2) running from the house wall and about eight metre long. That had good quality blue coping stones on top. There was a gap of several metres and then the wall continued to the front corner of the coach house. Between the walls 1 and wall 2 was the drinking water well. The force pump I mention earlier was probably mounted on the kitchen wall in the corner next to wall 2.

The wash house had a ridged roof with the apex running horizontally from the scullery door and to the next building.

The window in the wash house was to the right of the door and in the front wall. Inside the wash house under the widow was a shallow concrete sink with a drain hole in the bottom and an underground disposal system for the wastewater. Opposite and slightly to the left of the door was a built in" copper", this had brick walls as sides and supported a traditional cylindrical water container with a concave bottom. Underneath the cylinder was provision to burn coal to heat the water for boiling clothes etc the flue for the copper was a chimney built into the corner of what had been the left-hand wall of the wash house.

However, at some stage the room had been enlarged by removing the left-hand wall and virtually doubling the floor space by building the left-hand wall further out and extending the end walls to suit. The roof had been altered to cope with the extra width.

To the left-hand side of the door was provision for a second free standing "copper" but there was no copper present. The flue for that copper was a crude brick construction forming a square flue by inserting bricks at right angles to the wall with a series of brick across the front.

Further on was a second building of similar size but without the extension so the roof was a single slope in line with the original wash house roof. The entrance to this building was in the front wall at the scullery end of the building. There was a high-level window in the centre of the back wall. I suspect this building was used as a tac room originally. That building was joined to the coach house.

The coach house was a significant outbuilding with two heavy wooden doors closing to the centre and could be locked from outside. They were the full width of the building and the full height of the building. Above the coach house was a loft with a door over the main doors obviously used to store hay or straw. The interior of the loft was open to the slate roof with purlins and rafters appropriate for such a building.

There was also a second entrance to the loft from the next building, the stables. The top two or three steps were built into the wall and ceiling of the coach house between the coach house and stable. This door was accessed by a set of wooded steps with flat treads not rungs of a ladder.

When we moved to the rectory the right-hand side wall of the coach house was cover in rosettes and certificates awarded to Malcom Williams who was a keen horseman.

To the right of the coach house was the stable for two horses. The doorway was just to the right of the coach house and was a traditional stable door. There was a wooden partition down the middle to provide the two stalls. There was certainly one iron manger but possible two. It was fixed between the back wall and the side wall. There was one window to the right of the door. The building was fitted with suitable drainage to the outside of the building. The wooden steps were positioned not far from the entrance door which may have hampered access to the left-hand stall, and the steps would have been in regular use to access hay and straw. After some years we removed the wooden partition which was rotting away and replaced it by a brick wall and created a second loft for the storage of straw.

Continuing along the line of out buildings the next two were the final buildings. The purpose of these two is not certain. Looking towards the end of the stables from the garden the two-building face one another with their doors situated in a passage running from the end of the stables to the open air at the garden end. The roofs were each of a single slope with the eaves and front walls forming the passage. We cannot remember any windows in the rooms but logically there would have to been provide light in the rooms. We think one of them was a servant's pan lavatory. It is probable the other was a tool shed for the garden equipment, or more likely a coal shed. Soon after we moved to the rectory those buildings were altered to form two pig sties with doors facing down the garden.

The description of the last building above may be incorrect because they were altered soon after we moved in and therefore there was very little time to get a reliable memory of them.

Below is a 1924 Terrier giving some description of the rectory. Most of which agrees with our thoughts. However, that states a tool house and 2 closets in the outbuildings. The order of the outbuildings was listed follows the order I listed them in but misses out the tack room. Was what I described as a tack room called the tool house though it was listed with the last two buildings. Also, it listed two closets was one for the family when outside and one for staff or one for males and one for females? There was no mention of a coal house.

This is part of the 1924 Terrier:

> The Rectory with garden and shrubbery occupies the remainder of Hill Close and on the Ordnance Survey Map of 1903 is measured as 1.950 that is nearly 2 acres in all.
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> The house was built with the aid of Queen Anne's Bounty by the Reverend William Townson M.A. in 1872, and contains 2 sitting rooms, study, 2 kitchens, china closet and pantry with six bedrooms and a small room over the pantry and a w.c. Also outbuildings washhouse with copper coach house, stable (2 stalls), toolhouse and two closets.

The back of all the outhouses were in a straight line with the walls joining the main house at the corner of the scullery near the scullery door. The exception being the wash house wall after it was enlarged.

In later years before we moved in a corrugated steel building had been built to the right of the tack room door and was formed by the tac room wall, coach house wall, and the continuation of wall 2. That was

used as a coal house, and it is suspect that was constructed when the rectory no longer employed servants to carry the coal from the building at the far end. We continued to use it as a coal house.

The whole area enclosed by the walls 1 and 2 up to the coach house wall was paved with typical Victorian blue paving blocks. The area from the back door to the outside of wall 2 was paved for about 0.75m from the wall of the kitchen etc. That paving then continued outside wall 2 for the same width all the way to the left-hand coach house door. The area in front of the coach house was not paved for some reason and beyond that in front of the stables and the last two buildings was paved with four-inch square granite sets. There was a drain to the take the water off the yard with a slightly sunken gully along the front of the stables etc. That was situated about a metre from the front wall of the stable.

At the corner of the house where the butler's pantry was situated was a corrugated zinc fence supported on a wooden frame running out in the same direction as the house wall containing the main entrance. Behind this fence there was an area of commons bricks (i.e., to the left of the back door) which implies there had been either a shelter or some form of building had been there some time before.

There were two drains one on the edge of the circular lawn opposite the front door and a second one at the wide end of the lawn probably both had soakaways.

The main lawn in front of the bay widow stretched from the edge of the drive to about five metres passed the dining room corner of the house. The width of the lawn took it to within about ten metres of the iron fence running parallel to the Congerstone Road. The iron fence on the edge of the field and roughly in front of the bay window was badly bent out wards towards the field. Between the lawn and that fence was a shallow hole. It was assumed this was a practice water jump and fence for Malcolm Williams' horse riding activities. He would approach the water jump from the lawn and then jump over the fence. However, the horses' hooves (back or front) did not clear the fence and gradually distorted it.

The shrubbery followed the line of the drive but on the left-hand side finished at the corner of the main lawn. Then it continued the field side of the lawn and turned along the end of the lawn but stopped in line with the front line of the house. On the right-hand side, it continued part way round the curve where the drive turned to give access to the out houses this was to hide the vegetable garden.

There were borders along the two main sides of the house with a gravel path between the borders and the main lawn. A photograph exists showing a lady with a horse and trap on the path between the bay window and the lawn.

The garden continued passed the Butler's pantry window and widened out following the curve of the drive. At the back of that garden was a low hedge to hide the outbuilding. This area contained a large copper beach tree and silver birch tree and presumably flower plants or shrubs underneath the beech tree. There was a bank of soil behind the drive at the back of the oval lawn oval. The purpose of that was to hide the farmyard.

All the way along the boundary with the farm next door starting behind the shrubbery where the drive continued to the outhouse were fruit trees. First were 2 cherry trees which never produced edible cherries. Next was a tall pear tree which never had pears on it until we planted a small pear tree next to it.

Then came two very large walnut trees which produced nuts but not to a very good standard. They died of a root decease and were removed. Further down the garden were two other apple trees then came the orchard, it was the full width of the garden and about 30 metres deep. It consisted of many more apple

trees, several damson trees, and a plum tree. I suspect all the trees mentioned were planted when the house was built.

Moving back up the garden, below the last two outbuildings were two short rows of copper beach hedge, they were at right angle to one another and only separate by about a metre. The only purpose we can think of for them being planted was to form a wind break but for what we do not know. Close to the hedges were two more eating apple trees but did not look to be as old as the other trees. Very close to one of those hedges was the cess pit for the sewerage.

Moving further back towards the house was another hedge which ran from the left-hand side of the entrance to the field and finished leaving a gap at the last two outbuildings. In the area between the back of the outbuildings and the fence separating it from the field were more trees. There was a smaller walnut tree (close to the field gate) and an apple tree. Behind the wash house but close the field fence was a large horse chestnut tree and a weeping elm tree. The area outside the dining room window was void of trees etc. and was rough grass. That area joined to the main lawn, but it was unclear if it had ben lawned. Bearing in mind it was the view from the second dining room window it was very plain.

Returning to the water trough mentioned earlier I will now describe it.

The structure had vertical masonry sides and concrete bottom. The top of it was at ground level and it had capping bricks round the walls forming the trough. The water was supplied from a lift pump (no longer there) via underground pipes to the trough.

The dimensions were approximately 4 metres by 1.2 metres, and about 0.5 metre deep. (Figures estimated from memory of over 50 years ago). It was supplied by underground glazed pipes. Above the trough was the large horse chestnut tree. The reason for the trough being built is a mystery.

The change in direction of the fence could mean the trough was installed later and the fence was redirected to include it in the field. However, with a large tree above the trough there was always going to be a build-up of leaves in the water. There was no drainage system so cleaning out was difficult.

The well that supplied the water for the trough was dug especial for the pump, no other suctions were in the well. It would have been more sensible to put the well close to the trough and pump the water directly into the trough and it could have been above the ground and more suitable for animal. There was nothing remaining to show how the water was fed into the underground pipes. I suspect the system was abandoned because it was not a workable system.

The well and pump were close to the scullery outer door but the other side of the adjoining wall. To operate the pump, one had to walk around the complex of building and back along the rear of the buildings to reach the pump. The well was found by accident by my brother and I after seeing the cover. In later years we filled in the trough with soil because we built a sheep pen over the top of it.

The area between the end of the main lawn and the field was also a shrubbery that contained holly and other bushes but there were also two large lime trees.

The shrubbery between the lawn and the field consisted of lilacs, laurels, hollies, rhododendron etc. but also significant trees the outstanding one was a sequoia. There was also prunus, a hawthorn, and a large poplar (which lost serval larges branches in a storm).

In that area was the remains of a circular brick structure about 600m high. The bricks were not mortared together. I was told there was a gun positioned in that area supporting the search light battery closer to the railway line. The structure could have been associated with the gun.

While on the subject of the search lights, early in the war, the electric generators were positioned on the roadside at the bottom of the drive. Later they were moved and installed in the hovel of Carlton House Farm and the supply cable ran across the rectory garden.

The vegetable garden was a substantial size and contained series of fruit bushes, gooseberry, currants and raspberry but very overgrown.

Leaving the description of the property, Reverend Williams died in January 1951, and we did not move in until November 1952 hence a longer period with no gardening carried out hence the shrubbery and gardens were very overgrown.

At that time, my father was working 12 hour shifts overnight as a collier firsts aid man and my grandad was fifty, working as a miner on shift work so even when we moved in no miraculous changes took place.

Initially we used the stables to house pigs which we had when we moved from Northfields, and quite quickly converted the two end outbuildings to pig sties. Gradually we built more sties until the area behind the outbuildings was taken up by sties but that took some years. Over the same period, we constructed a large greenhouse which held 150 tomato plants enabling us to commercially sell the fruit. Later we built a second smaller green house to produce cucumbers. Those two greenhouses were the buildings shown on the map.

The seven-acre field had been planted with winter corn and when that was harvested we had local farmer to cultivate and plant more seed to harvest and sell the grain ourselves. We also used the straw for pig litter. We kept hens in the orchard for our own use. Later we kept deep litter hens in the stable and loft and sold eggs to the Egg Marketing Board. At one period we used the field to graze sheep and sold the lambs and fleeces.

In later years we grew bedding plants and vegetable plants for commercial sale and as labour costs increased we sub-let the field to the farmer next door. We also used some of the lawn as a vegetable garden for our own use. The profits we made were used to pay off the mortgage.

We had constant problems with the drive because it had been constructed for Victorian coaches etc and by 1955 it was being used by heavy vehicles and needed constant repairs.

Looking back, you could say we converted a rundown Victorian building into a farmyard.

The square area of land on the roadside was shown on the tithe map as being part of the rectory shrubbery.

When we moved in it was partially overgrown by blackthorn bushes, you could not walk through them, they were so dense. At that time, the annual holiday allocation was one week, much lower than today. On their annual holiday my father and grandfather manually removed all the Blackthorn bushes and the following year they burnt them and removed any remaining stumps.

When it was cleared, the area also included a man-made pond which in wet weather contained water which seeped in from the ditch along the side of the drive. The only purpose we could think of for the pond was if horses had been grazed in that area and it provided the water.

Also, in the corner nearest the road away from the entrance gates was straight sided trench about 600 mm deep 1.5 metre long and 500 mm wide. It is possible it was a remnant of the war activities involving the generators that were positioned close by.

At the end of this article is a copy of the sales catalogue when we sold the rectory with a description of the property. When the new owners bought it improvements were made and have continued to be made over the years and the standard of the building is back or beyond the relative standard of when it was initially occupied.

Also attached is the advertisement that was placed in the local paper for the last time it was sold. The advertised price was one point two five million pounds (that included extra land) that reflects the increase in house prices but more over reflects the high standard the house was when it was sold. Even more improvements have been carried out by the new owner.

Memoirs of two occurrences at the rectory

Harvesting before Combine Harvesters

In the summer after we first moved in, the field was sown with corn. When it was due for harvesting it was still in the days of binders, not combine harvesters. With a binder the standing corn was cut, and it fell onto a bed and was transported up an incline, and then tied with sting and thrown into the stubble already cleared. That formed sheaves of corn. They were then collected and stood upright with the grain at the top. Two sheaves were leaned together to keep them upright, then perhaps 12 or fourteen were added forming a double row. Often one more was added at each end of the row to prevent the assembly falling over. That assembly was known as a stook or shock. This was a labour-intensive job. The whole of the field was harvested in that way.

However, there was a small problem when cutting the first run close the hedge, there was not sufficient room for the binder. The first year of our harvest two old farmers scythed all the way round the field and manually produced the sheaves by collecting the cut corn and tying it manually with a few lengths of the corn. Again, a time-consuming process.

The second season the binder was taken the opposite way round and the sheaves were allowed to fall into the standing corn and then lifted out of the way for the next circuit in the correct direction.

The corn was left in the field for some days to ripen and to let the weeds die. There used to be a saying the stooks should remain in in the fields until the church bells had rung three times. It was then collected using a pitchfork and loaded onto a trailer and stacked in a barn or in our case the field. The stack was then thatched to keep out the rain.

In the autumn the grain was removed from the straw using a threshing engine. Generally, a farmer would not own a threshing engine but would contract a company to do the work. The machine would arrive being towed by a tractor (single cylinder internal combustion engine), first the drum and then a bailer behind that. The tractor would then be positioned facing the drum with a flat belt connecting the tractor to the

drum. The belt had a twist in it to prevent it sliding off the flat pullies so that forced the distance between the two be considerable. There was no guarding to prevent accidents with the belt. The bailer was positioned so that the straw fed straight into it and that was also driven by the tractor.

The sheaves were passed onto the drum from the stack using pitchforks. The strings were cut, and the corn fed into the drum. The grain was separated from the straw using various processes. The grain arrived at two chutes (also a rubbish chute for weed seeds etc) and was fed into sacks. Only one chute was open at once so that a sack could be fitted to the other chute whilst the first one was filling. The sacks were then weighed, and corn added or removed to obtain the correct weight. The bags of corn were then taken away. Some of the sacks would hold 18 stone of corn which a man in those days could carry but it required a hoist to raise the sacks to shoulder height, again the hoist was operated manually using a handle.

The straw was compressed to form rectangular bales which were held together with wire, not string. These had to be manually handled on to a trailer. Also produced was chaff the outer covering of the grain. This dropped out the side of the drum and had to be removed manually. Often bagged to be used as litter.

The whole process was labour intensive and probably required over twelve people to operate the process. It was casual work and some people "followed the threshing engine" i.e., went from farm to farm with the machine. The owners of the machine would only employ one man who serviced the tractor during the day. The owners of the machine were a family called Henton and the driver was known as Georgie Bug, for what reason I do not know. He was also famous for playing four handed cribbage in the pubs and when all the cards had been placed he knew how many points everyone had in their hand.

I have included this item as it was the end of a farming era, combine harvesters came in and needed far less personnel to do the job.

The Chimney stack.

When I was about 16 years old my father obtained a quote from a (so called) steeple jack to repair one of the chimney stacks. It had started to split around the blue bricks at the top. The verbal quote allowed one day to erect scaffolding, one day to do the repairs and replace the bricks and a third day to remove the scaffolding. My father accepted the quote.

The 2 men turned up, put a ladder to the valley of the roof and started to throw bricks onto the front lawn from the chimney. I made a comment to my dad about the quote compared to what they were doing. My dad did not say anything to them. By the middle of the afternoon only one person was there. He picked up a chimney pot put it onto his shoulder and started climbing the ladder. I went to the bottom of the ladder and complained. He came down the ladder a said he would contact his boss.

I thought "what have I done will they walk away and leave the job". Later the boss came, and we had a discussion. I said we will not pay what he had quoted as no scaffolding was erected etc. He drastically reduced the bill and put the chimney pot back but did not fit the blue bricks back in place. I hope that work was later completed. Many years later I told a friend what had happened, he said he knew the steeple jack and regularly did that sort of thing.

On instructions from Messrs. B. & B. Liddington.

Particulars

OF

"WYEDALE HOUSE"

CARLTON, NEAR MARKET BOSWORTH

This attractive country residence is situate on the outskirts of the village of Carlton, two miles from the market town of Market Bosworth, ten miles from Nuneaton and twelve miles from Leicester. It enjoys an elevated position with extensive views to the South, is set in its own grounds of two acres and with the pasture fields adjoining has a total area of

9.19 Acres

THE RESIDENCE	of late Victorian period is constructed of mellow red brick with slate roof. It is built with two floors only and is approached by the private tree lined drive 200 yards long from the public road. It contains briefly the following attractive, spacious and partially centrally heated accommodation:
GROUND FLOOR:	
PORCH:	
ENTRANCE HALL	of splendid proportions with attractive wide staircase out.
STUDY	14ft. x 11ft. 11 ins. with fireplace, cupboards and bookshelves.
DRAWING ROOM	of real delight 20ft. 6 ins. into bay x 18ft. with fireplace and four radiators.
DINING ROOM	20ft. 5 ins. x 15ft. with Courtier solid fuel room heater supplying the central heating.
BREAKFAST ROOM	14ft. x 12 ft. 5 ins. containing solid fuel oven/range supplying the domestic hot water. Fitted dresser and cupboard.
SCULLERY	15ft. 2 ins. x 11 ft. 6 ins. containing deep sink (hot and cold and soft water) and automatically controlled electric water pump.
LARDER	10ft. 9 ins. x 4 ft.
LOBBY	with W.C. and wash-basin leading to main entrance hall and garden.

FIRST FLOOR.	
SPACIOUS LANDING.	
BATHROOM	fitted with panelled bath and low level W.C. suite.
SIX GOOD BEDROOMS	20ft. x 15ft. 16ft. 10 ins. x 14ft. 13ft. 10 ins. x 12ft. – 16ft. x 12ft. 6 ins. – 13ft. 10 ins. x 11 ft. 3 ins. 10ft. 11 ins. x 5ft. 7 ins.
BOX ROOM	10ft. 9 ins. x 4ft.
	Secondary staircase down.
CELLAR	2 good dry cellars.
OUTSIDE.	Useful range of brick and slate outbuildings containing stores, garage (15ft. 4ins. x 13ft.) with loft over, 2 stall stables. 7 pig sties. 2 heated and highly productive greenhouses 35ft. 6ins. x 12ft. 6ins. and 24ft. 6ins. x 10ft. with cold frames. At the front of the house is a large lawn surrounded by mature trees of various kinds including Walnut, Lime, Chestnut, Yew, Copper Beech, Silver Birch and Cypress. At the rear of the house is a highly productive kitchen garden and orchard containing apple and plum trees. The area of the residence, drive and garden total just over 2 Acres.
PASTURE FIELD	adjoining the residence is a good level pasture field (O.S. 1685) having an area of 7.14 Acres or thereabouts and a road frontage of 150 yards approximately. The whole property is shown verged red on the attached plan and has a total area of
	9.19 Acres
SERVICES	Mains electricity, drainage to private cess pool, well water, with automatically controlled electric pump. Main drainage available.
TENURE	Freehold. Vacant possession of the whole will be given on completion.
RATEABLE VALUE	£90 Current Rates £54 7s. 6d. per annum (Market Bosworth Rural District Council).
VIEWING	at all reasonable times or by appointment.

CONDITIONS OF SALE

This property will, unless previously withdrawn, be sold subject to the Special Conditions of Sale, which have been settled by the Vendor's Solicitors. These Conditions may be inspected at the Auctioneer's Atherstone Office and the Vendor's Solicitors' Office during the week before and exclusive of the day of sale. The Conditions may also be inspected at the time of sale, but they will NOT then be read. The Purchaser shall be deemed to bid on those terms, whether he shall have inspected the Conditions or not. John Briggs and Calder for themselves and for the Vendors of this property whose agents they are give notice that: -

These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of John Briggs and Calder or the Vendor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither John Briggs and Calder nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

Carlton Grange, Carlton

Guide Price £1,250,000

An impressive Victorian Rectory situated in one of the best, elevated spots in the region with extensive uninterrupted rural views. Carlton Grange is a beautiful 5-bedroom residence that provides spacious family accomodation as well as leisure facilities.

Briefly Comprising:- Grand Entrance Hallway, Cloakroom, Fantastic Sitting Room,Dining Room and Study. Large Breakfast Kitchen leads to Inner Lobby, walk in Pantry, Cellar and Laundry Room. First Floor enjoying far reaching views to four sides Master Bedroom with En Suite/Dressing Room and Four Further Bedrooms. Family Bathroom. To the outside:- long private driveway to the front aspect,Former Coach House with Hayloft and a range of adjoining Traditional Buildings including Stabling. Formal lawned landscaped gardens.