

**Cottage Farm
Mill Road
Buxhall
Stowmarket
IP14 3DW
TM 00079 57829**

HERITAGE ASSET ASSESSMENT



Cottage Farm Buxhall : principal south elevation

Jane Blanchflower

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Introduction

The Historic Asset Assessment provides a written and photographic report of at Historic England Level II (2006) of Cottage Farmhouse, Mill Road, Buxhall, a Grade II listed building. The report has been prepared to inform and accompany a planning application and Listed Building Consent for alterations to the farmhouse and repair, alteration and conversion of three barns within the curtilage of the farmhouse. Cottage farmhouse is in Mid Suffolk District and it is not within a Conservation Area or Special Landscape Area. The building, which dates from the mid 16th century, was listed Grade II on 9th December 1955 by Historic England (Historic England Source ID 1033032, English Heritage Legacy ID 279813). The site was visited on 16th April 2019 and the photographs included in this report were taken on those dates. A brief history of the site and the Parish of Buxhall is included to set the building in its context. The abbreviation SROI indicates Suffolk Record Office, Ipswich.

Buxhall : the Local Context

The name Buxhall means 'Bucc's hall/homestead' (Ekwall). The parish covers an area of 2,560 acres of slowly permeable calcareous/non calcareous clay soils in the historic administrative district of Stow Hundred. There is a small, diverse settlement with centres of development at the church and Maypole Farm and at Mill Green, Mill Road and Brettenham Road. There is a small secondary development at Buxhall Fen Street (situated next to the Rattlesden River, a tributary of the River Gipping) and on the Rattlesden Road.

In 1086 the main manor was the Manor of Buxhall belonging to Roger of Poitou but by the late 13th century the manor was owned by John Copinger and it continued, apart from a period in the early 18th century when Thomas Hill was the owner, in the ownership of the Copinger family into the 20th century. There were three sub-Manors: Cockerells Hall, Leffey Hall and Fenn Hall. Cottage Farm was in the Manor of Buxhall and by 1899 the Manors of Cockerells Hall and Leffey Hall had been absorbed by the main manor which was in the ownership of Walter Arthur Coppinger.

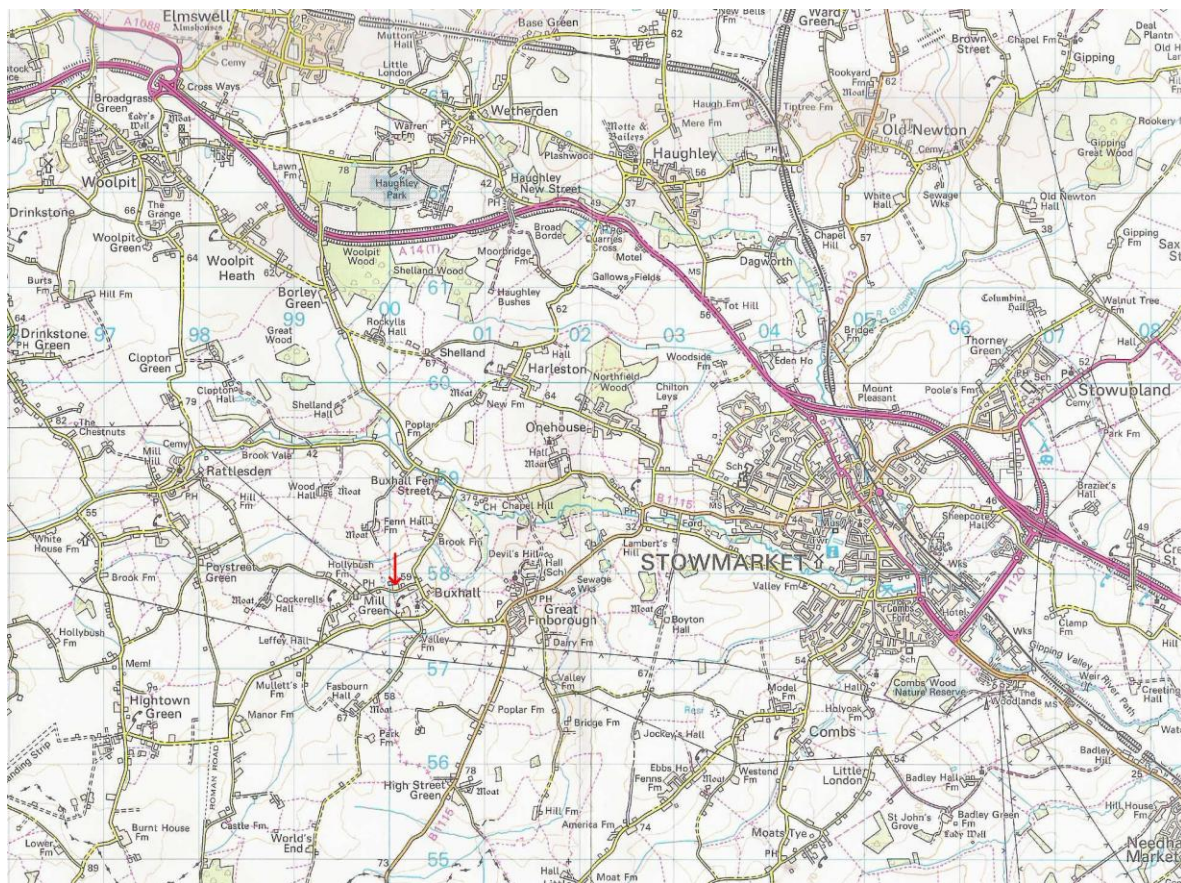
By 1912, the principal landowners in Buxhall were the executors of Walter Arthur Copinger of Fasbourn Hall which was situated to the S of the main settlements around the church and Mill Green. Fasbourn Hall was the original manor house, previously known as Copinger Hall/Court. The Copingers were resident gentry in the parish from at least the 1240 and the house dates from at least Edward III/Richard II. In the 17th century Buxhall Hall became the

manor house. The Hall was taken down c. 1700 and the site is marked by an avenue of trees. From the 19th century members of the Hill family were patrons and descendants of the family adopted the name Copinger Hill.

In 1086 there was 42 acres of meadow supporting cattle, sheep, goats and pigs. From 1500-1640 the parish was a wood-pasture region engaged in rearing and dairying with some pig keeping, horse breeding and poultry. The crops were mainly barley with some wheat, rye, oats, peas, vetches, hops and occasionally hemp. By the 19th century large acreages of hops were grown and a course of crops usually included summer fallow in preparation for corn products. In 1937 the main crops were wheat, barley and clover and by the later 20th century farming consisted of more intensive cereal growing and sugar beet.

The population was recorded as 68 in 1086 and by 1603 it had increased to 160 adults. During the 19th century a peak of 560 inhabitants was reached in 1851 and thereafter there was a gradual decline to 377 in 1981. By 2011 the population had risen again to 475 and many inhabitants commute to work in Stowmarket, Ipswich and Bury St Edmunds. Until the mid-20th century the village was relatively self-sufficient and the majority of inhabitants were employed in agriculturally-related employment. A school was built in 1877 but this has now closed. The mill is said to stand on the site occupied by one listed at Domesday and Mill/Mill field is mentioned in 1647.

Location



1996 OS Landranger 155, scale 1 : 50,000, red arrow indicates site

The main settlement of Buxhall, near the church and Mill Green, is approximately three and a half miles (approx. 5 km) WSW of Stowmarket. Cottage Farm is situated on the N side of Mill Road which leads W off the Great Finborough/Elmswell road to Mill Green and Rattlesden. The parish of Buxhall is bounded by Rattlesden to the W and N, Shelland and Onehouse to the N, Great Finborough to the E and Hitcham to the S. The Rattlesden river, which flows through Fen Street in the N sector of the parish, was said to have been navigable to Rattlesden at one time (ref. W. Goult 'A History of Suffolk Parishes' 1999).

Site History



1763 Map of the Copinger Estate in Buxhall by John Parker, Land Surveyor (SROI FB218/A2/1)

The earliest map in the Record Office showing Cottage Farm is the 1763 map of the Copinger Estate. At this time the estate was owned by Rev. Henry Hill D.D. who was patron of the Rectory. The map extract shows the church with the Rectory to the NE, set in formal gardens and extensive grounds. The glebe land is coloured pale grey. The road pattern is recognisable and Cottage farm can be seen to the NW of the church, situated on the N side of a bend in Mill Road opposite a pond.

The 1763 map has an accompanying Reference Book (SROI V5/7/1.1) which tables the numbered enclosures forming the Copinger Estate, with their respective acreages. Cottage

Farm is in section 'C': *'The Hall etc Farm'* and it is numbered C13, described as *'Late 'Bowls' messuage, yards and orchard 1 acre 3 rods 2 perches.*



1763 Map of the Copinger Estate in Buxhall by John Parker, Land Surveyor (SROI FB218/A2/1) detailed extract showing Cottage Farm.

The detailed extract shows Cottage Farmhouse with a building (referred to a building A in this report) on an approximately N/S axis to the NW of the farmhouse and a building (building C) beside Mill Road to the SW of the farmhouse. There is a further building to the NE of the farmhouse; this was probably a threshing barn with a porch on the S side. The orchard mentioned in the reference book is to the W of the farmyard. To the E of the farmhouse is an enclosure owned by Mrs Turner and an adjoining long strip of land aligned N/S and owned by John Brook. To the E of this is C8 *'The Tenement & Yards called Hamblins'*. To the N of Cottage Farm is C14 *'The Sink, 9 acres 2 rods 16 perches'*.

Section C of the Reference Book is reproduced below with the field names and acreages of the land in the vicinity of Cottage farmhouse. The map included a drawing of the post mill at Mill Green at the W end of Mill Road.

| Tenants Names and Lands | Contents | | |
|--|----------|---|----|
| | A | B | P |
| <i>The Hall &c. Farm</i> | - | - | - |
| 1. <i>The Hall Close, Parks, Buildings &c.</i> | 7 | 2 | 11 |
| 2. <i>The Lann</i> | 4 | 0 | 23 |
| 3. <i>James Edmunds</i> | 8 | 3 | 10 |
| 4. <i>Round Field</i> | 6 | 2 | 10 |
| 5. <i>The Ten Acres</i> | 10 | 1 | 05 |
| 6. <i>The Four Acres</i> | 4 | 3 | 28 |
| 7. <i>Mill Field</i> | 3 | 2 | 34 |
| 8. <i>The Tenement gardens called Hamblins</i> | 0 | 1 | 31 |
| 9. <i>Upper Hamblins</i> | 8 | 1 | 33 |
| 10. <i>Lower Hamblins</i> | 5 | 3 | 36 |
| 11. <i>Narrow Field</i> | 5 | 2 | 21 |
| 12. <i>Church Meadow</i> | 2 | 0 | 08 |
| 13. <i>Lute Bools, Refuge of th Orchard</i> | 1 | 3 | 02 |
| 14. <i>The Sink</i> | 9 | 2 | 16 |
| 15. <i>Sink Meadow</i> | 2 | 2 | 09 |
| 16. <i>Clays Croft</i> | 7 | 2 | 09 |
| 17. <i>Upper Bunchards</i> | 9 | 0 | 38 |
| 18. <i>Lower Bunchards</i> | 4 | 1 | 08 |
| 19. <i>Wheat Close</i> | 6 | 2 | 00 |
| 20. <i>Wollens</i> | 9 | 1 | 24 |
| 21. <i>Blackmans (Shib)</i> | 1 | 2 | 34 |
| 22. <i>The Acre pigstie</i> | 1 | 1 | 12 |
| <i>Total of this Farm</i> | 122 | 2 | 02 |



Left: 1763 Table of Reference extract (SROI V5/7/1.1); Right: Post Mill at Mill Green Buxhall (SROI FB218/A2/1) on Parkers & Diapers Tenement

A map dated 1800 of lands in Buxhall is less detailed and there is no table of reference. Cottage Farmhouse and adjacent buildings are shown on the N side of Mill Road, opposite the pond.



1800 Map of lands in Buxhall (SROI FB218/A2/2), site within red rectangle



1839 Tithe Map (photocopy SROI P461/54); buildings marked in red

The 1837 Buxhall Tithe Apportionment (SROI FDA 54/A1/1a) shows Cottage Farmhouse and buildings on enclosure 560, owned by Rev. Charles Green and occupied by Rev. Copinger Hill. The Rev. Charles Green BA was referred to as 'resident gentry' in White's 1844 Directory of Suffolk. The Rev. Copinger Hill occupied a total of 54 acres and 10 rods in Buxhall belonging to Rev. Green and the land was subject to a rectorial tithe of £16 18s 9d.

The enclosures owned by Rev. Green and occupied by Rev. Copinger Hill are listed in the tithe apportionment as follows:-

| | | |
|------|--------------------------------------|-----------|
| 541 | Wallands Arable | 7a 1r 8p |
| 541a | Plantation in Wallands Plantation | 0a 0r 19p |
| 542 | Wallands Meadow Pasture | 1a 2r 35p |
| 543 | Wheat Croft Arable | 6a 0r 31p |
| 543a | Plantation in Wheat Croft Plantation | 0a 1r 11p |
| 544 | Blackmans Arable | 1a 3r 3p |
| 545 | Lower Punchard Pasture | 4a 1r 24p |
| 546 | Sink Meadow Pasture | 2a 2r 18p |
| 547 | Drift Pasture | 1a 3r 6p |

| | | |
|------------|---|------------------|
| 548 | Chase Way Pasture | 1a 2r 0p |
| 548a | Plantation in Chase Way Plantation | 0a 0r 8p |
| 549 | Sink Field Arable | 7a 3r 4p |
| 549a | Plantation Plantation | 0a 0r 4p |
| 550 | Upper Punchard Arable | 9a 2r 29p |
| 551 | Hay Croft Arable | 6a 1r 32p |
| 558 | Orchard Pasture | 1a 1r 25p |
| 558a | Plantation Plantation | 0a 0r 4p |
| 559a | Barn & Yard in Hall Meadow Homestead | 0a 0r 19p |
| 560 | Farm-house & Garden Homestead | 0a 0r 29p |
| 561 | Outbuildings & Yards Homestead | 0a 2r 21p |

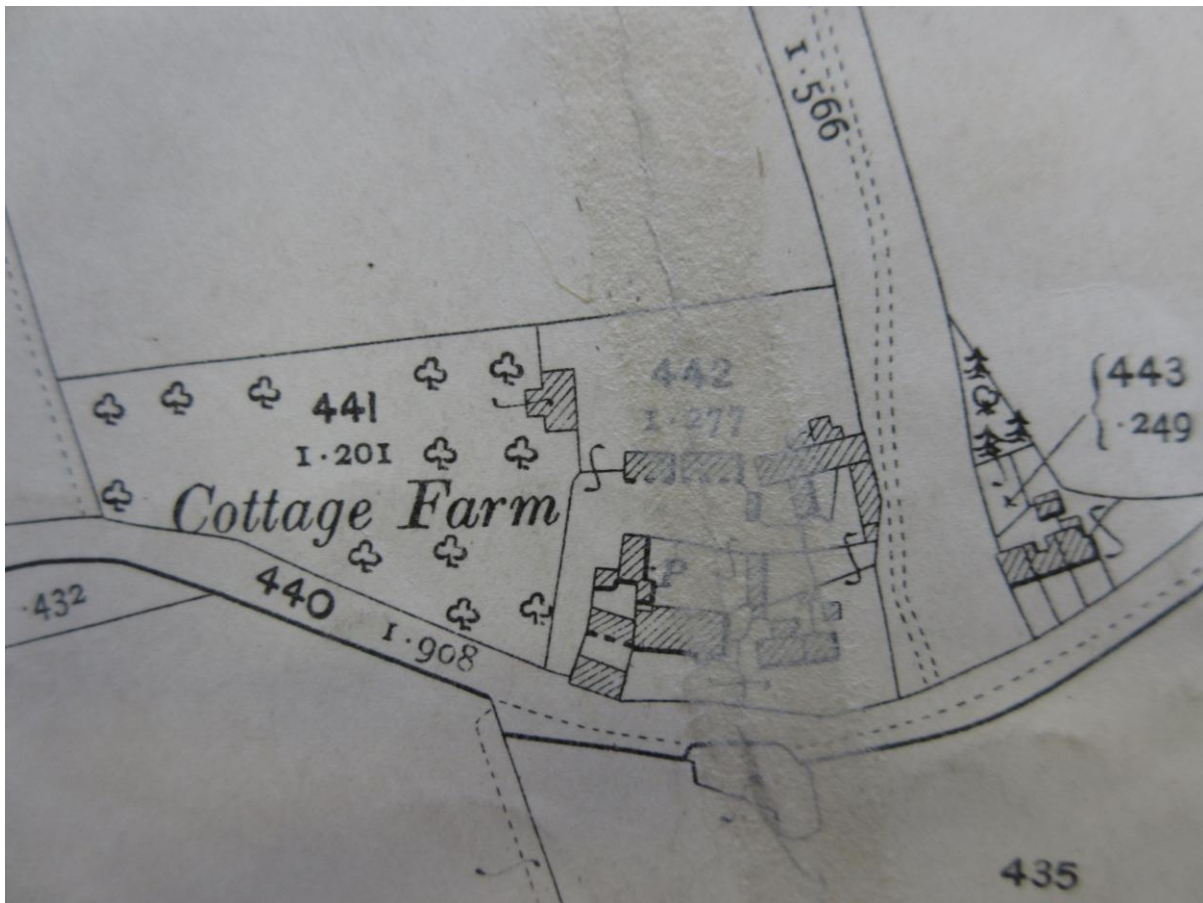
The field names Wallands, Wheat Croft, Blackmans, Lower & Upper Punchards, Sink Meadow and Sink Field have survived from the 1763 Book of Reference. The property immediately to the E of Cottage Farmhouse is enclosure 578, a house and garden owned and occupied by Robert Bradley, size 25 perches.



1902 Coronation Procession (Edward VII) passing Cottage Farm (SROI K681/1/83/1)

The 1902 photograph is labelled as passing Cottage Farm, it is in fact passing the thatched property now known as Highams Cottage Farm (originally two cottages) immediately E of

Cottage Farm. It can be identified by its brick chimney and the lean to addition on its E elevation. Benetts and Old Guildhall Cottage, is the thatched property on the right in the photograph. The pond opposite Cottage Farm has logs along the road edge to prevent erosion.



1904 OS 2nd edition, scale 25in : 1 mile (SROI 56/5)

The Record Office did not have a copy of the late 19th century first edition OS 25in map. Cottage Farm is named on the 1904 OS 25in map which shows detail of the buildings. The porch on the main S elevation is shown and there is an additional small building at the NW corner of the house, linking it to building A. The building attached to the SW corner of building A may be a precursor of building B. Building C is shown at the edge of the road. Adjacent to the W elevation of the farmhouse is an open-fronted shed and two more open-fronted sheds (probably cart lodges since they face into the open yard) have been built on the edge of the field to the N of the farmhouse. The barn to the E has several additions and there is an additional building on the E side of the orchard. The farmyard has been divided into several smaller yards for livestock. To the E of the farmhouse, the property now known as Highams is shown as two dwellings. Bury St Edmunds Record Office has a reference to a document catalogued as 'Reconditioning of Cottages at Cottage Farm Buxhall' (SROB HG500/694) but this document was in store at Bury and could not be produced. This may relate to a grant application to the West Suffolk Rural Workers Housing Scheme under the

Housing (Rural Workers) Acts of 1926 and 1931. The document may have included a site plan showing the farmhouse and buildings in the early 20th century.

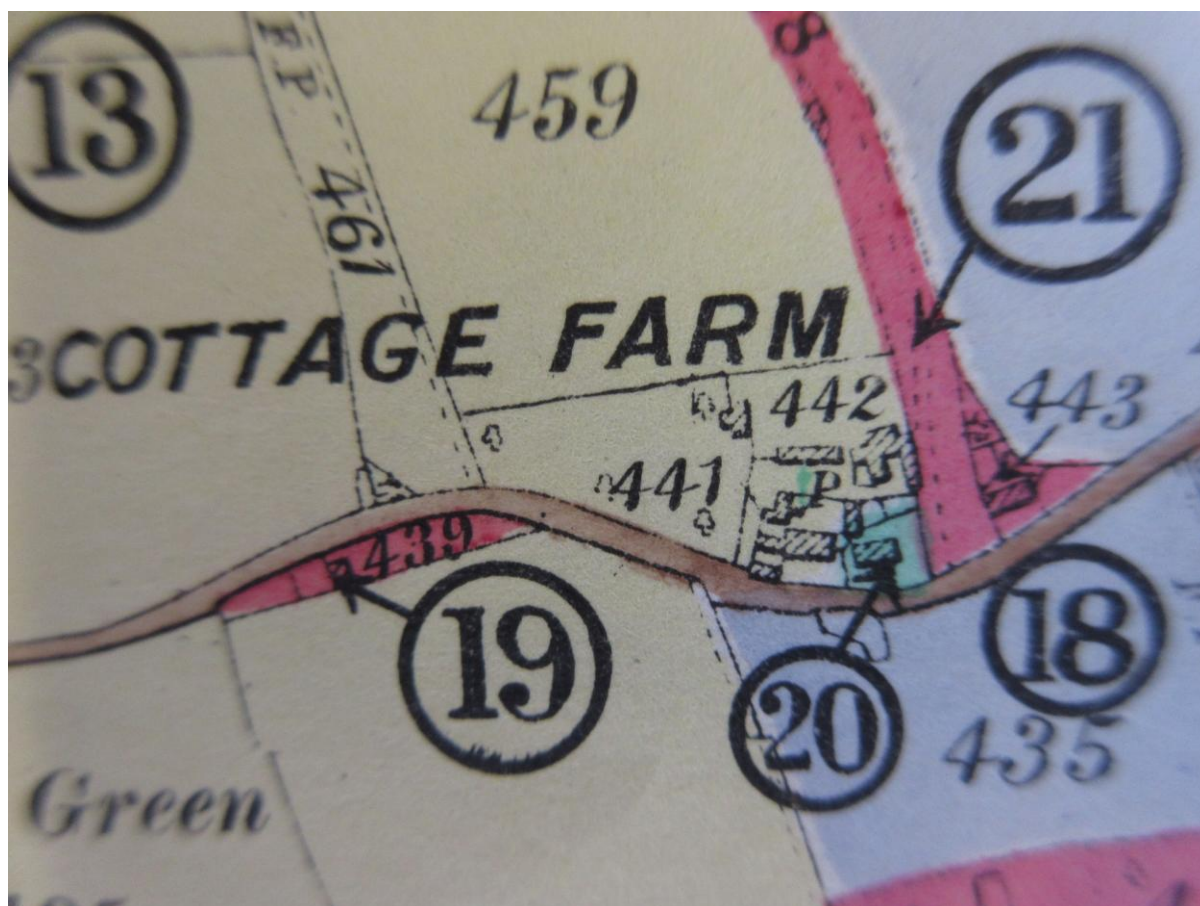


1918 The Buxhall Estate Sale Particulars Plan (SROI HD78:2671/65) Cottage Farm was Lot 13

In 1918, the Copinger Estate was for sale by auction by Messrs. Garland-Smith & Co. The sale particulars (SROI HD78:2671/65) include a plan of the estate (taken from the OS map) with the various lots shown in different colours and a description of each. Cottage Farm was offered for sale with just over 87 acres and the sale particulars had a local newspaper cutting attached with the results of the auction. Cottage Farm was sold to Mr George Woodward for £1,960, the second highest price after Maypole Farm which sold for £2,000.

Lot 13 was described as '*An Exceedingly Choice Freehold Pleasure Farm*' containing about 87 acres 0 rods 15 perches '*of very fertile meadow and pasture, well-watered by streams and ponds, with important road frontages, together with a picturesque old Farmhouse, with lawn and flower borders in front, enclosed by a dwarf brick wall; it contains Entrance Hall, Dining Room 17ft 6in by 17ft, with oak joists, Drawing Room 17ft 3in by 13ft with oak floors and French casement windows to lawn, breakfast room 12ft 6in by 11ft, kitchen, scullery, larder, pantry, W.C., five bedrooms, two staircases, linen and store cupboards, at the rear are Coal House, Store Room and Corn Room, Nag Stable and Coach house.*

The farm buildings include two barns, stabling for five horses, Horse Yard and Hovel, two chaff houses, calving house, calf house, calf yard and hovel, two bullock yards and hovel, cow stalls for five, loose box, cart and implement lodge, piggeries, corn and meal stores.



1918 The Buxhall Estate Sale Particulars Plan (SROI HD78:2671/65), detail of Cottage Farm

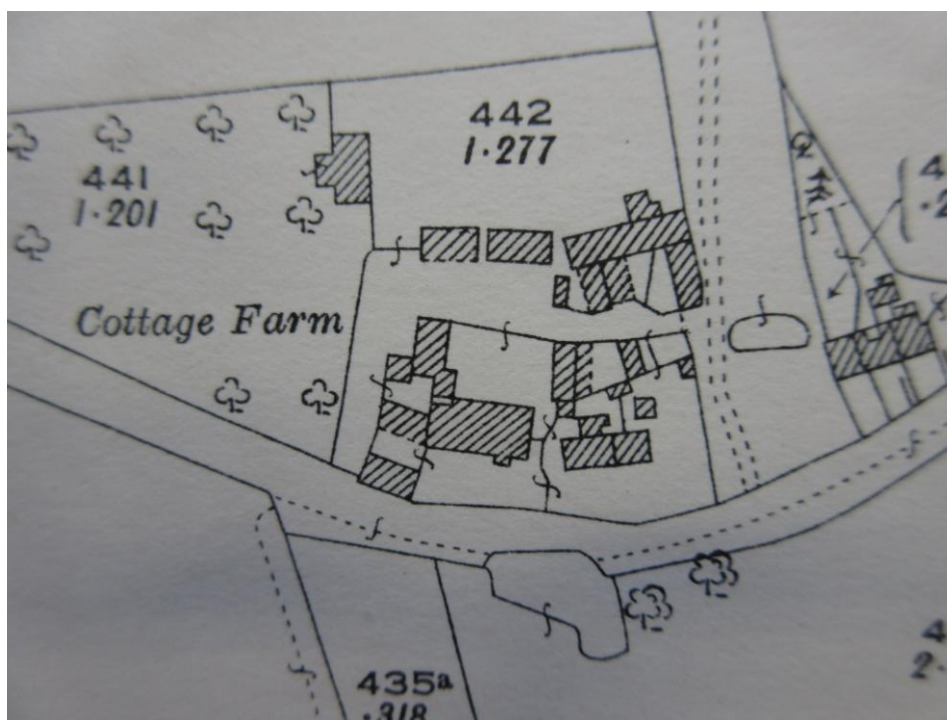
The 1918 sale plan does not show much detail but the footprint of Cottage farmhouse and buildings looks the same as the 1904 OS map. The enclosures are numbered on the plan and they are listed in the sale catalogue: 16 Arable 1.774acres; 299 Pasture 1.932a; 421 Arable 10.071a; 425 Arable 8.944a; 426 Arable 14.469a; 441 Arable 1.201a; **421 (part) Farmhouse, buildings, yards etc. 1.077a**; 459 Arable 7.568a; 460 Pasture 1.865a; 461 Pasture 1.623a; 463 Arable 15.986a; 465 Pasture 7.156a; 298 Arable 13.429a. The total acreage is 87.095a. The sale particulars note:-

'With the exception of the Postman's Hut (on enclosure 461) which is let to H.M. Postmaster General at an acknowledgement rent of 1s per annum, the farm is at present let, with other lands to Mr J Gandy, with possession at October 11th 1918. Outgoings: Apportioned commuted tithe £27 14s 0d, Land Tax 19s, the timber is valued at £92.

There is no mention of Cottage Farm in White's 1844 Directory of Suffolk, but the account of Buxhall mentions that Rev. C Hill as Patron and Rev. Charles Green as incumbent. It states: *'The Rev Henry Hill, a late Rector, Patron and Lord of the Manor, practised the drilling of*

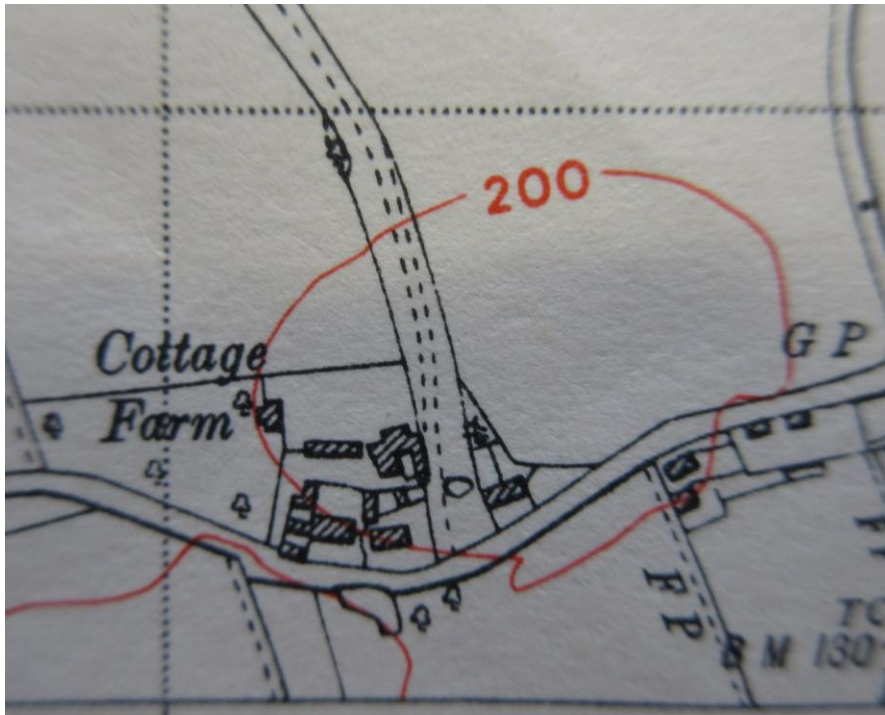
wheat in rows, at the distance of 18 inches.' White's 1885 Directory of Suffolk, White's 1891-2 and Kelly's 1900 all list Miss Mary Hill at The Cottage. Kelly's 1912 lists John Gandy as a farmer at The Cottage and he is mentioned as tenant in the 1918 sale particulars. Kelly's 1922 lists James Edward Bain-Moncrieff as a farmer at The Cottage, Kelly's 1929 and 1937 list Cyril Joseph Baker, farmer, The Cottage Farm but these entries relate to Highams Cottage, the dairy farm immediately E of Cottage Farm.

The Fisher family owned and farmed at Cottage Farm for about 80 years. Evelyn, widow of Philip Fisher, was the last member of the family to live at Cottage Farm and the farmhouse remained empty for about two years before the present owners purchased the property two years ago (information from present owners). The farmland and some of the buildings had been sold before the present owners purchased Cottage Farmhouse c.2016.



1926 OS, scale 25in : 1 mile (SROI 56/5)

Apart from an addition to the S side of the barn NE of the farmhouse, the building footprint is the same as in 1904. The 1950 six inch OS map also shows the same footprint.



1950 OS, scale 6in : 1 mile (SROI 56NW)



1967 OS TM0057, scale 1 : 2,500 (SROI), buildings marked in red

The 1967 OS map shows Cottage Farmhouse and buildings A, B and C with the same footprint as existing. Several buildings have been added to the N of the farmyard, including

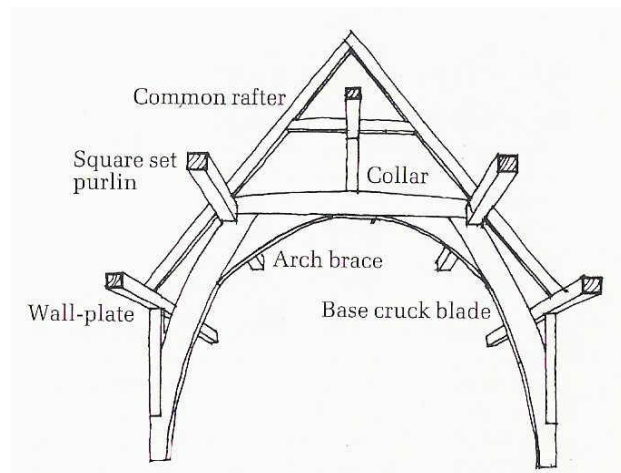
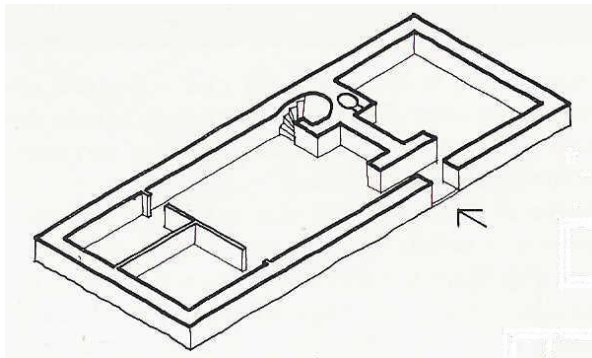
piggeries. The footpath to the E of Highams, shown on the 1904 OS map, is clearly marked. Mill Road is named as Rattlesden Road.

Cottage Farm was a relatively large mixed farmstead in the late 18th century and it continued to prosper during the 19th century and the first half of the 20th century. Map evidence shows that farm buildings continued to be added until at least 1967. The 1918 sale particulars indicate that corn, cattle and pigs were being kept and horses were used to work the land. The farmhouse was well-appointed and the outbuildings included a coach house and nag stable.

Cottage Farmhouse : Building Analysis

Summary

The timber-framed farmhouse, single storey with attics, dates from the mid-16th century with a later 19th century (post 1839) single storey, lean to, N (rear) extension. It is essentially a three cell plan with lobby (baffle) entrance and an extended service cell at the W end. The 19th century alterations, which enlarged the farmhouse and raised its status, have resulted in the re-modelling of the main chimney stack, the enlargement of window openings and the removal of some of the original features such as the staircase. A straight run staircase was inserted in the 19th century between the drawing room (former parlour) and sitting room (former hall) and a winder stair was inserted at the service end. The single storey rear (N) extension was added in the 19th century to provide additional domestic offices including kitchen, scullery, pantry, larder and breakfast room.



Left: basic plan form lobby entrance with central back to back fireplaces; Right: base cruck truss

The roof, now plain tiled, was originally thatched and hipped at the W end before the service cell was extended and the external stack was added to the W gable. The framing (jack and hip rafters) remain in situ in the roof space above the extended service cell chamber. The listing description (1955) mentions a pair of base crucks at first floor level at the E end, which formerly supported a half-hip, and a concealed mullioned window in the gable. It was not possible to access the E cell roof space during the site visit to confirm the existence of the

former mullion window but the base cruck was visible in the en suite shower room. There is smoke blackening on the upper ends of some of the rafters in the middle cell of the roof space. It is possible that there may have been a smoke bay in the 16th century before the main stack was built, with the smoke exiting via a gablet at the half-hipped E end.

The farmhouse has a clasped purlin, collar rafter roof, much repaired but with original rafters, and the W cell has curved up braces (wind braces) beneath the purlins. The three cells of the roof space are separated with wattle and daub partitions. The mid-cell and E cell (as far as could be seen) have no wind braces. The three dormers, which are of timber frame construction, are later insertions. The W dormer, which is positioned immediately above a bedroom window, lights the attic and the rafters and roof structure which remain across the opening are visible through the dormer window from outside. The farmhouse was re-roofed in two phases; the S side (concrete plain tiles) more recently than the rear N side which has clay plain tiles. The 19th century lean to extension has a slate roof and a porch was added near the W end in the 20th century. The S (front) porch is 19th century is shown on the 1904 OS map and was probably added at the same time as the lean to.

Exterior Description



Left: main S elevation; Right: detail of porch and French windows at E end of S elevation

The farmhouse is aligned on an E/W axis, the main S elevation facing Mill Road. It is single storey with attics. The S slope of the roof has concrete plain tiles and there are three gabled dormers with small pane casements (lead comes) and cusped timber bargeboards. The W dormer lights the roof space but the middle and E dormers light bedrooms on the attic floor. The bedroom below the W dormer has a small pane casement with lead comes; this was probably inserted in an original window opening. All casements, including the French casements, in the S elevation are 20th century timber replacements with chamfered glazing bars. The French windows have a hood with scalloped edge and the rainwater goods are metal.

The main S entrance porch, which was added in the later 19th century when the rear extension was added, has a pitched, plain tile roof with cusped bargeboards. It is of timber framed construction with pebbledash exterior render and small pane windows E & W. The massive planked and battened door has exposed nailheads, strap hinges and an early lock. The listing states that the door is probably of 16th century date.

There are four stacks; the main axial stack, situated to E of centre, has a sawtooth banded base with three diagonally-set square flues with banded decoration and oversailing tops. This is of 19th century red brick and was re-modelled when the other three stacks (in the same style) and lean to rear extension were added in the mid-19th century. The W (gable) elevation has an external red brick stack with two flues (serving the kitchen) and, set against the angled NW corner of the lean to, a tall, single flue stack which served the scullery. At the E end of the lean to is a tall stack with two diagonal flues serving the breakfast room (now study).



Left: N (rear) elevation showing lean to; Centre: W elevation showing external stacks; Right: E elevation showing junction of main building (pebbledash) with lean to extension (rendered)

The main building is timber framed and pebbledashed whilst the rear single storey extension is of colour washed, rendered brick construction with a slate roof. The rainwater goods are plastic. The N slope of the main roof has clay plain tiles with three small velux lights. The lean to has two velux lights and the N wall has three small pane casements (leaded comes) and a smaller obscured glass window (blocked on the inside) to the right of the E door. There is a larger 12 pane casement (no leaded comes) with cambered head to the right of the porch. The painted timber 19th century E door has glazed upper panels. The W porch, which was added in the later 20th century, is of rendered brick with a late 20th century varnished, panelled door. It has metal framed, Crittall design windows in the E and W walls.

Beneath the 12 pane casement is an area of random brick and flint with no recognisable bond, similar to that in the S wall of the coal shed (described in the former farm buildings section of this report). The NW corner of the farmhouse has been set back to accommodate the single flue brick chimney with fireplace in the former scullery (now utility room), leaving a narrow passage between the farmhouse and buildings A & B to the NW. The W elevation of the main building is pebbledashed and the W side of the lean to is red brick. A small area of pebbledash render has been removed at attic floor level from the W

elevation, revealing red brick. This suggests that at least the lower part of the W wall has a brick skin outside the timber frame or the timber frame has been removed in this area. There is a small 20th century casement at attic floor level (lighting the bathroom) immediately N of the external stack. An 18th century red brick farmyard wall with semi-circular capping bricks links the farmhouse to building C which is situated SW of the farmhouse, alongside Mill Road. There is a similar red brick wall boundary wall to the E of the farmhouse beyond which is Hyams Cottage Farm. The front garden has a red brick boundary wall with modern wrought iron gate along the Mill Road frontage. Opposite, on the S side of the road, is a pond which is shown on the 1763 estate map.

Interior Description

The rooms are named as on the floor plans.

Ground Floor

Drawing Room (E)



Drawing Room: Left: looking N; Centre: W wall with fireplace & door to hall; Right: fireplace



Left to Right: French windows in drawing room; run out stop at N end of chamfered tiebeam above fireplace; stair hall looking S towards front porch; exposed axial beam and joist in hall, looking S

The drawing room has an exposed axial beam with broad chamfers and no stops. The N wall has two exposed studs and an exposed N wall plate. The tiebeam between this room and the hall has a massive chamfer with run out stops. The fireplace in the W wall has been remodelled and reduced in size in the 19th century, probably when the upper part of the stack was re-built. The brick chimneypiece, which has a cambered head supported underneath by

an iron band, has been plastered and there is an oak mantle shelf. The fireplace is mainly 19th century brick set in lime mortar; it contains a late 20th century grate with hood and the hearth is white pammments. The 4 panel door to the hall is early 20th century, stripped pine and the skirting is a recent replacement. The French doors are late 20th century 2 X 3 lights, small pane with lead comes and chamfered glazing bars. The floor is boarded.

Main Hall

The main hall, which runs between the porch and the rear (N) door in the lean to, has been created by removing a large 16th century stack with back to back fireplaces to create a separate through-passage. It contains a straight run 19th century, closed string staircase of stained timber, situated in the NE corner. It has moulded newel posts and sticks and the treads and risers are carpeted. The floor is diamond pattern quarry tiles of two colours and the W wall is papered but the other walls are plain plaster. There is a late 20th century glazed door between the entrance hall and porch. A velux window in the slate roof lights the N part of the hall.



Left: porch interior showing 16th century door; Centre: living room looking E; Right: S window in living room

Living Room

The living room (former hall) has a painted timber 4 panel 20th century door leading from the main entrance hall. The chimney piece is rendered brick, the same style as the one in the drawing room with a pammment hearth. There is a heavy, broad chamfered axial beam and the tiebeams at either end (E & W) have broad chamfers with flat stops on either side of the axial beam. The main posts in the corners are partly exposed and the wall plates are exposed. The floor is concrete with a carpet and the S window is a 20th century small pane casement with leaded comes.



Left: living room axial beam with broad chamfers tennoned into W tiebeam with flat stops; Centre: study (former pantry) looking N through W hall to rear door; Right: kitchen looking S

Study

The study (former pantry) is small and narrow, situated in a partitioned section of one of the former service rooms (now the kitchen). There are exposed unchamfered joists and axial beam (above the N studwork partition wall) is chamfered with straight cut stops. There is a small, 2 light S casement with leaded comes.

Kitchen

The kitchen (at the W end of the main building) has a slightly lower floor level and the staircase (accessed from the W hall) is situated in the NE corner. There is an understair cupboard with a small stained timber plank and batten stained wood door with 18th century 'L' hinges. There is an Rayburn stove on the W side which uses the flue of the W external stack. There are fitted cupboards, tiled walls and vinyl flooring over concrete. The walls and ceiling are papered but the axial beam, which has broad chamfers with angled run out stops, is exposed. The S window is a 20th century small pane casement with lead comes.



Left to Right: 18th century plank and batten door to understair cupboard in kitchen; N wall (former exterior N wall of main house) of utility room in lean to extension; E wall of utility room with flush door to W hall; W winder staircase with stained wood balusters

Utility Room

This was the former kitchen, situated at the W end of the lean to extension. There is a recess in the NW corner which has an angled exterior wall owing to the need for an outside passageway between the farmhouse and the coal shed. The recess probably housed a boiler or stove which used the single flue chimney. The plaster has been removed from the S wall, exposing brickwork beneath the wall plate and studs above. There is a doorway into

the existing kitchen. This was the exterior of the N wall of the farmhouse before the lean to was added. On the E side is a partition wall of slender studs and diagonal brace with a 20th century flush door leading from the W hall. The 20th century, 12 pane, N casement is wide with a cambered arch head.

W Hall

This leads to a rear door with 20th century porch near the W end of the lean to. The walls and ceiling are papered and there is a velux rooflight set in the slate roof. The W staircase leads off the W side of the hall, between the utility room and the kitchen.

Single Storey Lean To

The main hall (E) and the W hall are linked by a passage which runs along the outside of the original exterior N wall of the farmhouse (before the addition of the 19th century lean to). This central section of the lean to has three rooms with studwork walls. At the W end is a former larder with exposed studwork and ceiling hooks for meat/produce and shelving. This is currently used as a workshop/tool store. The middle room was formerly a bathroom but is now used as a store room. It has tiled walls and an obscured glass casement (N). The narrow E room is a shower room with WC.

To the E of the main staircase hall is the study/small sitting room. This has plastered walls, a timber interlock floor and a 20th century 6 pane (no comes) casement. There is a small fireplace (no longer in use) with plastered brick chimney breast.



Lean to rear extension, L to R : corridor looking W with studwork wall on right; S wall of former bathroom; S wall of workshop (former larder); S wall of study with disused fireplace

First Floor (Attic)

Principal E Bedroom

The principal E bedroom has exposed base cruck blades in the NE and SE corners. The cruck blade is more fully exposed in the en suite shower room (NE). The base cruck truss was a device to improve headroom in one and a half storey houses to enable full use of the upper floor. This room has a late 20th century partition wall on the N side, inserted to create a cupboard and a separate en suite shower room with WC. The doors are reclaimed, stripped pine, and the floor is replacement broad pine boards. There is no fireplace although the room would have had one in the 19th century. There is a timber dormer (S) with a new

cill and 20th century casement with small panes, lead comes and moulded glazing bars. The walls are modern plaster and skirting.



L to R: base cruck blade in E wall of en suite; SE corner showing exposed rafters E of dormer; exposed collar and stud (E) & door to en suite; SE corner with bolted knee between tiebeam and mainpost.

E Landing



Left: main staircase; Centre: edge halved scarf on N wall plate; Right: edge halved scarf on S wall plate

There is a 19th century, closed string, straight run staircase of stained timber with moulded newel and balusters and carpeted treads and risers. The N and S wall plates have pegged edge halved scarfs and the W tiebeam is exposed. On the S side is a cupboard with reclaimed, stripped timber panelled doors. A door (W) leads into the middle bedroom (E).

Middle Bedroom (E)

The walls are papered but the N wall plate, E tiebeam, and NE and SE jowelled main posts are exposed and painted black. The walls and ceiling are papered and the floor is carpeted. The dormer is of the same construction as the other two on the S roof slope.



Left: looking N showing door frame let into E tiebeam; Centre: jewelled, adzed SE main post; Right: middle bedroom (W) looking N showing inserted velux and modern cupboards

Middle Bedroom (W)

This has a doors in the E & W partition walls, connecting with the middle bedroom E and the W landing. There is a velux window in the N roof slope and recent fitted cupboards with pine doors. The E and W tiebeams (painted) are exposed and the W tiebeam has two exposed massive arch braces with adze marks. There is a rush light burn and apotropaic (witch) marks on the E face of the W tiebeam near the doorway. These superstitious marks were inscribed above openings (doorways, fireplaces) to discourage evil spirits.



Left: arch brace at N end of tiebeam; Centre: witch marks and rush light burn; Right: W landing

W Landing

The W landing has partition walls forming an linen cupboard (N), a passage up 3 steps to the middle bedroom W and separate access to the W bedroom on the S side of the landing and the bathroom in the NW corner. These rooms have all been created in the extended W service cell of the farmhouse by the insertion of partition walls.



L to R: looking E towards middle bedroom W showing difference in floor level; 1930s panel door to linen cupboard; winder staircase; W bedroom showing exposed mainpost, tiebeam and S wall plate

W Bedroom

This bedroom has a small pane, leaded came casement instead of a dormer. This window may have been inserted in an original mullion window opening but no shutter grooves or rebates were visible. The W dormer is positioned in the roof space directly above. The exposed tiebeam to W of centre marks the original W wall of the farmhouse before this cell was extended and in the roof space above the jack rafters and framing for the original hipped roof survives. The arch brace at the S end of the tiebeam has been removed to create more headroom and the mortice slots in the tiebeam and main post have been blocked with timber inserts. The tiebeam is chamfered on the W face with a run out stop at the S end. The E face is unchamfered but has roughly hewn edge. The axial beam (against the N partition wall) is chamfered with run out stops. In the SW corner is a jowelled post and the tiebeam is partly exposed. The wall in the NW corner is angled owing to the addition of the external red brick stack to the W (gable) elevation. There may have been a small fireplace. The walls and ceiling are papered and the floor is carpeted.



Left: looking W showing exposed tiebeam, S main post and angled NW corner where stack is positioned; Centre: run out stop on axial beam; Right: blocked slot for arch brace in main post

Bathroom (NW)

The NW corner post, N wall plate and W tiebeam are exposed; the W wall plate has a chamfer with a run out stop. Inside the airing cupboard (NE) the arch brace at the N end of the E tiebeam is visible (the corresponding one in the W bedroom has been removed). The walls are tiled and papered and the ceiling is papered.



Left: NW corner post with exposed tiebeam (L) and wall plate (R); Centre: arch brace in airing cupboard; Right: 20th century stained timber casements inserted between studs in W gable

Roof Space

This is accessed via a hatch in the ceiling of the W bedroom. It is divided into three sections with wattle and daub partition walls, a small opening in the partition between the W and middle sections giving access to the middle and E sections. The floor is mostly unboarded. The jack and hip rafters of the original hipped roof remain in the W section which now has a gable. This section is lit by a dormer (S) with small pane casement which matches the other two S dormers. The roof (felted) is of collar rafter construction with clasped purlins in the W section only. There is some evidence of smoke blackening on the upper part of the rafters in the middle section near the stack. This indicates that there may have been a smoke bay in the 16th century before the brick stack was constructed.

The upper part of the main stack has been re-built in 19th century red brick when the farmhouse was extended and re-roofed. The S slope of the roof, which has pairs of wind braces (up braces), has been more recently re-roofed (concrete plain tiles) than the N slope. The rafters are original but the roof has undergone much repair with additional collars and struts added during the 20th century. The rafter feet are exposed beneath the eaves.



Left: hipped roof structure at W end; Centre: wind braces above dormer; Right: looking E in middle section showing collar rafter roof (no purlins), main stack at end



Left: detail of trenched clasped purlin in W section; Centre: looking E into E section towards E gable showing smoke blackening; Right: looking E from N side of stack

Setting

Cottage Farm had almost 60 acres of farmland in 1839 and this had increased to over 80 acres by 1918. The farmland was sold at around the end of the 20th century when the Fisher family retired and the grounds now consist of a front garden with flowerbeds and borders and a walled rear garden (lawn). The farm buildings, which are situated to the W of the farmhouse, consist of Building A (aligned on a N/S axis NW of the farmhouse) a timber framed store room, former corn room and coal store; Building B (aligned on an E/W axis) adjoining the S elevation of Building A; and Building C (aligned on an E/W axis), a black weatherboarded and brick building with corrugated metal pitched roof which stands to the SE of the farmhouse, alongside Mill Road. There is a concrete yard, now used for vehicle parking, between Buildings B and A, accessed via a right of way from the road.



Left: looking N, showing access from Mill Road; Centre: yard and Building B; Right: passageway between Building B and farmhouse, coal store in centre, oil tank on right

There is a narrow passageway between the farmhouse and the buildings, leading from the yard to the rear garden. The boiler shed and heating oil tank are situated against the W elevation of the house.



Left: rear garden looking E (building owned by Highams); Centre: looking N towards buildings in separate ownership; Right: passageway, looking SW between house (L) and coal store (R)

To the E of the property is Highams, a grade II listed former dairy farm. A single storey outbuilding with pantiled roof and rendered brick W wall forms the E boundary of the rear garden. To the E of the farmhouse is a path with an 18th century red brick wall on the E side, forming the plot boundary with Highams.

The N boundary of the rear garden is a boarded fence, beyond which are some of the farm buildings formerly owned by Cottage Farm. The W boundary of the Cottage farm plot is a metal fence which runs up the E side of the access drive leading to the buildings which are in separate ownership.



Left: looking W towards coal store (gable of Building B behind), Building A on right; Centre: looking N from access to adjacent property N of Cottage Farmhouse; Right: looking SE from access towards Buildings A & B, Building C visible on extreme right

Summary of Significance

Cottage Farmhouse has an historical relationship with the Coppinger Hill family owing to its location within Buxhall Manor. It was sold into separate ownership in 1918 and has an association with the Fisher family who occupied the farm for around 80 years from the early 20th century. It is a good example of a small/medium sized mixed farmstead which prospered during the 19th century, enabling alterations and additions to the three-cell plan 16th century farmhouse to increase comfort and status.

Of particular significance is the heavy timber frame with broad chamfers and flat stops, the base cruck at the E end, the remaining hipped roof structure in the W roof space and the 16th century battened plank main door. The timber framed former store and corn room (Building A) are contemporaneous with the farmhouse; they stand within its curtilage and contribute to its significance. The farmhouse is listed as being of Group Value with Highams, Benetts and Old Guildhall Cottage, all situated on the N side of Mill Road and of similar age and construction.

Historic England Listing : Cottage Farmhouse

Entry Name: Cottage Farmhouse
Listing Date: 9 December 1955
Grade: II
Source: Historic England
Source ID: 1033032
English Heritage Legacy ID: 279813
Location: Buxhall, Mid Suffolk, Suffolk, IP14
County: Suffolk
District: Mid Suffolk
Civil Parish: Buxhall
Traditional County: Suffolk
Lieutenancy Area (Ceremonial County): Suffolk
Church of England Parish: Buxhall St Mary
Church of England Diocese: St.Edmundsbury and Ipswich

Listing Text

TM 05 NW
2/38
9.12.55

BUXHALL
MILL ROAD

Cottage Farmhouse

GV
II

Farmhouse, mid C16. 3-cell plan with lobby-entrance. One storey and attics. Timber-framed and pebbledashed. Concrete plaintiled roof, once thatched; 3 C20 small-pane casement dormers with cusped bargeboards. An axial chimney of red brick rebuilt in C19: 3 diagonally-set square flues on a sawtooth banded base, a similar chimney at gable to left, and two others at rear. Gabled early C20 porch at lobby entrance; the door is probably of C16 origin, of battened plank construction with nailheads and good strap hinges. Some heavy unmoulded framing; chamfered 1st floor beams, and at the right hand end a pair of basecrucks which formerly supported a half-hip. A concealed mullioned window remains in the gable. (c.p. Leffey Hall, Brettenham Road). The left hand section appears to contain a slightly later extended service cell.

Listing NGR: TM0007957829