

**Deerbolt Cottage
Blacksmith's Green
Wetheringsett
Stowmarket
IP14 5PZ
(TM 14177 65734)**

HERITAGE ASSET ASSESSMENT



Deerbolt Cottage : SE & NE elevations

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HERITAGE ASSET ASSESSMENT

Introduction

The Heritage Asset Assessment provides a written and photographic report at Historic England Level II (2006) of Deerbolt Cottage, Blacksmith's Green, Wetheringsett, a Grade II former farmhouse. The report has been prepared to inform and accompany a planning application and Listed Building Consent for an extension to the ground floor rear study to create an additional bedroom at the property. Deerbolt Cottage is in Mid Suffolk District and it is not within a Conservation Area or Special Landscape Area. The building, which dates from the early 16th century, was first listed in 1947 under the Ministry of Housing and Local Government Act at Grade III and re-listed Grade II in March 1988 by Historic England (Historic England Source ID 1032224, English Heritage Legacy ID 281684). The site was visited on 20th July 2023 and the photographs included in this report were taken on those dates. A brief history of the site and the Parish of Wetheringsett-cum-Brockford is included to set the building in its context. The abbreviation SROI indicates Suffolk Record Office, Ipswich.

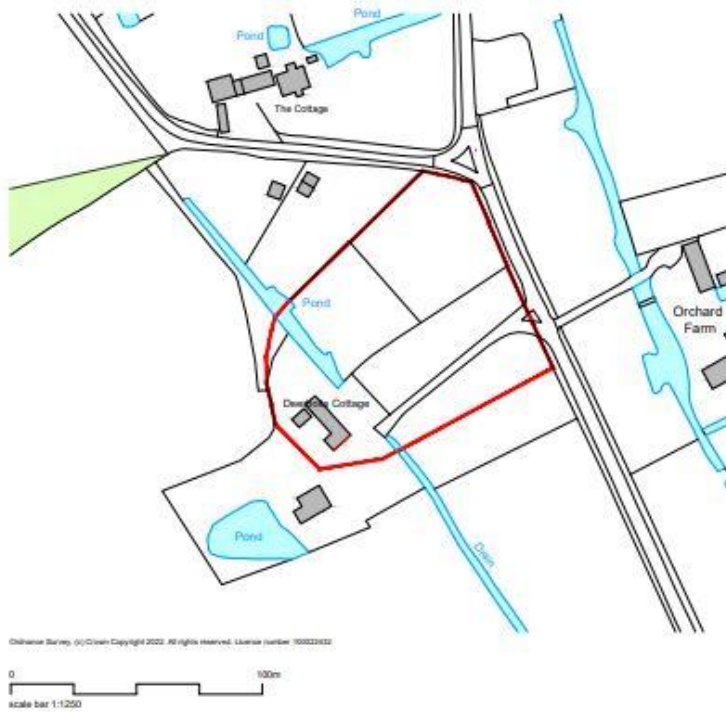
Location

Deerbolt Cottage is situated on the W side of Blacksmith's Green, a former medieval area of common pasture in the E sector of the parish of Wetheringsett-cum-Brockford in Mid Suffolk District. To the E is the parish of Aspell; to the N is Thorndon; to the W is the Mendlesham and to the S is Mickfield. The A140, a former turnpike road which follows the line of a Roman road, runs from Ipswich (S) to Norwich (N) through the W sector of Wetheringsett-cum-Brockford.

The main village settlement of Wetheringsett, which is small and compact, is situated to the E of the Roman road (A140) and includes the church and rectory. There are secondary settlements at Brockford Green (on the W side of the A140), Blacksmith's Green and Wetherup Street (S of Blacksmith's Green). Deerbolt Cottage is approximately 17 miles N of the county town of Ipswich and approximately 32 miles SSW of Norwich.



2012 OS Explorer, scale 1 : 25,000 red arrow indicates Deerbolt Cottage



Location Plan, scale 1 : 1250 @ A1 (Nick Barber Architects drawing 1801 21)

Historic England Listing : Deerbolts Cottage

Entry Name: Deerbolts Cottage

Listing Date: 14 July 1988

Grade: II

Source: Historic England

Source ID: 1032224

English Heritage Legacy ID: 281684

ID on this website: 101032224

Location: Blacksmith's Green, Mid Suffolk, IP14

County: Suffolk

District: Mid Suffolk

Civil Parish: Wetheringsett-cum-Brockford

Traditional County: Suffolk

Lieutenancy Area (Ceremonial County): Suffolk

Church of England Parish: Wetheringsett All Saints

Church of England Diocese: St.Edmundsbury and Ipswich

Description

WETHERINGSETT-CUM-BROCKFORD BLACKSMITH'S GREEN

TM 16 NW

3/99 Deerbolts Cottage

II

Former farmhouse. Late C16. Timber framed and rendered, thatched roof. 3-cell form. 2 storeys. Mainly small-paned casement windows, some old. One standard casement window without glazing bars to first floor on left. C19 plank door, C20 gabled open-fronted porch. Internal stack, the shaft rebuilt. Interior not examined.

Listing NGR: TM1417765734

Deerbolt Cottage is one of five Grade II timber framed buildings at the NW corner of Blacksmith's Green. The other buildings are Orchard Farmhouse (late 14th/early 15th century core) situated to the E of Deerbolt Cottage on the E side of the lane; The Forge (a late 17th century former farmhouse) situated on the W side of the lane, to the S of Deerbolt Cottage; The Cottage (a 17th century former farmhouse) and Meadow farmhouse (15th century core) both situated on the N side of the small lane leading W off Blacksmith's Green to the N of Deerbolt Cottage. Wetheringsett parish has a total of 53 listed buildings including a large number of timber framed buildings.

Wetheringsett Cum Brockford : The Local Context

The name Wetheringsett Cum Brockford means '*People of Wetherden by the Ford over the Brook*' (Ekwall). The parish, which covers an area of 3,812 acres, is situated in the historic administrative area known as Hartismere Hundred. The soils are fine loam over clay with slowly permeable subsoil, subject to seasonal waterlogging. Deerbolt Cottage is situated in the historic Manor of Wetheringsett which belonged to St Ethelreda's at Domesday passing to Lady Dorothy Stafford in 1575. By 1600, the Manor was owned by Sir Stephen Soame, subsequently passing to the Edgar and Jenney families.

At Domesday in 1086, Wetheringsett had wood for 403 pigs, 30 pigs, 2 cobs, 8 cattle, 107 sheep and 18 goats. From 1500 to 1640, Thirsk described the area as a wood pasture region, mainly pasture and meadow, engaged in rearing and dairying with some pig keeping, horse breeding and poultry. Crops were mainly barley with some wheat, rye, oats, peas, vetches, hops and occasionally hemp. By 1818 the course of crops usually included summer fallow as a preparation for corn products. In 1937 the main crops were wheat, barley, beans, sugar beet and roots and by 1969 the focus was on more intensive cereal growing and sugar beet.

The population of Wetheringsett was 49 at Domesday in 1086 and by 1603 it had risen to 200 adults. The 1801 census recorded 851 inhabitants increasing to a peak of 1,101 in 1851, thereafter decreasing to 550 in 1981. There has been a small increase to 669 in 2011. Occupations were primarily associated with agriculture; in 1550 there were 11 yeomen (freeholders cultivating their own land), 11 husbandmen, 1 clerk, 1 labourer, 1 timberman, 1 spinster, 1 ploughwright, 1 shoemaker and 2 tanners.

From 1600 to 1649 there were 13 yeomen, 5 husbandmen, 2 tailors, 1 apprentice, 1 linen weaver, 1 felt maker and 1 ploughwright. In 1650-1699 there were 12 yeomen, 1 husnabdmn, 1 clerk, 1 linen weaver/yeoman, 1 glover, 2 tailors, 1 spinster, 1 bricklayer, 1 collarmaker, 1 millwright and 1 blacksmith. By 1844, the list of trades included carpenter, victualler, grocer, wheelwright, 2 blacksmiths (these may have been working at the two smithies at Blacksmith's Green), beerhouse keeper, bricklayer and 13 farmers. In 1912, Wetheringsett had 2 millers (at Broad Green, just S of Blacksmith's Green, there is a two-storey brick roundhouse of the former post mill, re-built by Whitmore and Binyon in 1882 and converted to a house around 1994), 17 farmers, a shoemaker, blacksmith, thatcher, publican (probably at The White Horse public house at the SW corner of Blacksmith's Green), poultry/pig dealer, cooper, 2 beer retailers, 2 shopkeepers, dressmaker, carrier/egg merchant and wheelwright.

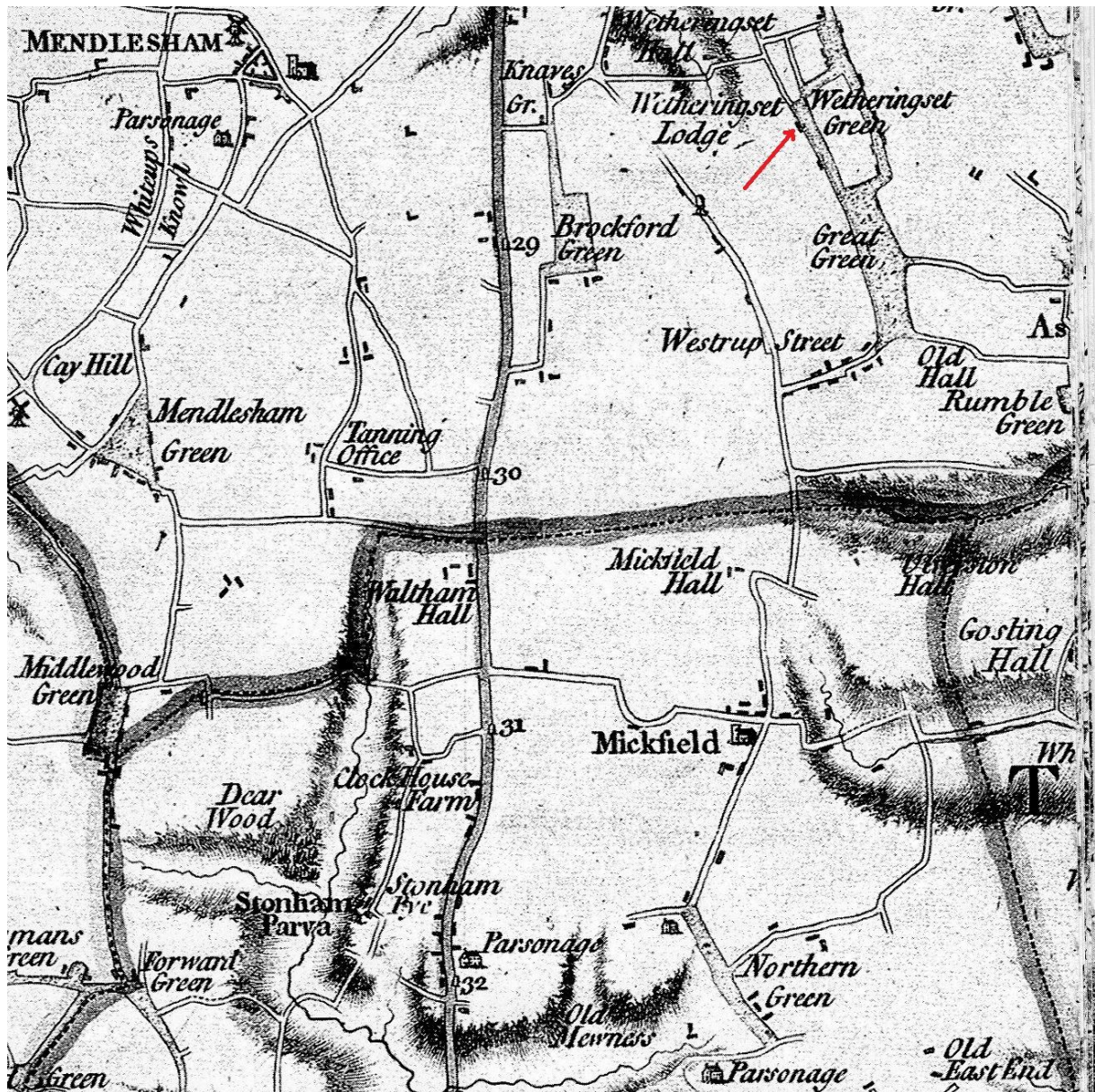
The various occupations paint a picture of a largely self-sufficient parish in the 19th and early 20th centuries with the majority of the male population in agriculture-related employment. This changed considerably during the late 20th and early 21st centuries, the most popular occupations being skilled trades, managers, directors or senior officials, caring, leisure, secretarial and other services. Advances in technology have enabled an increase in working from home.

In 1818 there was an occasional school run by an elderly lady, a writing school and an endowed Sunday school attended by 40-80 children. The Parochial school was built in

1859 (100 attending), enlarged in 1911 and in 1912 the average attendance was 158. The school is now a Church of England Voluntary Controlled Primary School with about 80 pupils on roll. Until recently, the village had a post office with an interior which had hardly changed since the early 20th century, attached to Waveney Cottage (Grade II listed) in Church Street.

In 1904 the Mid Suffolk Light Railway opened with a railhead at Wetheringsett rather than a passenger stop but the closed in 1952 and the nearest railway station is at Stowmarket. The Mid Suffolk Light Railway Museum was created at the railhead in 1990 and has become a tourist attraction with rolling stock.

Site History



1783 Hodskinson's Map of Suffolk, scale 1in : 1mile red arrow indicates Deerbolt Cottage

On Hodskinson's 1783 map, Blacksmith's Green is named as *Wetheringset Green* and Broad Green is named as *Great Green*. Two buildings are shown on the W side of the green; the northernmost one is probably Deerbolt Cottage. The term *Green* is derived from the Old English *grene* meaning the colour green, a grassy area of public or common grazing land. Greens are usually found on clay soils with poor natural drainage, often on the periphery of their parishes, suggesting that they are secondary features in the medieval landscape. They usually have farmsteads and houses around their margins and rights of pasturing were normally attached to individual land-holdings. The number and types of animals that could be grazed was carefully regulated and the rights were variously termed *beast goings, shares, stints* or *gates*.

Many pieces of common land (greens, commons or tyes) were encroached upon or totally enclosed from medieval times onwards but Hodskinson's 1783 map of Suffolk shows that a large acreage remained to be enclosed by Parliamentary Acts in the late 18th and 19th centuries. Enclosure often led to a straight road running down the centre of the old green with new brick houses beside it whilst long tracks lead to older timber framed houses set back around the original edge. Hodskinson's map shows Blacksmith's Green (darker shading) as a long narrow strip on the W side of *Wetheringset Green* and Page's Green a parallel strip on the E side of a central rectangular enclosure. The existing lanes follow the perimeter of the central enclosure and Deerbolt Cottage and its adjacent converted barn are accessed via driveways across the former green which was enclosed under General Acts of 1846.

The 1841 Tithe map for Wetheringsett cum Brockford was too fragile to view but a photocopy was available. The larger extract shows Blacksmith's Green as an extended strip of open land, broader at the N end, the wide 'green ditches' defining the perimeter are clearly visible to the E of Deerbolt Cottage and to the W of Orchard Farm on the opposite side of the green. Deerbolt Cottage is situated on enclosure 612.

The 1841 Tithe Apportionment (SROI FDA283/A1/1a) lists the enclosures, their owners and occupiers, the state of cultivation and size in acres, rods and perches (abbreviated as 'a' 'r' and 'p') and the rectorial tithe payable in pounds, shillings and pence. Deerbolt Cottage, described as '*House, Barn, Yards etc*' was owned by John Kerry and occupied by James Hammond, a holding of approximately 19 acres. John Kerry also owned the '*House, Blacksmith's Shop etc*', occupied by Thomas Tye and situated on the W side of the green to the S of Deerbolt Cottage. These two properties represented John Kerry's total acreage in Wetheringsett cum Brockford, a small freehold farm with three and a half grazing rights on the Green.

612	House, Barn, Yards etc		0a 3r 13p	£0 0s 11d
613	Barn Meadow 3 1/2 Common Rights on Wetheringsett Green No. 824	Pasture	1a 2r 27p	£0 2s 2d
611	New Land	Arable	2a 1r 28p	£0 15s 5d
610	Barn Field	Arable	4a 1r 27p	£1 8s 7d

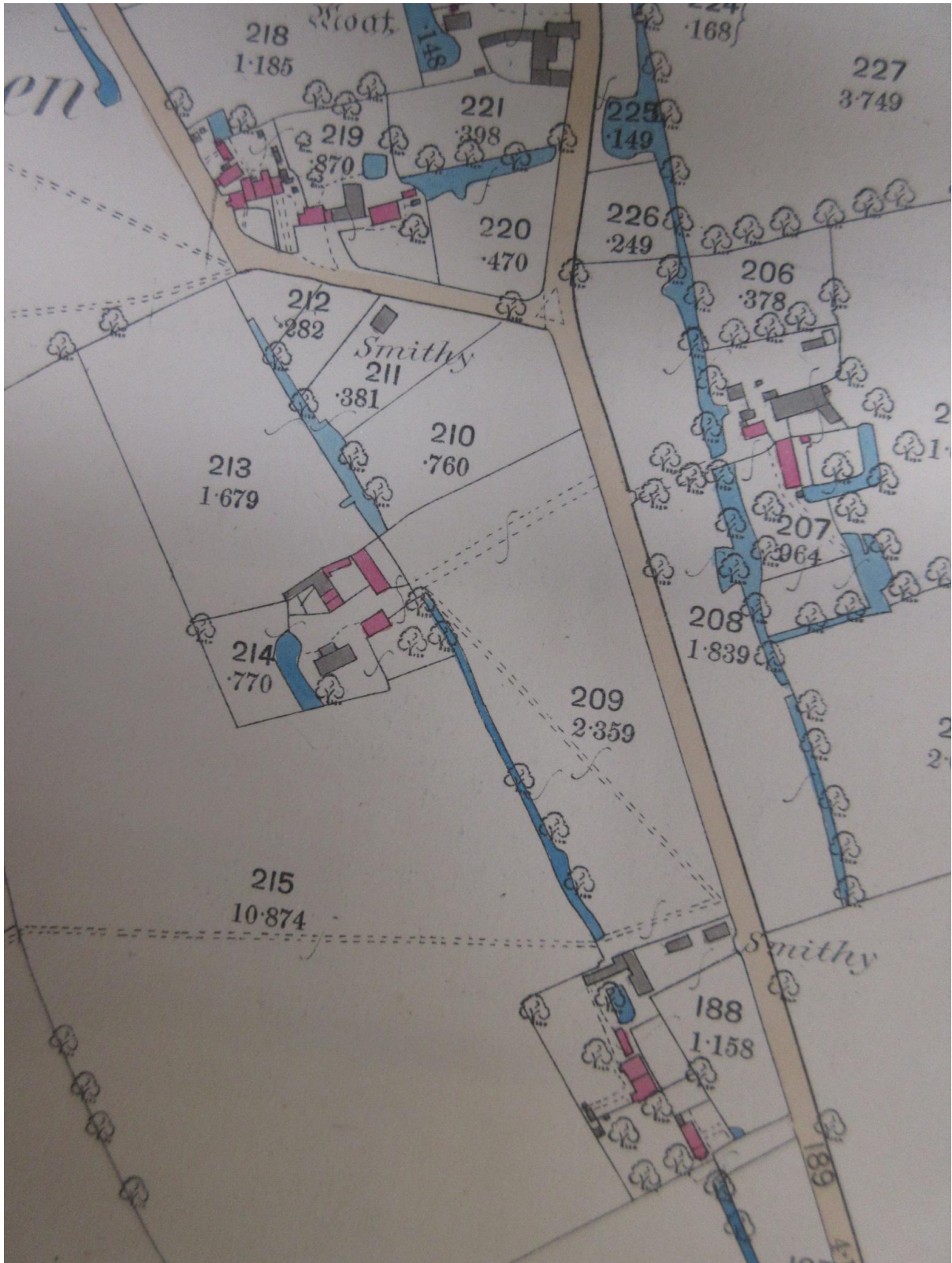
609	Shop Field	Arable	3a 2r 11p	£1 3s 4d
608	Slough Field	Arable	3a 3r 25p	£1 5s 7d
551	Mill Field	Arable	2a 1r 16p	£0 13s 11d
659	House, Blacksmith's Shop etc		0a 2r 4p	£0 2s 0d
		Total	19a 2r 31p	£5 11s 11d



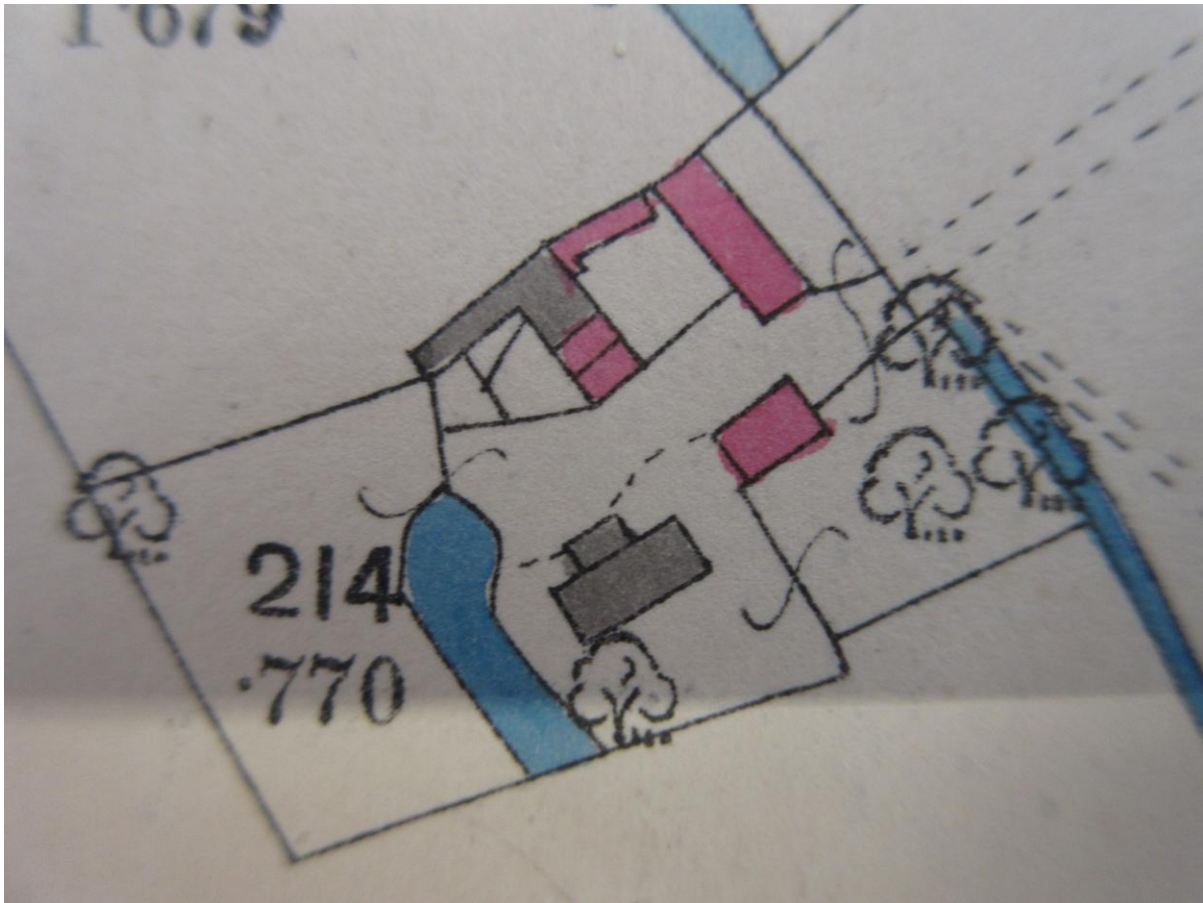
1841 Tithe Map for Wetheringsett cum Brockford (SROI P461/283) larger extract showing extent of Blacksmith's Green



1841 Tithe Map for Wetheringsett cum Brockford (SROI P461/283) detailed extract showing Deerbolt Cottage immediately W of the Green with the barn and pond to the SW and outbuildings to the W, at the rear of the cottage



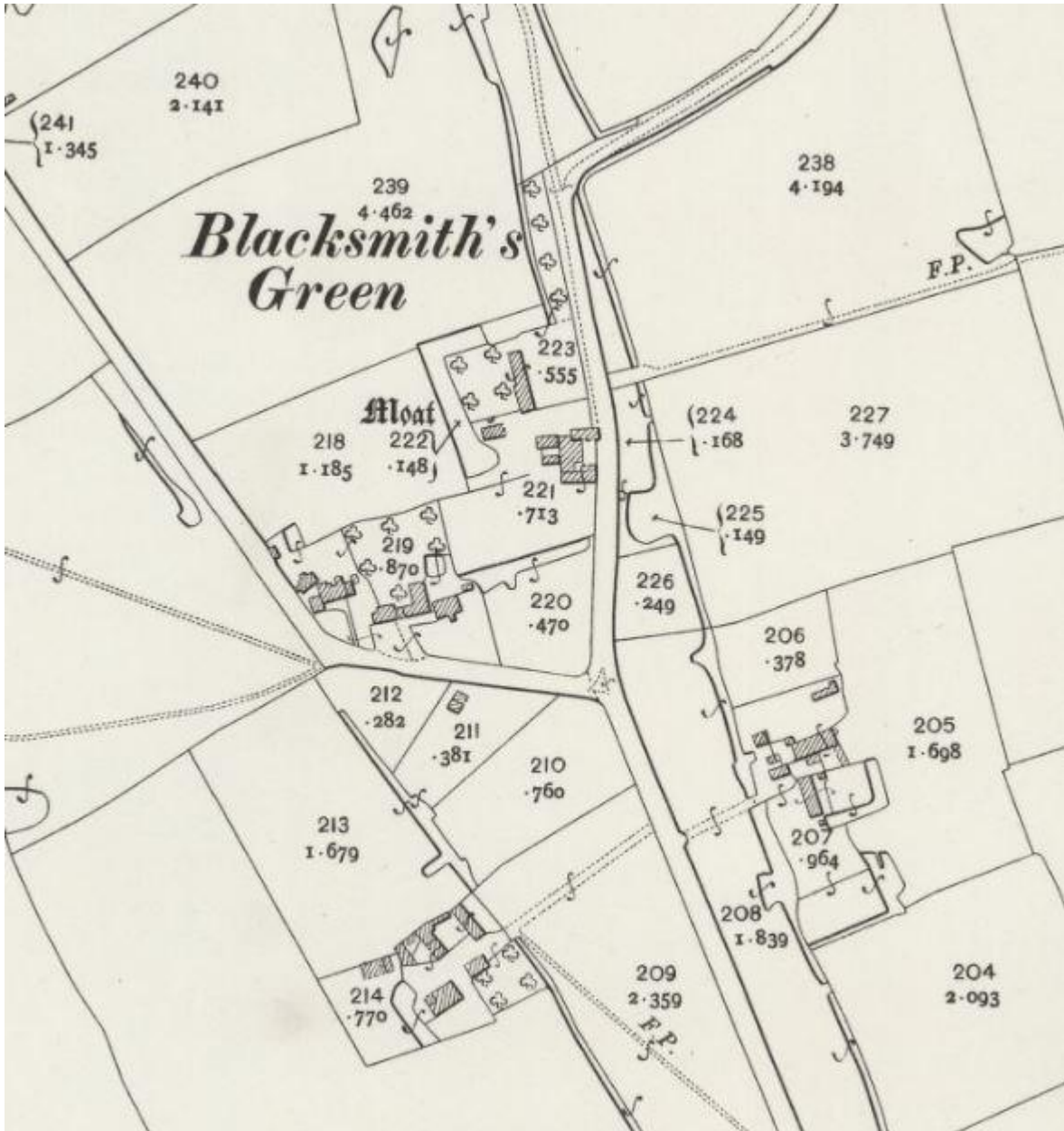
1886 1st edition OS 477, scale 25in : 1 mile (SROI)



1886 OS 47/7, scale 25in : 1 mile (SROI) detailed extract showing Deerbolt Cottage and its farm buildings

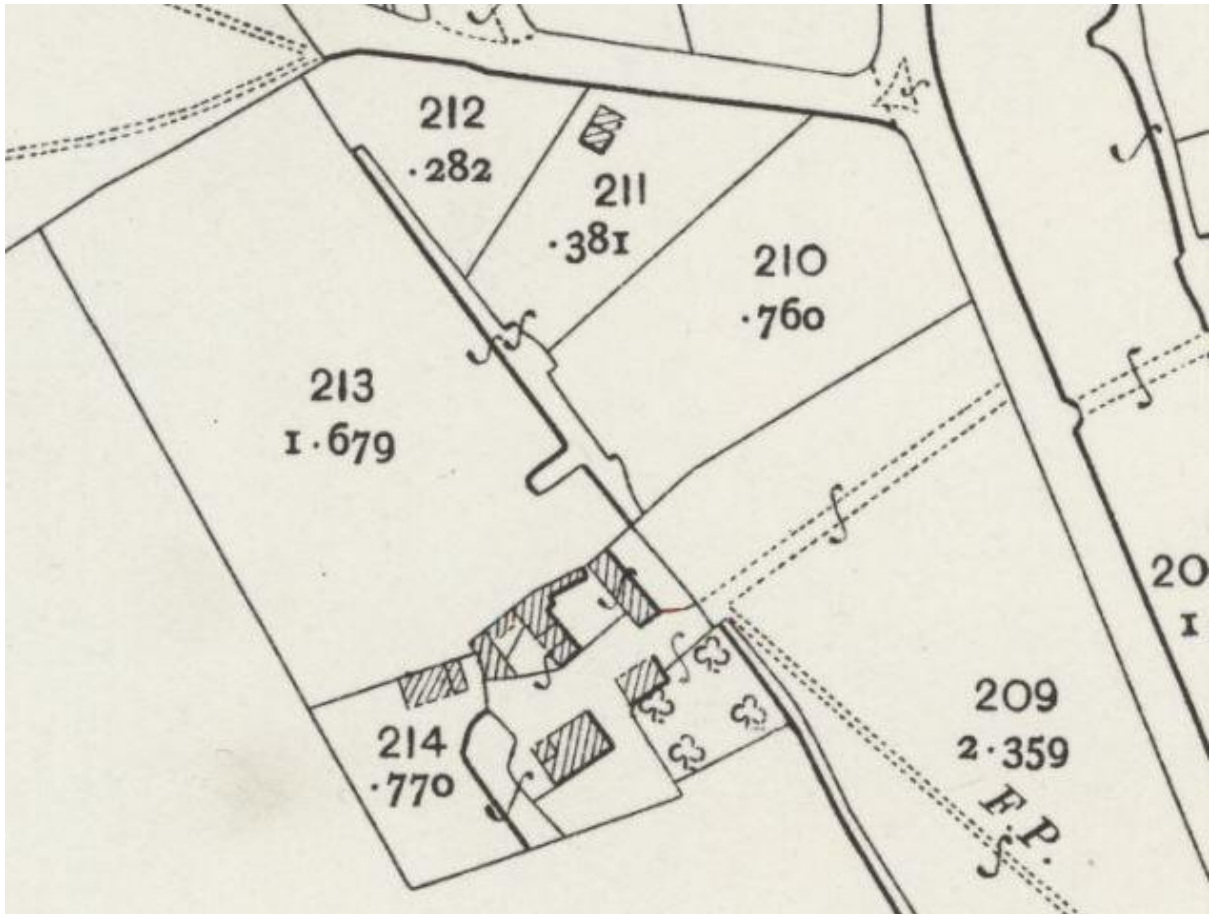
The larger extract from the 1886 OS map shows Deerbolt Cottage with the existing access from the lane across the former Green. The area of former green to the NE of the cottage has been enclosed and a second smithy is shown to the N of the cottage. Meadow Farm and The Cottage are shown to the N of Deerbolt Cottage, Orchard Farm is shown on the E side of the lane and the earlier smithy is shown to the S of Deerbolt Cottage.

The 1886 detailed extract shows the cottage with a rectangular footprint and various outbuildings. The threshing barn, with its midstrey on the NW elevation is coloured grey. There is an enclosed yard to the rear of the cottage and a linear outbuilding next to the NW corner of the cottage where the existing study extension is located. To the W of this is an 'L' shaped group of farm buildings with an enclosed yard on the S side. There is a further building to the SW of the cottage next to the driveway. This may have been a cart lodge. To the SE of this building trees are shown; this may have been an orchard.

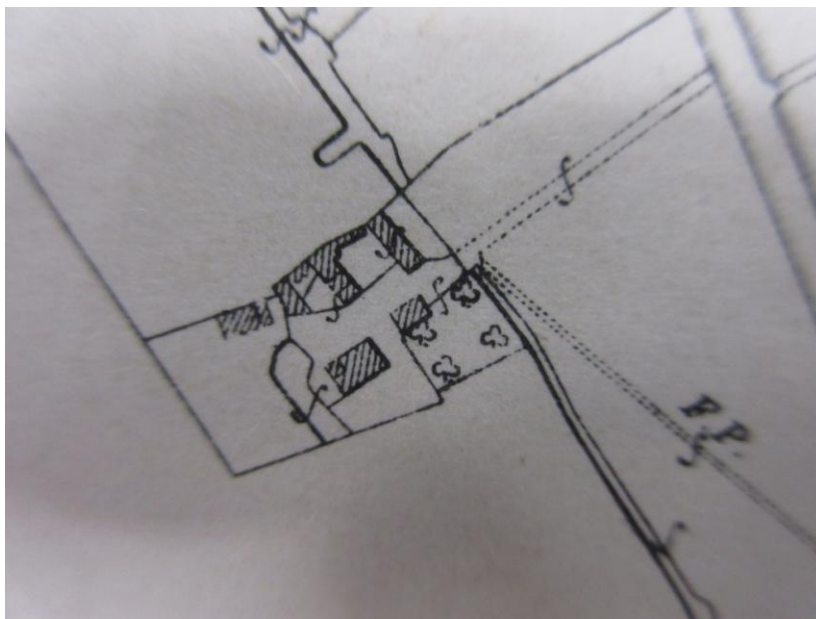


1904 2nd edition OS 4777, scale 25in : 1 mile (SROI)

By 1904 additional farm buildings have been added to the range behind Deerbolt Cottage, forming an additional enclosed yard with an open-fronted shed. There is a further open fronted building on the NW boundary of the small field to the SW. This is probably a cattle shed. The footprint of the barn has changed; the midstreys may have been removed or 2 lean to extensions added on either side of it to form a rectangular footprint. The footprint of Deerbolt Cottage appears unaltered. The small building on the SE side of the farmyard entrance is open sided indicating that it is likely to have been a cart lodge since these were usually located near the farm entrance for ease of access.



1904 2nd edition OS 4777, scale 25in : 1 mile (SROI) detailed extract



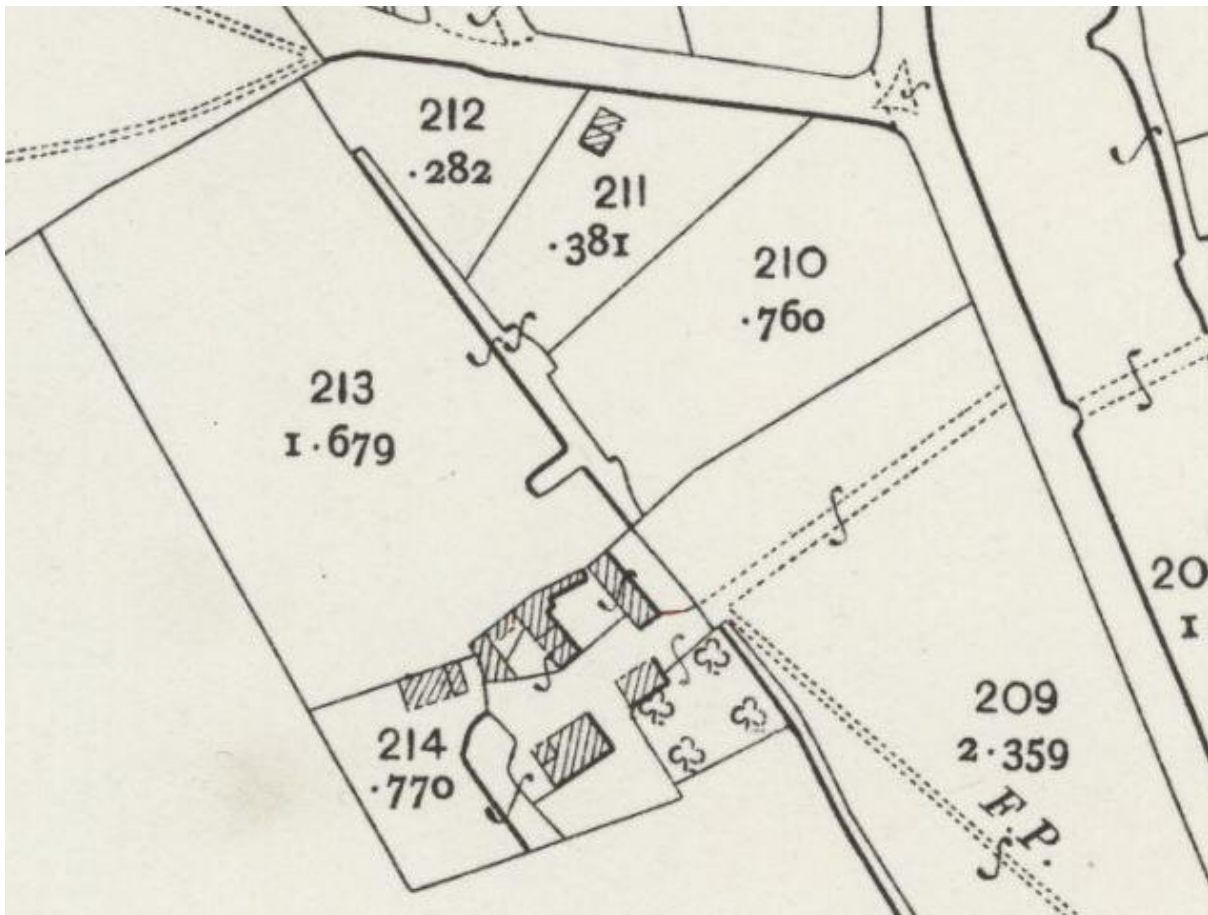
1919 Sale Plan No. 1 (from OS map) of the Thorndon Estate, scale 5 chains : 1 in (SROI H402/1/1919/75) detailed extract



1919 Sale Plan No. 1 (from OS map) of the Thorndon Estate, scale 5 chains : 1 in (SROI H402/1/1919/75) larger extract

In 1919, the Thorndon Estate was offered for sale by auction by Messrs. Daniel Smith, Oakely and Garrard, Land agents, Surveyors and Auctioneers of St James's Square, London SW. Deerbolt Cottage was not part of the Thorndon Estate but it is shown on sale plan no. 1. The sale plan is based on the 1904 OS map therefore no further changes are shown.

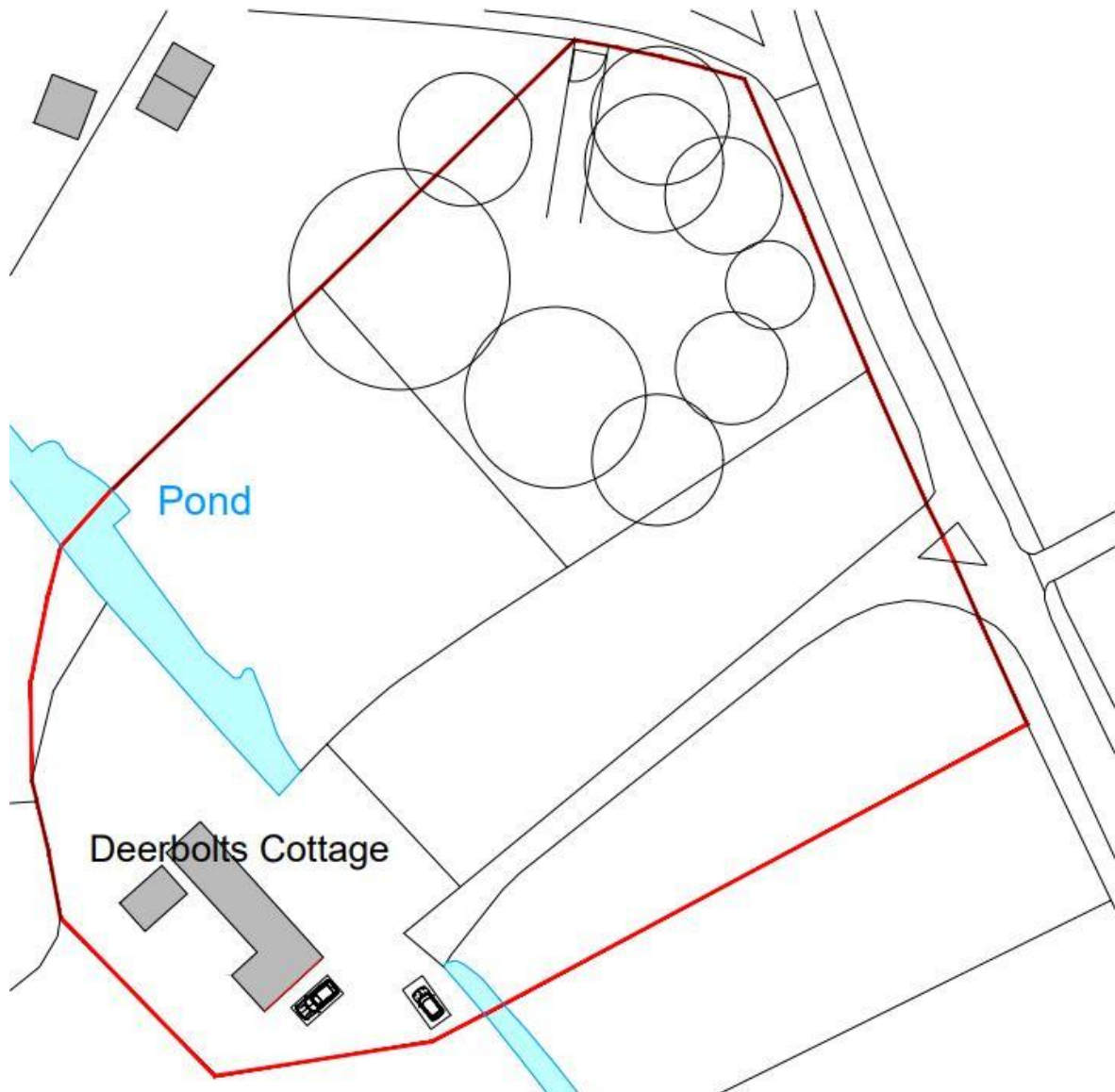
The national Library of Scotland and the Suffolk Record Office do not hold copies of the 1927 revised 25in OS map. The next available map is the 1933 six inch OS map which shows no further changes in the footprint of Deerbolt Cottage and its buildings.



1933 OS TM16 NW, scale 6in : 1 mile (SROI)

The present owners purchased Deerbolt Cottage in 2022. The previous owner lives in Hart Barn, the converted barn SW of Deerbolt Cottage. When she purchased Deerbolt Cottage the barn was part of the property but it is now a separate dwelling with a separate access to the SE of the Deerbolt Cottage driveway. A brick wall to the rear of Deerbolt Cottage denotes the property boundary within the former farmyard. The two extensions (study/bedroom and garden room) to the rear SW elevation of Deerbolt Cottage were added by the previous owner when the cottage was renovated c.2003-2008. Planning permission and Listed Building Consent for re-building the existing lean to and erection of a glazed link and single storey outbuilding [the existing study/bedroom] was granted in 2005 (application 1312/05). Permission and Listed Building Consent for the erection of the lean to garden

room was granted in October 2007 under application 2736/07LB. On 21st April 2023 Listed Building Consent was obtained for the removal of modern internal partitioning in bedrooms at the SE end of the cottage under DC/23/00963.



Site Plan, scale 1 : 200 @ A1 (Nick Barber Architects drawing 1801 21)

The existing site plan shows Deerbolt Cottage with the two extensions, the farm buildings shown on the 1933 OS map having been demolished apart from the barn which has been converted into a dwelling named Hart Barn with a separate access from the lane across the former Green, parallel to the Deerbolt Cottage drive but further SE.

Building Analysis

Summary

Deerbolt Cottage is a late 16th century former farmhouse situated immediately W of the medieval Blacksmith's Green. The 1841 Tithe map shows the Green as an open space. After the Green was enclosed under the General Enclosure Acts of 1846, land the NW corner of the Green came into the ownership of the small farm which was tenanted in 1841. The Cottage is timber framed (pegged/pinned) on a brick plinth with a thatched roof, aligned on a NW/SE axis. The infill was originally wattle and daub, some of which survives, with lime plastered exterior and interior walls. It is of traditional 3-cell form consisting of parlour, hall, cross passage and service end (buttery and pantry). The service rooms were originally at the SE end and the existing staircase was inserted in the cross passage as evidenced by a blocked doorway with a 3-centred arch head in the NE wall beside the staircase. A 20th century brick partition wall has been introduced on the SE side of the former cross passage where the doorways to the service rooms would have been.

The brick stack with back-to-back fireplaces serving the hall (present living room) and parlour (present kitchen) may have been built in a former smoke bay but this could not be verified owing to the inaccessibility of the middle section of the attic. It is likely that the staircase was originally located on the NE side of the stack and there may have been a separate ladder stair to the chamber above the service rooms.

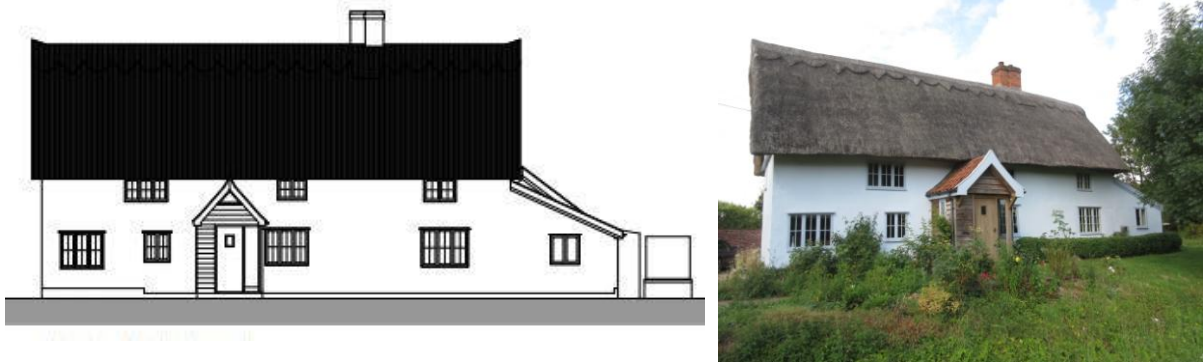
The single storey lean to extension (present utility room) on the NW elevation dates from the late 20th/early 21st century but may have replaced an earlier structure. The garden room and linked study/bedroom attached at either end of the SW elevation were added in the 21st century. The study has been built on the site of a former outbuilding (shown on the 1886 OS map) which faced into a courtyard to the rear of the farmhouse. The farm had further buildings in a courtyard arrangement to the SW of the farmhouse but these have gone. The former threshing barn (unlisted, in separate ownership) to the SW has been converted to a dwelling and a recently constructed brick wall separates the two properties. The open fronted building to the SW of the farmhouse, thought to have been a cart lodge, was removed after 1933 and this area is now used for parking cars.

Deerbolt Cottage, which was in a state of considerable disrepair by 2004, underwent a schedule of extensive renovation about 15 years ago under previous ownership. The lean to extension on the NW elevation was collapsing and was re-built to modern specification. The renovation included replacement windows, repairs the sole plate and brick plinth and replacement oak members where necessary. The floors have been levelled replaced with reclaimed bricks and the brick plinth has probably been re-laid beneath the sole plate. The oak doors are modern replacements apart from the 19th century plank door between the porch and living room, the staircase door and understair cupboard door. The joists are unchamfered and the cross axial/binding beams and wall plates have broad, undecorated chamfers with flat stops and the main posts are jowelled. Several window openings have mortices for diamond mullions and shutter grooves since the original windows would have been unglazed. At first floor level much of the frame is exposed including the bedroom at the NW end where the ceiling has been removed to expose the clasped purlin roof with cranked

wind braces. The tiebeams are cambered with cranked arch braces. The roof framing is relatively light and consistent with a small late 16th century farmhouse.

Exterior Description

NE (front) elevation



Left: NE elevation, scale 1 : 100 @ A1 (Nick Barber Architects drawing 1801 10); Right: Principal NE elevation looking W

Deerbolt Cottage is a late 16th century timber framed, lime plaster rendered and colour washed former farmhouse, on a red brick plinth with a steeply pitched straw thatched roof with exposed rafter feet. The building has two storeys and an attic. There is a single red brick stack with 2 shafts, NW of centre close to the ridge but on the SW roof slope, and a single storey lean to attached to the NW elevation. The lean to, which has a red clay pantile roof with timber barge boards, is rendered to match the main building. All the windows are 21st century, small paned, painted wood casements apart from the window in the lean to which has 2 lights without glazing bars. A late 20th century, pitched roof porch with natural timber, horizontally boarded walls set on a fletton brick plinth is situated SE of centre. The porch has broad painted wood barge boards and a red clay pantile roof. There is a vertically planked natural timber door with side light, a small non casement on the SE side and full glazing on the NW side. There is a path of stone pavements in front of this elevation.



Left: detail of porch looking SW; Centre: looking NW; Right: NW elevation showing lean to extension and linked 21st century single storey study/bedroom (right) with pantile roof

NW elevation



Left: NW elevation, scale 1 : 100 @ A1 (Nick Barber Architects drawing 1801 10); Right: NW elevation, study/bedroom obscured by lean to and foliage covering oil tank, log store in foreground

The NW elevation of the lean to has a small 2 pane, painted timber casement and a shallow pitched roof which meets the cottage at eaves level. The lean to is of brick construction, rendered and colour washed to match the exterior of the cottage. The study/bedroom extension (added by the previous owner in the early 2000s) is of brick construction, clad externally in black horizontal boards with a red clay pantile pitched roof. It was built partly on the site of a previous outbuilding shown on the map regression. Attached to the NW elevation of the extension is a 21st century, small open fronted timber shed of no architectural or historical significance. Adjacent to the NW is an oil tank and a paved area (possibly the site of a small swimming pool). The link between the study/bedroom extension and the lean to attached to the cottage has half-glazed doors in the NW and SE elevations with side lights set on low, fletton brick walls. The roof is of red clay pantiles with a very shallow pitch and lower ridge height than the extension.



Left: detail of link between lean to and study/bedroom extension; Centre: looking SW showing open fronted timber lean to attached to study and oil tank; Right: looking W

SW (rear) elevation



Left: SW elevation, scale 1 : 100 @ A1 (Nick Barber Architects drawing 1801 10); Right: SW elevation (part) looking SE showing 21st century glazed garden room



Left: looking NW showing detail of garden room; Centre: looking SE showing NW and SW elevations of study/bedroom; Right: looking NE showing the extension

Around 2007, the previous owner added a lean to garden room at the SE end of the rear SW elevation. This is timber framed with a natural slate roof, set on a reclaimed brick plinth, fully glazed on the NW and SW elevations with a door in the NW elevation leading to a paved courtyard. The SW elevation of the main building has 6 painted wood casements of the same design as those in the NE elevation.

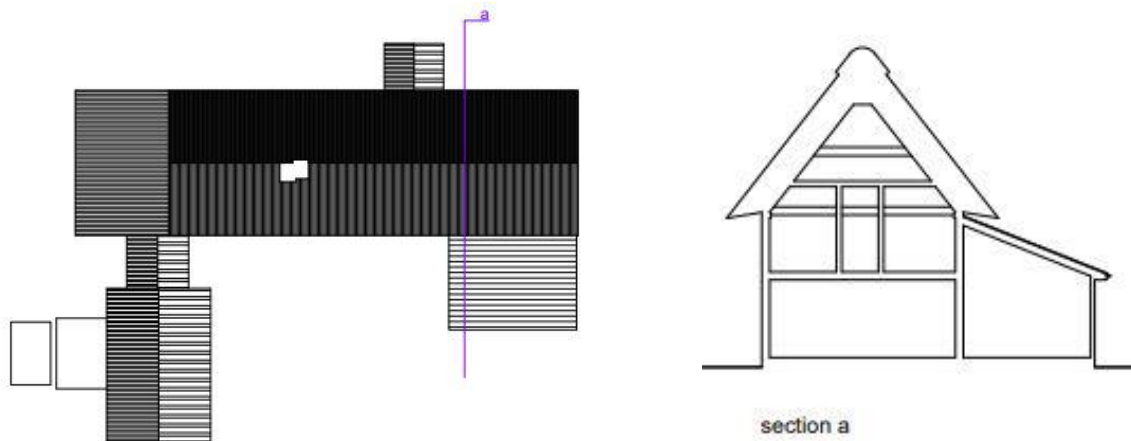
SE elevation



Left: SE elevation, scale 1 : 100 @ A1 (Nick Barber Architects drawing 1801 10); Right: SE elevation looking NW



Left: looking NW showing SE elevation of study/bedroom; Centre: looking NE showing brick boundary wall constructed when the barn was separated from Deerbolt Cottage; Right: looking S showing rear boundary wall and Hart barn beyond

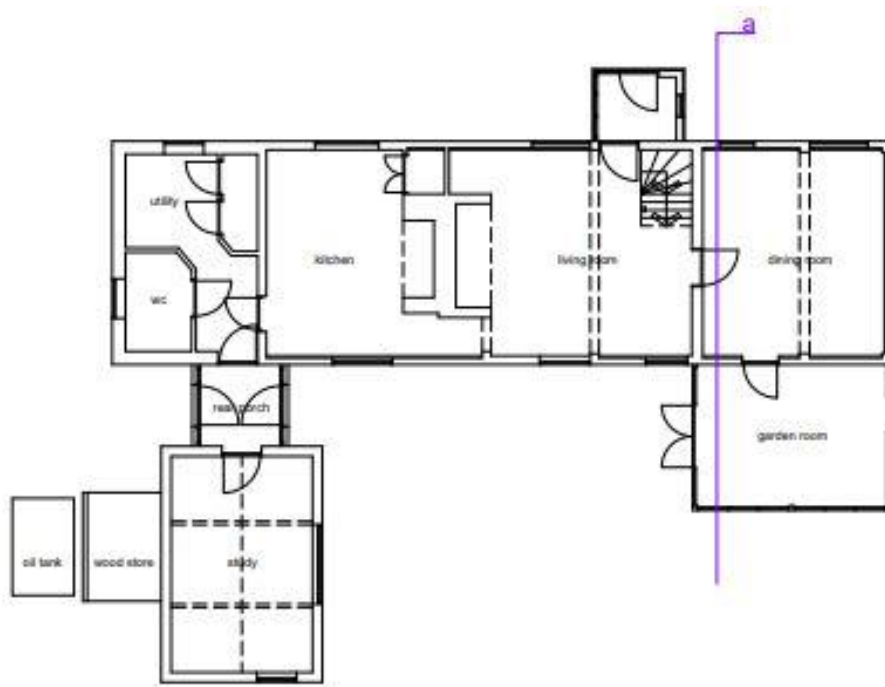


Left: Roof Plan, Right: Section a, scale 1 : 100 @ A1 (Nick Barber Architects drawing 1801 10)

Deerbolt Cottage has a painted wood casement at first floor level and a narrow slot window lighting the attic. There is a painted timber drip board at eaves level and timber barge boards to the gable. The garden room extension has a single, almost full length, vertical window with glazing above in the SE elevation. The study/bedroom has a large painted timber casement with 4 vertical panes and no horizontal glazing bars.

Interior Description

Ground Floor



ground floor plan

Ground Floor Plan, scale 1 : 100 @ A1 (Nick Barber Architects drawing 1801 10)

The rooms are referred to as named on the floor plan.

Dining Room



Left: looking NE showing stepped sole plate beneath window opening with diamond mullion mortices (see photograph below); Centre: NW wall re-built in brick (next to staircase); Right: looking SW showing inserted doorway to garden room and former doorway on SE side of cross axial beam



Left: diamond mullion mortices in underside of window lintel in NE wall; Centre: underside of re-used cross axial beam with mullion mortices, shutter groove and rectangular mortice for stud, reinforced with modern oak beam on SE face; Right: former doorway in SW wall

The dining room has a cross axial beam with empty diamond mullion mortices and a shutter groove in the underside. The cross axial beam in bedrooms 3 and 4 immediately above also has mullion and stud mortices suggesting that this was originally the end wall of the cottage and it was extended at a later date. The ceiling joists are smaller, the beam is off centre and the stepped sole plate are further indications of an alteration. The SE face of the beam has been reinforced with the addition of a new chamfered oak timber as shown in the photograph above. The window to the NW of the axial beam has 3 empty diamond mullion mortices in its underside but the wall plate is not fully exposed and no shutter groove was visible. The NW partition wall between the dining and living rooms has been re-built in red brick; originally this would have been a stud and plaster or muntin and plank division with two side by side doors to the service rooms. There is a modern planked oak door leading to the living room.

There are two 21st century small pane, painted timber casements with moulded glazing bars; these are present throughout the building. The NE and SW sole plates are stepped (see photographs) where the brick plinth has been raised in height at the SE end of the building. The plinth is cement rendered internally and the floor has been levelled and re-laid with reclaimed brick. The ceiling joists are unchamfered and there are 4 oak replacements. They are smaller in cross section to the SE of the cross axial beam. The wall plates are not visible in the NE and SW walls. A doorway has been created in the SW wall to access the garden room. Immediately SE of the axial beam, there is a former doorway in the SW wall.

Living Room



Left to Right: looking NE showing plank and batten front door; fireplace looking NW; jowelled main post in SW wall; looking SE showing staircase in SE corner of living room



Left: stepped stop at end of broad chamfer on cross axial beam; Centre & Right: supersticious apotropaic or witch marks on bressumer face



Left: looking SE showing door to stairs, front door on left; Centre: looking NE, showing door to understair cupboard; Right: looking SE showing brick partition wall & door to dining room

The living room has a substantial cross axial beam with broad chamfers and stepped stops, supported on jowelled main posts. The ceiling joists are all original and unchamfered. The front door to the porch (in the NE wall next to the inserted staircase) is a good example of a 19th century plank and battened door. The staircase has a plank door and the underside of the staircase is exposed but would have been plastered originally. Beneath the staircase is a cupboard with a plank door with replacement strap hinges. The floor is of reclaimed brick.

Beneath the NE window cill there is modern brick infill between the studs. The NE sole plate is original apart from a new section let into the NE wall next to the stack. The SW sole plate is a modern oak replacement and there are two new studs in this wall. The brick stack is a Tudor brick insertion, probably in the early 17th century. The fireplace has been rebuilt with modern brickwork supporting the original bressumer, a replacement white brick hearth and the fireplace walls are cement rendered. The bressumer has apotropaic marks incised on the face to deter witches/evil spirits from entering via the stack and there are scorch marks from rush lights. These would have been rushes dipped in tallow and supported in holders above the fireplace. A modern oak door set in a modern frame on the SW side of the stack leads to the kitchen.

Kitchen

This has a back-to-back fireplace with the living room and the stack has two shafts, as shown on the roof plan. An AGA cooker has been inserted in the fireplace (smaller than the living room fireplace); this may have replaced a late 18th/early 19th century kitchen range. The bressumer is chamfered with flat stops. The ceiling is lined with whitewashed match boarding (c.19th century). The SW sole plate and studs are intact inside the modern kitchen cupboards. The NW wall is tiled above fitted cupboards but the framing was said to be complete (information from present owner). The wall plate is chamfered and there is an empty mortice where a stud has been removed to create a doorway into the lean to which is a later addition to the NW elevation.



Left: fireplace in SE wall and door to living room; Centre: looking SW showing boarded ceiling and 20th century casement inserted into SW wall; Right: looking NW showing door to utility room (in lean to extension) with exposed section of wall plate above



Left: empty mortice in underside of NW wall plate, removed to form doorway in former external wall; Centre: detail of bressumer showing chamfer with flat stop; Right: apotropaic marks incised on face of bressumer

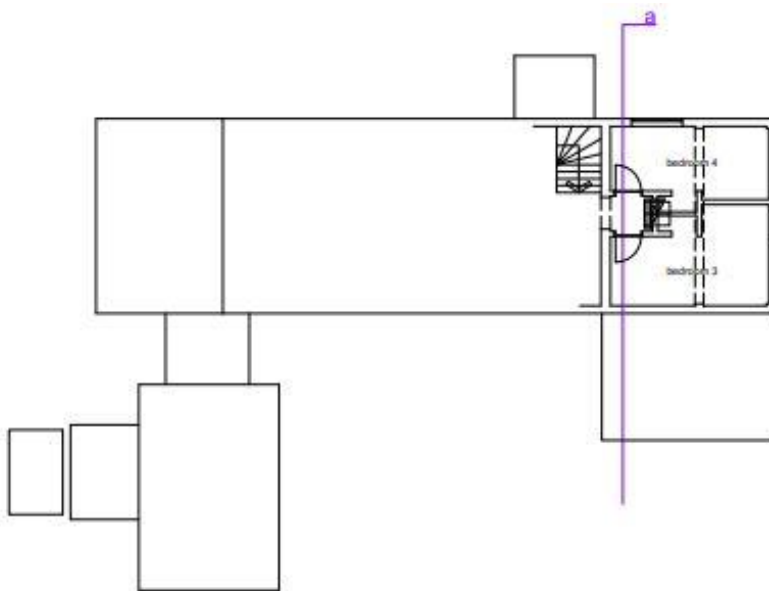
Lean to Utility Room

This is a rebuild c.2005 of an earlier structure in brick with plastered walls (ref. planning permission 1312/05). It consists of a utility room with separate WC in the W corner and there are no significant architectural features. There are two pane small casements in the NE and NW walls. In the SW wall a door leads into a glazed link between the cottage and a single storey, pitched roof, study/bedroom extension aligned at right angles to the cottage. This was added c.2005 (ref. 1312/05) on the site of a former outbuilding shown on the map regression.



Left to Right: utility room looking NW; glazed link looking SW; interior of study bedroom looking SW; 3-centred arch of former cross passage in NE wall at foot of inserted staircase

First Floor



First Floor Plan, scale 1 : 100 @ A1 (Nick Barber Architects drawing 1801 10)



Annotated Agent's First Floor Plan with bedrooms numbered as in text (not to scale)

Staircase, Landing and Bathroom

A framed dog leg staircase has been inserted in the former cross passage on the SE side of the living room. The upper part of the staircase (after the turn) has treads made from reused boards as shown in the underside visible in the living room. The banister rails on the landing are recent insertions and the floorboards are reclaimed. The landing was originally a single chamber but has been recently partitioned to form a bathroom on the SW side. The partition wall has a modern high level 5 pane light in an oak frame and the wall plate in the bathroom is chamfered with a simple stop and has an empty mortice where a stud was removed to insert the casement. The SW and NE roof slopes in this bay both have pairs of cranked wind braces; these are exposed on the first floor in each bay on both roof slopes.



Left to Right: looking down the staircase, new banister rails to left; NE roof slope viewed from landing, showing cranked windbraces; looking NE from landing showing slender studs at first floor level; jewelled mainpost on NE side of landing and edge halved scarf in wall plate



Left: looking NW on landing, showing cambered tiebeam with exposed slender studs and modern oak doors to bedroom 2 and passage to bedroom 1; Centre: looking NE from bathroom showing high level light in inserted partition wall; Right: looking NW showing SW part of cambered tie beam in bathroom

Bedroom 1

A passage on the NE side of the brick stack leads from the landing to bedroom 1. This was created by the insertion of a partition wall to create separate access to bedroom 2. Originally the rooms would have led off each other with cross axial partition walls with doorways beneath the tie beams. Bedroom 1 is on the NW side of the stack, the upper part of which has exposed brickwork. There is likely to have been a small fireplace but this is now plastered over. The bedroom is open almost to ridge level and the side purlin, common

rafter roof structure with cambered collars and pairs of cranked windbraces is exposed. The timber members are pegged and are relatively slender as would be expected in a lower status farmhouse. A mullion window with shutter groove survives in the SW wall and there is a shutter groove and mullion mortices above the NE window. The tie beam in the NW wall is chamfered with a simple stop. An en suite shower room has been inserted to the SW of the stack.



Left: looking SE showing exposed brickwork of stack and cambered collar of clasped purlin roof; Centre: looking NW showing exposed studs, tiebeam, common rafters, collar and cranked windbrace; Right: SW roof slope showing pairs of cranked windbraces and top of mullion window, door leads to shower room beside stack



Left to Right: detail of diamond mullion window with shutter groove; Looking SE showing jowelled main post between passage and landing; Looking NW down passage to bedroom 1 showing tie beam on SE side of stack; jowelled main post in SW corner of bedroom 2

Bedroom 2

Partition walls have been inserted to form the NE wall of the bedroom. The floor plan (page 27) shows that the partition wall intrudes into the bedroom space in order to create a clothes cupboard on the SW side of the landing next to the stack. The SW roof slope has a cranked tie beam and the tie beam between this bedroom and the bathroom is chamfered with a simple stop. The floor is of reclaimed pine boards and the door is modern with a patterned obscured glass panel. The SE partition between bedroom 2 and the bathroom is original and may contain original infill.



Left: Bedroom 2 looking SW; Centre: Bedroom 2 looking NE showing purlin and top of cranked wind brace above partition wall; Right: Bedroom 3 looking NW showing cranked arch brace beneath tie beam

Bedrooms 3 & 4

Bedrooms 3 and 4 are both accessed via a doorway in the SE wall of the landing. This opens into a small lobby with doors on either side to the bedrooms and a modern ladder stair leading to the attic. These are modern partition walls and listed building consent was granted in April 2023 to remove the partition wall to create a single bedroom and restore spatial integrity at the SE end of the first floor. There are cranked arch braces supporting the tiebeam at the NW end of both bedrooms. The arch braces and tie beam are chamfered.



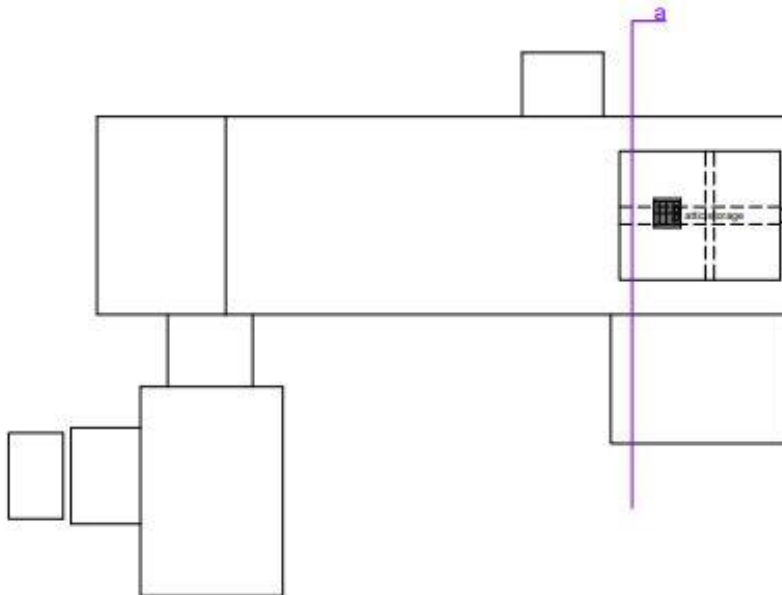
Bedroom 3: Left: looking SE showing open studs above tie beam; Centre: SE end wall with window beyond tie beam; Right: shutter groove and mullion mortices in underside of tie beam

Both bedrooms share a tiebeam with open studs (no infill) on either side of the modern partition wall. The underside of the tiebeam has a shutter groove and mortices for mullions in bedroom 3 and stud mortices (empty) in bedroom 4 on the NE side of the partition. This tiebeam mirrors the one in the dining room below and is further evidence that it was formerly the SE end wall of the cottage. The tiebeam is chamfered only on the NW face and the main posts are jowelled. There is an edge halved scarf in the NE wall plate in bedroom 4 and diamond mullion mortices above the casement in the NE wall. Both bedrooms have modern oak doors.



Bedroom 4: cranked arch brace at NE end of tie beam looking NW; Centre: looking SE showing open studs above tie beam with jowelled main post; Right: diamond mullion mortices above NE window

Attic



Attic Floor Plan, scale 1 : 100 @ A1 (Nick Barber Architects drawing 1801 10)



Left: looking SE showing open studs above collar; Centre: arched windbraces in NE roof slope; Right: window inserted between studs in SE gable

The attic is accessed by a modern ladder-type stair. The middle section of the attic between the floored SE cell and the galleried roof of bedroom 1 contains the water tanks and the roof slopes are lined.

The Setting

Deerbolt Cottage is part of a small group of mainly listed timber framed houses at the N end of Blacksmith's Green. It is situated on the W side of the former green, immediately W of the historic boundary ditch which delineated the boundary of the green. The ditch survives as a linear water feature running approximately NW/SE just to the E of the cottage. The property ceased to be a working farmstead during the 20th century and most of the land has been sold but approximately two and a half acres to the E and NE have been retained. To the rear of the cottage is a paved courtyard, bounded by a new brick wall to the SW, erected when the barn became a separate residence.



Left: looking SW from the lane towards Deerbolt Cottage; Centre: looking SW from drive nearer to the cottage showing hedge on NE side of cottage garden; Right: looking NW from parking area showing boundary wall with barn

The cottage is set back from a quiet lane which runs NW/SE through the former green just to E of the central axis of the green which resembled an elongated triangle in shape. The E boundary ditch is situated just W of Orchard Farm on the E side of the lane opposite the entrance to Deerbolt Cottage where there is a small grass triangle. Deerbolt Cottage has a drive approximately 70 metres long which runs WSW across a mown grass field (formerly part of the green) and the line of the boundary ditch (bridged here) to a gravelled parking area on the S side of the cottage, bounded by the brick boundary wall to the S and W.



Left: looking SW from parking area towards Hart Barn; Centre: looking SE across paved courtyard at rear of cottage; Right: looking SW from garden to NW of cottage showing substantial hedge and trees on boundary

Deerbolt Cottage has ownership of another area of land which adjoins the NW boundary of the mown grass field. There is a vehicular access to this enclosure via a gateway off a small branch of the lane and pedestrian/small machinery access using a bridge across the ditch into the field from the cottage front garden. This field is well wooded with mature native trees around the perimeter and a central clearing. The cottage is set behind a hedge on the E side of the ditch. The area immediately round the cottage is mainly grass with a substantial hedge and a fruit tree on the SW boundary with the neighbouring barn and a brick wall around the paved courtyard garden to the rear of the cottage.



Left: looking N from parking area showing hedge on E side of ditch in front of cottage; Centre: looking NE up the drive towards the lane; Right: looking SW from former green (in ownership to Deerbolt Cottage) towards cottage



Left: looking S towards cottage from footbridge over ditch; Centre: looking NE from clearing in wooded area of land towards mature trees forming a screen around the perimeter; Right: looking NE from clearing towards entrance from lane



Left: looking SE from clearing showing mature trees on SE boundary; Centre: looking NE showing entrance from lane; Right: looking NW from Hart Barn entrance from lane showing mature trees along SE boundary of clearing

Summary of Significance

Historical

Deerbolt Cottage has significance as a small farmhouse situated just outside the boundary of a medieval green which was enclosed in the early 19th century under the General Enclosure Acts. The property had grazing rights on the green and acquired the freehold to land when the green was enclosed. The boundary of Blacksmith's Green survives as a series of ditches including the section immediately E of Deerbolt Cottage. Documentary evidence presents a picture of a small mixed farm which reached its zenith in the 19th century before becoming a primarily residential property in the later 20th century when the agricultural buildings, apart from the former threshing barn (now converted to a dwelling) were demolished.

Although the farmstead's agricultural buildings have been lost (apart from the converted barn which is in separate ownership), the position of the former farmhouse just outside the ditched boundary of the green is a significant landscape feature with the open area of the former green as part of its setting. It makes an important contribution to the historical setting of Blacksmith's Green, a hamlet of Wetheringsett.

Architectural/ Representative

The building is a typical example of a late 16th century, small timber framed Suffolk farmhouse. Although it has undergone significant alteration in the 20th/21st centuries, the timber frame has survived largely intact. The timber frame with jowelled main posts and evidence for unglazed diamond mullion windows and the thatched roof structure with its cambered collars and cranked windbraces are good examples of medieval carpentry which have enabled the building's survival over the past centuries.

Appendix : Farmstead record WCB 126 - Farmstead: Deerbolts Cottage

Summary

Deerbolts Cottage, Wetheringsett-cum-Brockford. 19th century farmstead and 16th century farmhouse. Regular courtyard E-shaped plan formed by working agricultural buildings, with additional detached elements. The farmhouse is attached to the agricultural range. Significant loss (over 50%) of the traditional farm buildings. Located within a hamlet.

Location

Grid reference	Centred TM 1416 6571 (73m by 66m)
Map sheet	TM16NW
Civil Parish	WETHERINGSETT-CUM-BROCKFORD, MID SUFFOLK, SUFFOLK

Type and Period (4)

- [BARN \(19th century - 1800 AD to 1899 AD\)](#)
- [FARMSTEAD \(19th century - 1800 AD to 1899 AD\)](#)
- [REGULAR COURTYARD E PLAN \(19th century - 1800 AD to 1899 AD\)](#)
- [FARMHOUSE \(16th century - 1500 AD to 1599 AD\)](#)

Full Description

Deerbolts Cottage, Wetheringsett-cum-Brockford. 19th century farmstead and 16th century farmhouse. Regular courtyard E-shaped plan formed by working agricultural buildings, with additional detached elements. The farmhouse is attached to the agricultural range. Significant loss (over 50%) of the traditional farm buildings. Located within a hamlet (S1-6).

Recorded as part of the Farmsteads in the Suffolk Countryside Project. This is a purely desk-based study and no site visits were undertaken. These records are not intended to be a definitive assessment of these buildings. Dating reflects their presence at a point in time on historic maps and there is potential for earlier origins to buildings and farmsteads. This project highlights a potential need for a more in depth field study of farmstead to gather more specific age data.

Sources/Archives (6)

- <S1> [SSF59079](#) Unpublished document: Campbell, G., and McSorley, G. 2019. SCCAS: Farmsteads in the Suffolk Countryside Project.
- <S2> [SXS50088](#) Map: Ordnance Survey. 1880s. Ordnance Survey 25 inch to 1 mile map, 1st edition.
- <S3> [SXS50094](#) Map: Ordnance Survey. c 1904. Ordnance Survey 25 inch to 1 mile map, 2nd edition. 25".
- <S4> [SSZ54999](#) Vertical Aerial Photograph: various. Google Earth / Bing Maps.
- <S5> [SXS50102](#) Map: Ordnance Survey. 1949. Ordnance Survey 6 inch to 1, mile, 3rd edition. 1:10,560.
- <S6> [SSF60025](#) Map: 1841. Wetheringsett cum Brockford Tithe Map.

Finds (0)

Protected Status/Designation

- [Listed Building \(II\) 281684: DEERBOLTS COTTAGE](#)

Related Monuments/Buildings (0)

Related Events/Activities (1)

- [Event - Survey: Farmsteads in the Suffolk Countryside Project \(ESF26675\)](#)

Record last edited : May 11 2021 12:16PM