

# HOME FARM BARN & COTTAGES

Twywell, Northamptonshire



## Historic Building Record

February 2024  
Version 2.0

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## SUMMARY OF PROJECT DETAILS

<b>TJC Project Code:</b>	G86
<b>OASIS ID:</b>	<b>thejesso1-398214</b>
<b>Project Type(s):</b>	Historic Building Record
<b>National Grid Reference:</b>	SP 95299 78354 (centred)
<b>Postcode:</b>	NG14 3AH (nearest)
<b>County:</b>	Northamptonshire
<b>District/Unitary Authority:</b>	East Northamptonshire (District Authority)
<b>Parish:</b>	Twywell
<b>Elevation:</b>	c. 206m above Ordnance Datum
<b>Planning Reference(s):</b>	20/01154/FUL
<b>Designation Status(s):</b>	Situated in Twywell Conservation Area Grade II Listed Home Farm Cottages and Attached Barn (NHLE: 1225976), Adjacent to the Grade II Listed Home Farmhouse (NHLE: 1226039).
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<b>Version:</b>	2.0

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## EXECUTIVE SUMMARY

*This report presents the results of a programme of historic building recording of the barn and cottages at Home Farm, Twywell, Northamptonshire, centred on National Grid Reference SP 95299 78354.*

*Home Farm comprises an early post-medieval farmstead built originally on a linear plan form and adapted over time to form a courtyard. The principal range, orientated north-east to south-west, is most likely dating to the 17<sup>th</sup> century with the northern range a later addition on the site of a contemporary building. Surviving evidence suggests these buildings functioned as a threshing barn, and cattle accommodation. The southern part of the principal range was converted into two small cottages in the mid-19<sup>th</sup> century.*

# I INTRODUCTION

## I.1. BACKGROUND

I.1.1. This report presents the results of a programme of historic building recording of the barn and cottages at Home Farm, Twywell, Northamptonshire, centred on National Grid Reference SP 95299 78354 (**Figure 1**).

I.1.2. This programme of works has been prepared in response to a proposed planning application for the restoration and conversion of buildings at the site, and in accordance with the methodology set out in Section 2.

### PROJECT AIMS

I.1.3. The principal aim of the project is to record the buildings at Home Farm, Twywell, to make a permanent record of standing fabric of the barns and cottages in advance of any changes and to present a retrospective record for areas of the building which collapsed due to structural instability in 2023.

I.1.4. The specific objectives of the programme of archaeological recording were:

- To compile a descriptive, drawn and photographic record of surviving historic fabric within areas to be affected by the proposals, prior to any change;
- To supplement the record by compiling a retrospective record of collapsed structures from information gathered in 2018 and 2019;
- To deposit record data and report with a publicly accessible repository.

## I.2. RESEARCH QUESTIONS

I.2.1. The following research questions were proposed to guide this programme of work, selected in consideration of the information available for the site, and the published research priorities in the East Midlands Historic Research Framework (2024) in particular:

1. Can we enhance our understanding of the houses of the rural poor?
2. Can we develop as an aid to academic study and conservation management a regional typology of farmhouses, barns and other rural vernacular buildings?
3. Can we discern intra-regional or temporal variations in the pattern of rural vernacular architecture?

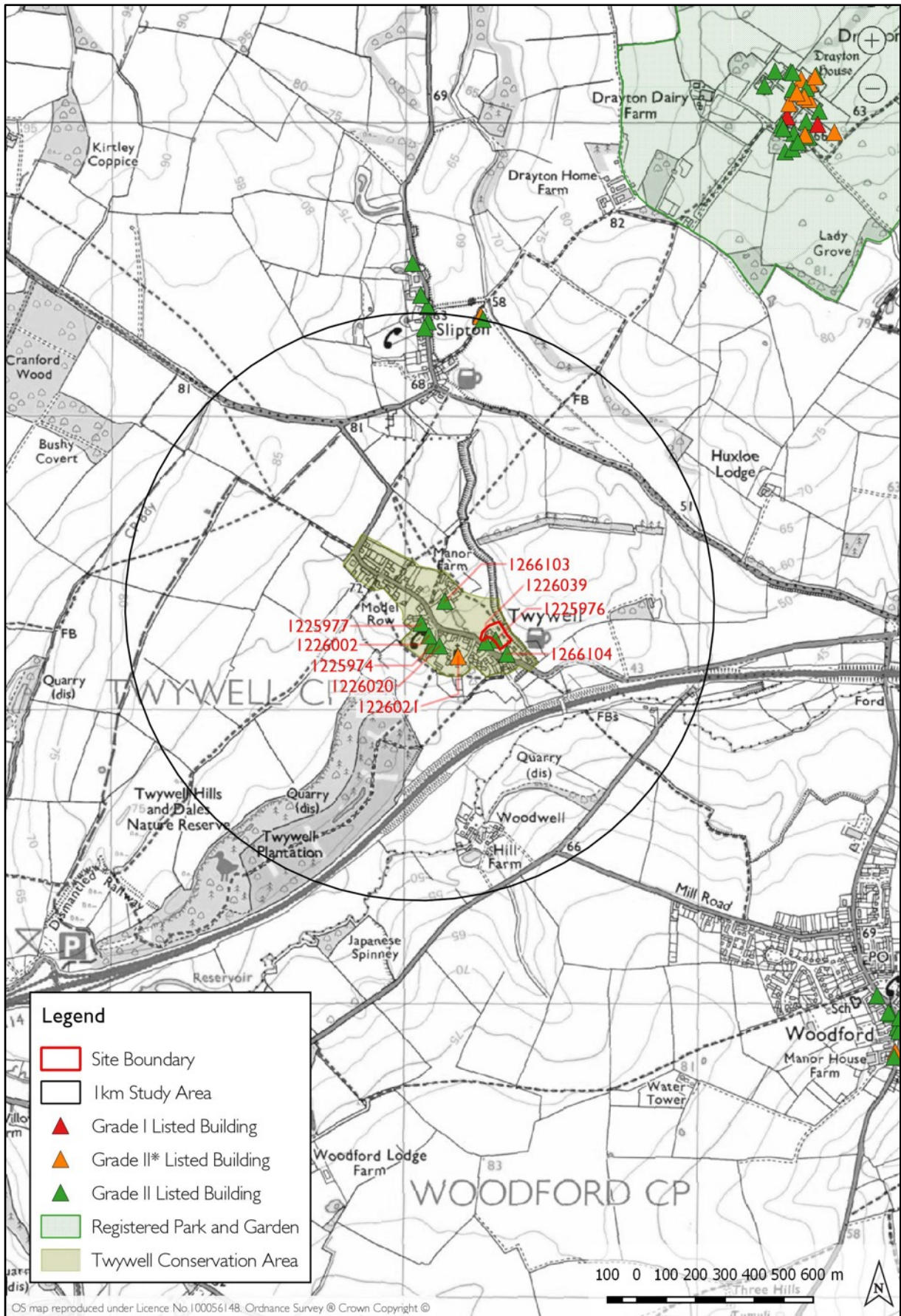


Figure 1: Site location

I.3. DESIGNATION

- I.3.1. The site lies within the Twywell Conservation Area. The site includes the Grade II Listed Home Farm Cottages and Attached Barn (NHLE: 1225976), and lies adjacent to the Grade II Listed Home Farmhouse (NHLE: 1226039).

I.4. DISSEMINATION

- I.4.1. Copies of this report will be distributed to the Northamptonshire Historic Environment Record and the Archaeological Data Service under the reference: **thejesso I-398214**. The digital archive will be deposited with the Archaeological Data Service.



## 2 METHODOLOGY

### 2.1. STANDARDS

2.1.1. The project has been undertaken in accordance with best practice guidelines as set out by the Chartered Institute for Archaeologists (CIfA 2020); and Historic England (2016).

### 2.2. DOCUMENTARY RESEARCH

2.2.1. A historical baseline for the property was produced as part of a heritage statement for the site (TJC Heritage 2023 - Report ref. TJC2023.182), which has been reviewed and integrated into this report. This incorporated research of census data, historic newspapers, publications and documents held by Northamptonshire Record Office.

### 2.3. RECORDING

2.3.1. An as-existing record was made of the buildings at the site. This was designed to be commensurate with a **Level 2/3 Record** as set out by Historic England (2016a) comprising:

- A full photographic record of the buildings, and surrounding setting accompanied by a photographic viewpoint plan;
- A drawn record, comprising measured floor plans; and
- A written description.

2.3.2. Plans utilised existing surveys, which were checked on site and enhanced with archaeological observations, producing scaled, annotated drawings which are included in **Appendix 3**.

2.3.3. All photography was undertaken using a 16.2MP Nikon D5100 with images saved in JPG and RAW format. Metric scales of appropriate size were used wherever possible. The details of each image were recorded on pro-forma recording forms and are reproduced in **Appendix 2**.

2.3.4. This record was supplemented by information gathered during previous site visits made by TJC Heritage in 2018 and 2019 (in conjunction with a previous planning application, ref: 20/01154/FUL) comprising:

- Integration into the project archive of photographs of the interior, exterior and setting of the Barn and Cottages prior to collapse; and
- Enhancement of drawn record of as-existing buildings with field notes made during the site appraisal.

2.4. PROJECT ARCHIVE

2.4.1. Following receipt of permission from the Client the following items will be submitted to the Archaeology Data Service under archive no. **thejessol-398214**.

1. A PDF of this report;
2. Vector graphics;
  - a. 1x annotated scaled floor plan (.SVG)
3. Images;
  - a. 21x record image files (.JPG)
  - b. 156x record image files (.TIF)
  - c. Metadata

## 3 SITE DESCRIPTION

### 3.1. LOCATION

3.1.1. The site is located on the north-east side of Lower Street, within the eastern half of the village of Twywell (**Figures 1,2 & Appendices 2.1-2.2**). Pasture surrounds the north, east and west sides of the farm.

### 3.2. ARRANGEMENT

3.2.1. The site is part of a courtyard plan farmstead (**Appendices 2.3-2.5**) with detached complex of buildings encompassing two ranges around a yard to the north of the farmhouse comprising of a pair of two-storey cottages (**COTTAGE 1 & COTTAGE 2**) and an attached L-shaped barn (**BARN 1 & BARN 2**) that formed the south-east and north-east sides of the farmyard.

3.2.2. Not included in the survey, but also forming part of the farmstead were a detached farmhouse to the west of the yard (**FARMHOUSE**); a detached range of single storey buildings that formed the north-west side of the farmyard; and a modern timber framed shed in the centre of the yard.

#### CURRENT CONDITION OF BUILDINGS

3.2.3. When the buildings were initially examined in 2018, 2019 they were in a stable condition and one of the cottages was still in use as a dwelling. Subsequently on the 21<sup>st</sup> December 2022 following structural movement, the northern two elements of the site (**BARN 1 & BARN 2**) largely collapsed and emergency clearance works were undertaken to make the walls and fallen roof structure safe.

3.2.4. At the time of detailed archaeological survey in November and December 2023, **COTTAGE 1** was unoccupied, the upper floor of **COTTAGE 1** was inaccessible due to Health & Safety concerns regarding the structural integrity of the first floor, north gable wall and removal of the roof structure, whilst the two barns were roofless with the external walls having been lowered.

### 3.3. GEOLOGY

3.3.1. The underlying bedrock geology at the site comprises limestone of the Bilsworth Limestone Formation, formed approximately 166 to 168 million years ago in the Jurassic Period (British Geological Survey, 2018).



Figure 2: Site Layout (showing recorded buildings shaded red)

## 4 ARCHAEOLOGICAL & HISTORICAL BACKGROUND

### 4.1. BACKGROUND

4.1.1. This section of the report examines the historical context of the site, including a summary history of the development of the surrounding area (based on TJC2020.183) Extracts from relevant historical maps are included as **Appendix I**.

### 4.2. THE TOWNSCAPE

4.2.1. Twywell forms a linear settlement within a largely rural setting. The parish is relatively small, 375 ha in size, encompassing part of the northern side of the Allage Brook valley, with the settlement situated just below a plateau on a small spur of land formed between two small streams. The slope of the land falls more sharply away to the south of the settlement, offering glimpsed views towards Twywell Plantation.

4.2.2. There is evidence for continuous human activity in the vicinity of Twywell from the Bronze Age, with the valley forming a focus for settlement activity during the Iron Age and Romano-British period. Evidence included Antiquarian references to Bronze Age barrows while a 1967 excavation revealed an extensive area of ditched enclosures, circular buildings and burials with ceramics and carbon dating of between 300-100BC.

4.2.3. Development of the village from the 16<sup>th</sup> century involved the expansion of the village and redevelopment or infill within the historic core. A number of post-medieval buildings are recorded by the Northamptonshire Historic Environment Record within the settlement, including barns, farms, public houses a slaughterhouse and outbuildings. Included amongst this number is Home Farm.

4.2.4. A survey of the manor of Twywell produced for the Duke in 1736, although based on a survey of 1735, illustrates the form of the settlement and its hinterland at this period (**Appendix I.1**). The plan was originally produced in colour, each colour relating to a proprietor, with a separate schedule down the side detailing the ownership of the land in the fields surrounding the settlement. Unfortunately, Northamptonshire Archives only hold black and white copies of the map, and the schedule for the owners of the land within the village itself is not included on the map. Comparison of the landowners adjacent to Home Farm, and the fact that the plot evidently had a solid shade without a different coloured border, suggests the land was held by "Mrs Mulsoe" who owned the manor house at this time (Page, 1930).

4.2.5. The intensification of settlement in the Twywell following the production of the 1736 map is well illustrated on subsequent Ordnance Survey maps of the area (**Appendices I.2-I.4**). The principal

drivers for this change most likely stemmed from the enclosure of the open fields within the parish by private Act of Parliament in 1765 (East Northamptonshire Council, 2009: 11). This enclosure resulted in the consolidation of landholdings within the parish, enabling the implementation of improved farming methods and unlocking the land for the exploitation of natural resources. It was the latter factor which would ultimately have the largest effect on the landscape around Twywell, with numerous quarries and pits sunk to recover ironstone and limestone recorded in the area, with many more most likely subsumed by the larger operations that developed in the 20<sup>th</sup> century. Parallel to the extraction operations was the development of improved transport infrastructure and associated industries such as brickworks.

#### 4.3. HOME FARM

- 4.3.1. Appearing on the 1736 (**Appendix I.1**). map, the site is shown to encompass part of a number of enclosures adjacent to Lower Street and part of the land within the open field referred to as Furlong above Faggot Way and Hart Piece. A building is shown on the alignment of the existing cottages and barns (**Cottages 1 & 2**, and **Barn 1**) and a detached linear range along the alignment of, and partially overlying, **Barn 2**.
- 4.3.2. The farmhouse has a datestone reading "H / TA / 1663" providing a likely date for its construction, and although it is uncertain whether the rest of the farm formed part of the original development a late 17<sup>th</sup> century date has been attributed to the long barn (**Barn 1**).
- 4.3.3. An advertisement for the sale of a freehold estate adjoining the turnpike road at Twywell appeared in the Northampton Mercury on the 9<sup>th</sup> June 1819 comprising "*115 acres or arable and pasture land with an excellent Farm House, Stables, Barns, and other Offices complete, now in the Occupation of Mr. Knight, Tennant at Will.*" Whilst research has not ascertained that this is Home Farm, the date, location and description could apply to Home Farm or potentially Manor Farm to the north-west.
- 4.3.4. Outbreaks of foot and mouth are documented at a Home Farm in Tywell in 1871 and again in 1874, the owner named both times as Mr Sanders Leete (Northampton Mercury, Saturday 7<sup>th</sup> January 1871). The same Mr Leete appears in the 1871 Census, believed to be the farmer of Manor Farm.
- 4.3.5. The 1886 Ordnance Survey (OS) map (**Appendix I.2**) illustrates Home Farm around this time, depicting buildings on the site of **Cottages 1 & 2** and **Barns 1 & 2**, plus additional ranges that are no longer extant including a perpendicular range from the northern end of **Barn 1** and a possible continuation of **Barn 2** in the location of the existing temporary sheds. The previous gap illustrated

in 1736 between **Barn 1** and **Barn 2** was filled by this period. By 1900 (**Appendix 1.3**) a further small square detached building had been erected to the east of **Barn 1**.

4.3.6. The Abbott family are recorded at Home Farm in the 1901 and 1911 Census. Whilst earlier census returns do not record the name of the farm, the Abbott family appear in the 1881 and 1891 Census occupying several properties adjacent to The Old Friar and could presumably be occupying the same property. The Abbots in the 1881 census are recorded as agricultural labourers. The 1901 census records William Abbott as a farmer, and his sons Joseph as a horse keeper and Sanders as a shoe riveter. The 1911 Census records Home Farm as comprising 7 rooms, naming William as a farmer and his daughter Elsie as employed in dairy work.

4.3.7. The farm was auctioned in 1910, the Northampton Mercury reporting:

*PROPERTY SALE – At the White Hart Hotel, on Tuesday evening, Mr Bertram Hutchinson, acting on instructions from the executors of the late Mr. George Ward Hunt, of Wadenhoe, sold by auction a valuable freehold estate at Twywell, known as the Home Farm, together with the allotment ground, containing together 99a. 3. 25p. of arable and pastureland, with farmhouse, premises and two cottages, now in the occupation of Mr W. Abbott and the Parish Council at the respective rents of £84 and £8 12s. 6p. per annum. The purchaser was Mr A. W. Bagshaw, Kettering, for Mr. John Young of Glasgow, at £2,800, the bidding commencing at £1,500. There was a good company present. (Friday 29<sup>th</sup> July 1910)*

4.3.8. It is possible that the two cottages referred to were those referred to as “Groom’s Yard” from the 1901 Census, listed immediately preceding the entry for the farmhouse and occupied by workers in the ironstone pits, furnaces and brickyards. From 1911 the cottages were occupied by the extended Abbott family, listed as agricultural labourers. By 1931 the electoral register records that one of the properties at Groom’s Yard had become the registered residence of Ronald and Doris Green, the other remaining with the Abbots.

4.3.9. The 1926 electoral register records John Henry Abbott, Sarah Hannah Abbott and Sydney Frank Abbott at Home Farm.

4.3.10. Home Farm was put up for auction in 1941 by Mrs S. H. and Mr F. J. Abbott, who were stated to be retiring from farming. The 1972 OS map (**Appendix 1.4**) illustrates a number of changes had occurred at the Home Farm during the 20th century, including the demolition of the eastern range from **Barn 1**, the partial demolition of **Building 4**, and the construction of a large rectangular building within the centre of the yard.

## 5 BUILDING DESCRIPTIONS

### 5.1. COTTAGES 1 & 2

#### *Exterior*

- 5.1.1. **Cottages 1 & 2** (see **Appendices 2.6-2.36** for images, and **Appendix 3.1** for floor plans) comprised a pair of two storey dwellings of identical, though reflected, planform: contiguous with **Barn 1** to the north-east, forming a linear range perpendicular to Lower Street and the south-east side of the farmyard at Home Farm.
- 5.1.2. The cottages were built of roughly coursed squared limestone rubble with irregularly sized ashlar blocks forming quoins. The roof was steeply pitched with a coped gable and clad in blue slate. Firebrick chimney stacks emerge from the southern gable and above the north-east wall of **Cottage 1** with cogged detail.
- 5.1.3. The north-west elevation (**Appendices 2.6-2.7**) formed two mirrored bays, each containing a central door between a small single-light casement and two light casement, and with a two-light casement at first floor level above. The jambs and lintels of these openings were of a buff brick with plain protecting sills to the windows. The casements of the windows were of timber construction with each light divided into eight panes. All these openings were inserted.
- 5.1.4. The south-east elevation (**Appendices 2.9-2.13**) was similarly divided into two bays, each containing two vertically aligned three-light timber framed casement windows, each light divided into eight small panes, with buff brick lintels & jambs and plain stone sill. All these openings were inserted. Between the bays was a central blocked doorway, the lintel of which had also been removed (**Appendix 2.12**).
- 5.1.5. The south-west gable was blind (**Appendices 2.8 & 2.31**). The north-east gable to **Cottage 1** formed an internal division with **Barn 1** (**Appendix 2.34**) and was similarly stone built but with yellow brick alterations to the eaves line. Both gables had inserted brick built flues on their interior faces.

#### *Interior*

- 5.1.6. The interior of **Cottages 1 & 2** had been cleared out at time of survey. Images of the interior of the cottages are reproduced as **Appendices 2.14-2.30 & 2.33**.
- 5.1.7. Each cottage was accessed from a doorway in their north-west elevation, entering their kitchen (**Room IG2 & IG6**, respectively), with access proceeding through their living room (**IG1 & IG5**) to an enclosed staircase to the first floor. Storage was provided in the form of a pantry (**IG3 &**



**IG7**) situated off each of the kitchens, and a cupboard (**IG4 & IG8**) off each of living room. The first floor of each cottage possessed a small landing (**IF1 & IF5**) from which a bedroom (**IF2 & IF6**) and boxroom (**IF4 & IF8**) were accessed. A second bedroom/bathroom (**IF3 & IF7**) was accessed in series through the first bedroom.

- 5.1.8. Throughout **Cottage 1** the ground floors were of concrete, whilst those in **Cottage 2** were tiled with small quarry tiles. The first floors of both cottages were of tongue and grooved softwood floorboards. The walls were plastered and papered. Ceilings were of lath and plaster construction, with the timbers cut by circular saw. Skirting, where surviving, was of a simple beaded design, and staircases were of timber construction with bull-nosed treads and chamfered strings.
- 5.1.9. Fixed shelving in **IG3 & IG7** was of timber construction, whilst shelves in **IG4 & IG8** were of stone.
- 5.1.10. The external door of both cottages were of board (tongue and groove) and ledge (chamfered edge) construction with wrought iron strap hinges, whereas internal doors were of four-panel design with ogee-moulded architraves (panelled over with plywood in **Cottage 2**).
- 5.1.11. High-level light-share windows with timber frames of a single small-paned fixed lights were present between **IG7 & IG8** and **IF8 & IF5** in **Cottage 1**; and **IG3 & IG4** and **IF4 & IF1** in **Cottage 2**.
- 5.1.12. Several variations were also present between the cottages:

#### Cottage 1

- 5.1.13. Fireplaces with register grates and tiled surrounds of mid-20<sup>th</sup> century design were present in the kitchen **IG6** and living room **IG5**, the latter flanked by fitted cupboards with single panel doors. A further fireplace in the first-floor bedroom **IF6** possessed a cast iron insert with arched fireplace and register grate with shell detail and plain stone surround with mantel piece.

#### Cottage 2

- 5.1.14. An AGA stove was present in the kitchen **IG2**, where parts of a modern fitted kitchen also survived including gas oven with stove top, a steel sink and drainer, and late 20<sup>th</sup> century boiler.
- 5.1.15. The living room, **IG1**, possessed a hardwood timber surround of early 20<sup>th</sup> century design with overmantel panel flanked by twisted balusters and mid-20<sup>th</sup> century register grate surrounded by cream tiles. The fireplace was flanked by fitted cabinets with single panelled doors.
- 5.1.16. The first-floor fireplace had been blocked.

### *Roof Structure*

5.1.17. The roof above the cottages was supported on two raised-collar trusses with steeply pitched principals supporting two tiers of tenoned purlins (**Appendices 2.34-2.36**). The apexes of the purlins were morticed and pegged, with the ridge plate clasped between them and supported on a horizontal brace. All timbers were hand cut, with joints pegged and numbered with numerals on their north-east face. Later purlins had been added, resting on the earlier ones, to support new softwood rafters. The form and constructional details of the roof trusses was identical to those with **Barn I**.

## 5.2. BARN I

### *Exterior*

5.2.1. **Barn I** (see **Appendices 2.37-46** for photographs, and **Appendix 3.1** for floor plans) comprised a linear range; contiguous with **Cottages I & 2** to the south-west, forming a linear range perpendicular to Lower Street and the south-east side of the farmyard at Home Farm. Abutted by **Barn 2** which forms a perpendicular range from the north end of its north-west elevation.

5.2.2. **Barn I** was built of coursed squared limestone rubble with irregularly sized ashlar blocks forming quoins. The walling was bonded with a clay straw mortar, with traces of lime plaster as a surface finish. The roof was steeply pitched with a coped gable and clad in blue slate.

5.2.3. The north-east gable (**Appendices 2.37-38**) was blind with the exception of a single inserted doorway at ground floor level and a high-level ventilation slot. The doorway had a timber lintel, door frame, and board and batten door with wrought iron strap hinges and thumb latch (**Appendix 2.42**). The gable was coped and had a carved finial at its apex.

5.2.4. The north-west and south-east elevations (**Appendices 2.9 & 2.39**) contained a central wide opening, rising up to the eaves of the roof, with ashlar quoins in either jamb. The walls to either side were predominantly solid except for a single tier of ventilation slits (**Appendix 2.41**). Two further inserted openings, lined with late 20<sup>th</sup> century brick and with iron bars across their openings were observed to the left and right of the entrance in the south-east elevation (**Appendices 2.39-40**).

### *Interior*

5.2.5. The interior of **Barn I** (**Appendices 2.42-44**) forms a single, open space accessed from large opposing doorways in the centre of its north-west and south-east elevations, and a single pedestrian doorway in its north-east gable.

- 5.2.6. It had an earthen floor, bare stone walls and was open to the rafters above. There only observed feature of note was a high-level blocking in the right side of the south-west wall, evidently an original feature that was later blocked in brickwork (**Appendix 2.45**). Its function was unclear.

#### *Roof Structure*

- 5.2.7. The roof above the barn (**Appendix 2.46**) was supported on four common trusses, the central two possessing tie beams and collars, with the northern and southern-most trusses originally possessing only collars with secondary ties added at a later date. The principals were steeply pitched, supporting two tiers of tenoned purlins. The apexes of the purlins were morticed and pegged, with the ridge plate clasped between them and supported on a horizontal brace. All timbers were hand cut, with joints pegged and numbered with numerals on their north-east face. Later purlins had been added, resting on the earlier ones, to support new softwood rafters. The form and constructional details of the roof trusses was identical to those within the cottages, confirming that they were contemporary in date.

### 5.3. BARN 2

#### *Exterior*

- 5.3.1. **Barn 2** (see **Appendices 2.47-2.58** for images and **Appendix 3.1** for floor plan) comprised a linear range; situated perpendicular to the northern end of **Barn 2**, forming the north-east side of the farmyard at Home Farm. Abutted by temporary sheds to its west of timber construction.
- 5.3.2. **Barn 2** was built of coursed squared limestone rubble with irregular ashlar quoins and a steeply pitched roof covered with blue slate. The pitch of the roof changed halfway along its south-west slope where the eaves rose to a greater height.
- 5.3.3. The north-east and south-west elevations (**Appendices 2.47-50**) were largely blind with the exception of centrally located doorways in each elevation and a high-level window beneath the eaves to the right of the door in the south-west elevation (**Appendix 2.48**). The doorways had timber lintels, door frames, and board and batten doors with wrought iron strap hinges and thumb latches (**Appendix 2.55**). The window was of steel frame construction with a side casement.

#### *Interior*

- 5.3.4. **Barn 2** was accessed via opposing doorways in the north-east and south-west elevations, with the interior divided into two rooms (**2G1 & 2G2**; **Appendices 2.51-54**) by an inserted brick-built partition with connecting doorway. Both rooms had concrete floors and the remnants of concrete

rendering around the lower approximately 1.2m of the wall. A small niches was located in the south-west wall of **2G1** (**Appendix 2.56**).

#### *Roof Structure*

- 5.3.5. The roof above **Barn 2** (**Appendices 2.57-58**) was supported on two trusses and an internal full height brick partition. The trusses were asymmetric, the easternmost comprising principals with a raised collar and that to its south possessing a tie beam and collar. Both supported two tiers of trenced purlins. The apexes of the principals were tenoned, clasping the ridge piece which was further supported by a horizontal brace. All timbers were hand cut with pegged joints which were numbered with numerals (those on the eastern truss on the west face, and those of the central truss on the east face).

## 6 DISCUSSION

### 6.1. ANALYSIS OF FINDINGS

- 6.1.1. Home Farm comprises an early post-medieval farmstead built originally on a linear plan form and adapted over time to form a courtyard. The principal range (**Cottages 1 & 2 and Barn 1**) are the earliest structures within the part of the farm surveyed, comprising of a single phase of construction most likely dating to the 17<sup>th</sup> century. When built they comprised two principal components: an open plan barn to the north for threshing and storage of crops; and a smaller barn to the south. The function of the latter is uncertain, as the only surviving feature relating to the original use comprised a central blocked doorway in its south-east elevation; although the size of this opening and absence of evidence for windows or ventilation might suggest accommodation for cattle. It is possible that earlier windows, or openings were adapted and enlarged following the later conversion of the southern part of the building to cottages. This conversion most likely took place during the mid-19<sup>th</sup> century, on the basis of the character of surviving internal fixtures and fittings and use of yellow brick and associated internal joinery details.
- 6.1.2. The northern range (**Barn 2**) also appeared of a single phase of construction, although it abutted **Barn 1** and was therefore later. Although a structure is shown on part the footprint of **Barn 2** on the 1736 estate map, the absence of structural joints to indicate the extension of this earlier building to that occupying the full footprint of **Barn 2** suggests that this earlier building was entirely rebuilt. Whilst the trusses in **Barn 2** are of similar design to those of **Barn 1**, and may be of contemporary date, the assembly marks appear on opposing faces and do not exactly match the roofline, suggesting they could have been reused. The original use of **Barn 2** is unclear, although the survival of a concrete skim along the lower part of the walls is a typical improvement made to cowhouses in the early to mid-20<sup>th</sup> century in accordance with dairy hygiene regulations.

## 7 BIBLIOGRAPHY AND REFERENCES

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### PRIMARY SOURCES

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Census records: Twywell 1841-1911

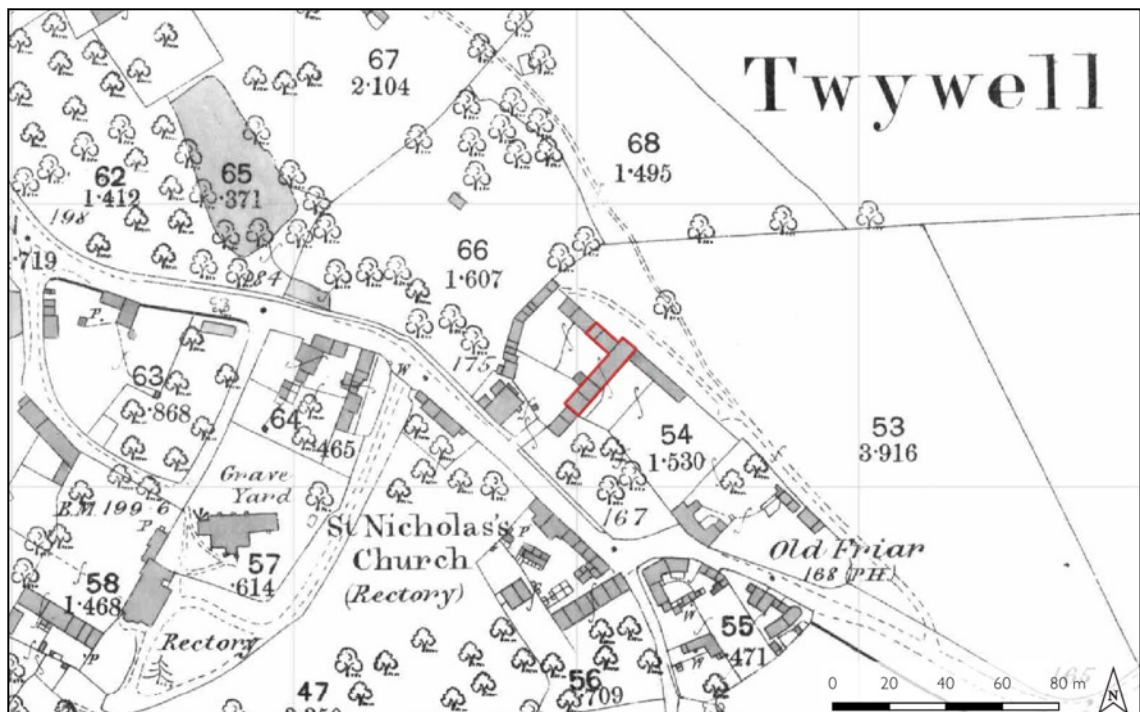
Electoral register 1931, 1941

**APPENDIX I:**

HISTORIC MAPPING AND ILLUSTRATIONS

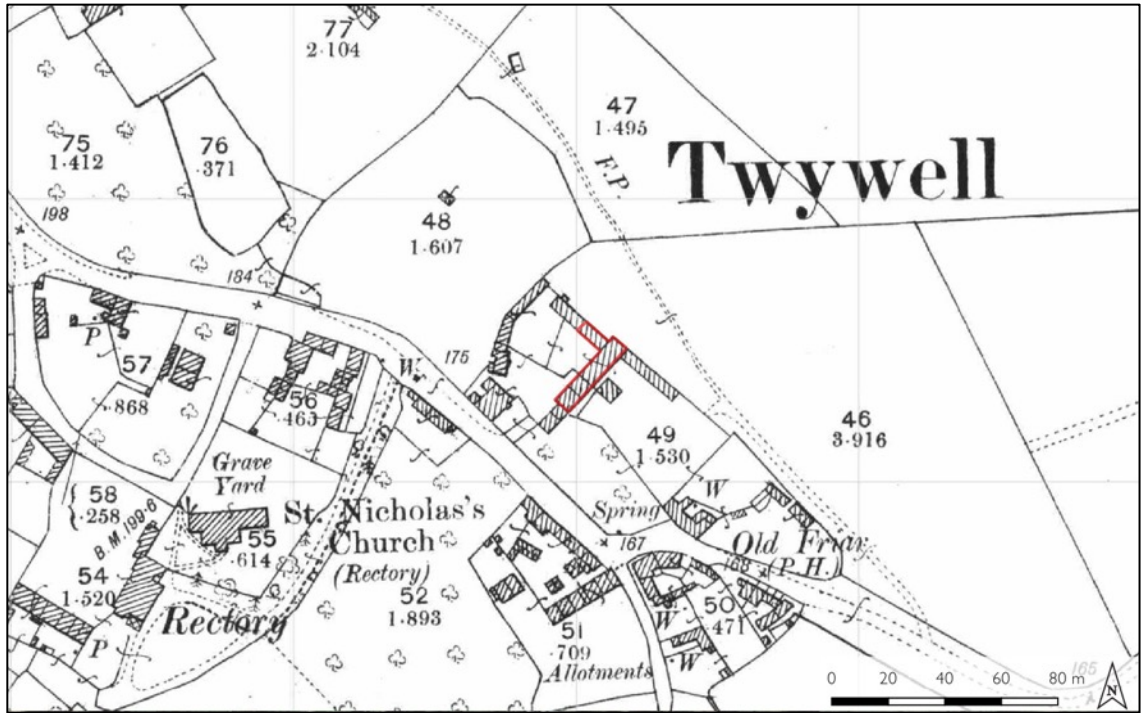


Appendix I.1: 1736 Twywell Estate Map  
© Northamptonshire Record Office



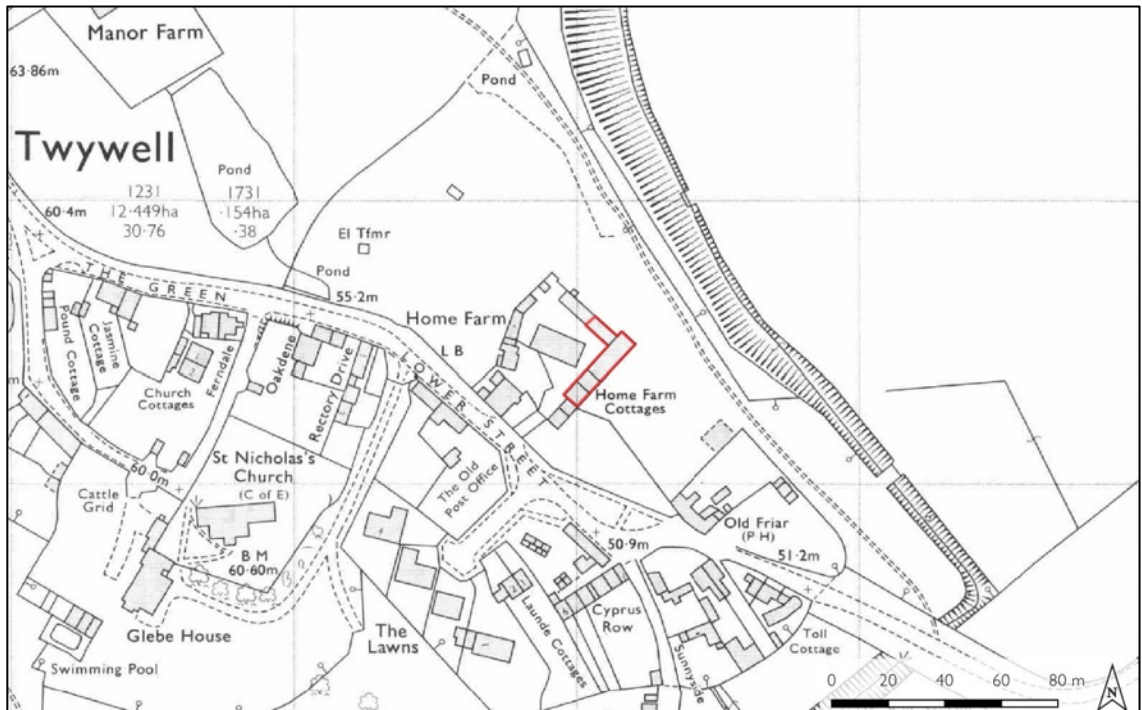
Appendix I.2: 1886 Ordnance Survey Map  
(map reproduced under Licence 100056148 Ordnance Survey © Crown Copyright ©)





Appendix I.3: 1900 Ordnance Survey Map

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Appendix I.4: 1972 Ordnance Survey Map

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**APPENDIX 2:**

PHOTOGRAPHY



Appendix 2.1 View looking across Home Farm from the west (2018)

(Digital 024)



Appendix 2.2 View of entrance to Home Farm from Lower Street, looking north (2018)

(Digital 002)



Appendix 2.3 View looking north-west along the side of Cottages 1 & 2 (2018)

(Digital 003)



Appendix 2.4 View looking south-east into the farm yard, showing the outbuildings (2018)

(Digital 023)



Appendix 2.5 View across the farm yard to **Barns 1 and 2**, looking south-east (2018)

(Digital 034)



Appendix 2.6 View of north-west elevation of **Cottage I**, looking south-east (2023)

(2m scale; Digital 086)



Appendix 2.7 View of north-west elevation of **Cottage 2**, looking south-east (2023)

(2m scale; Digital 087)



Appendix 2.8 View of south-west gable of **Cottage 2**, looking north (2023)

(2m scale; Digital 089)



Appendix 2.9 View of Cottages 1 & 2 and Barn 1, looking north-west (2018)

(Digital 043)



Appendix 2.10 View of Cottages 1 & 2 and Barn 1, looking west (2023)

(2m scale; Digital 062)



Appendix 2.11 View of south-east elevation of **Cottage 2**, looking north (2023)

(2m scale; Digital 090)



Appendix 2.12 Detail of blocked doorway in south-east elevation of **Cottages 1 & 2** (2023)

(2m scale; Digital 092)





Appendix 2.13 View of south-east elevation of **Cottage I**, looking north-west (2023)

(2m scale; Digital 093)



Appendix 2.14 View of room **IG6**, **Cottage I**, looking north (2023)

(2m scale; Digital 102)



Appendix 2.15 View of room IG5, Cottage I, looking north-east (2023)

(2m scale; Digital 095)



Appendix 2.16 Detail of stairs in room IG5, Cottage I, looking south-west (2023)

(2m scale; Digital 098)



Appendix 2.17 View of room IG7, Cottage I, looking west (2023)

(50cm increment scale; Digital 106)



Appendix 2.18 View of room IF6, Cottage I, looking north-east (2019)

(Digital 052)



Appendix 2.19 Detail of fireplace in room IF6, Cottage I, looking north-east (2019)

(Digital 054)



Appendix 2.20 View of room IF8, Cottage I, looking north (2019)

(Digital 058)



Appendix 2.21 View of room IF7 Cottage 1, looking west (2019)

(Digital 053)



Appendix 2.22 View of room IG2 Cottage 2, looking south-west (2023)

(Digital 137)



Appendix 2.23 Detail of door in room IG2 Cottage 2, looking north-west (2023)

(2m scale; Digital 134)



Appendix 2.24 View of room IGI Cottage 2, looking south-west (2023)

(2m scale; Digital 120)



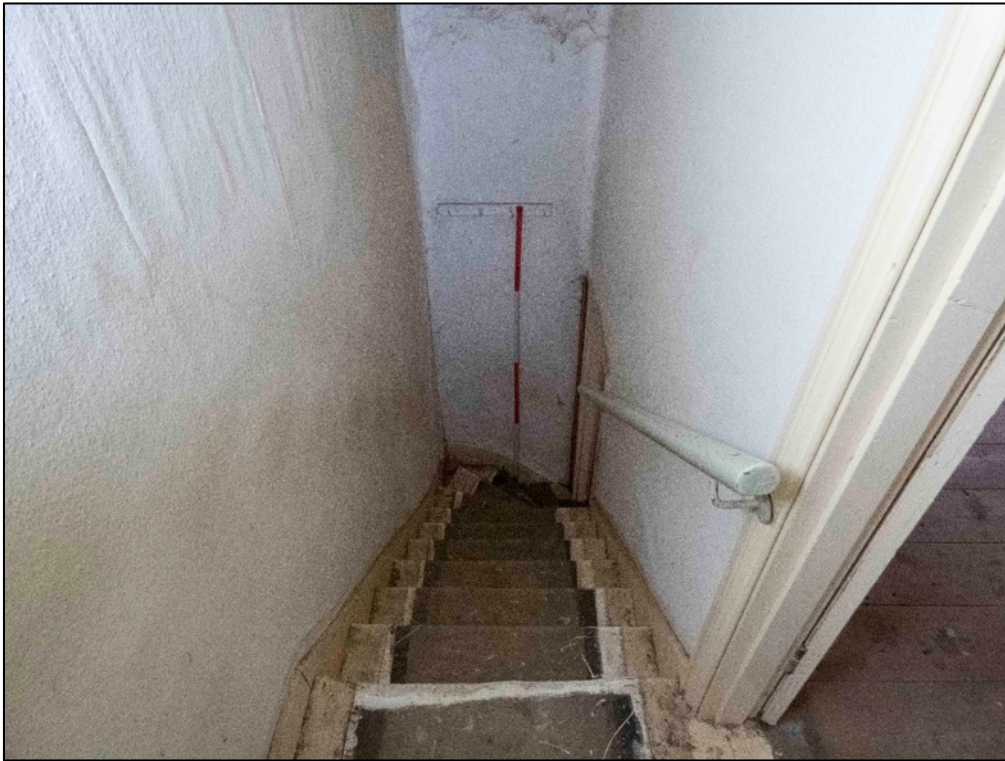
Appendix 2.25 View of room IG3 Cottage 2, looking north-east (2023)

(2m scale; Digital 135)



Appendix 2.26 View of room IG4 Cottage 2, looking west (2023)

(50cm increment scale; Digital 129)



**Appendix 2.27** View of stairs from IF1 Cottage 2, looking south-east (2023)

(2m scale; Digital 119)



**Appendix 2.28** View of room IF2 Cottage 2, looking south (2023)

(2m scale; Digital 110)





**Appendix 2.29** View of room IF4 Cottage 2, looking north-east (2023)

(2m scale; Digital 114)



**Appendix 2.30** View of room IF3 Cottage 2, looking south-west (2023)

(2m scale; Digital 113)



Appendix 2.31 View of roof of **Cottage 2**, looking east, showing gable end (2023)

(1m scale; Digital 141)



Appendix 2.32 View of roof of **Cottage 1**, looking east, showing alterations to internal wall (2023)

(1m scale; Digital 157)



Appendix 2.33 View of roof of **Cottage I**, looking south-west down into rooms **IG5-IG8**

(Digital 169)



Appendix 2.34 Detail of truss above **Cottage I**, looking north

(Digital 178)



Appendix 2.35 Detail of truss above **Cottage I**, looking south-east

(Digital 167)



Appendix 2.36 Detail of truss above **Cottage I** showing joint at apex of principal rafters, looking south-east.

(Digital 168)



Appendix 2.37 North-east gable of **Barn I**, looking south-east (2018)

(Digital 040)



Appendix 2.38 North-east gable of **Barn I**, looking south-east (2023)

(2m scale; Digital 065)



Appendix 2.39 Right hand side of south-east elevation of **Barn I**, looking north-east (2018)

(Digital 041)



Appendix 2.40 Detail of inserted 20<sup>th</sup> century brick feature in south-east elevation of **Barn I** (2023)

(20cm scale; Digital 064)



Appendix 2.41 Detail of blocked ventilation slot in south-east wall of room IG9, Barn I (2018)

(Digital 020)



Appendix 2.42 Detail of door and concrete skim to wall in IG9, Barn I, looking north (2023)

(2m scale Digital 070)



Appendix 2.43 View of room IG9 Barn I, looking north-east (2018)

(Digital 021)



Appendix 2.44 View of room IG9 Barn I, looking south-west (2018)

(Digital 018)





Appendix 2.45 Detail of blocking in south-west wall of room IG9 Barn I (2023)

(2m scale; Digital 076)



Appendix 2.46 Detail of roof structure of Barn I above room IG9, looking south-west.

(Digital 019)



Appendix 2.47 View of Barn 2, looking east (2018)

(Digital 033)



Appendix 2.48 Detail of window and change in roof pitch in south-west elevation of Barn 2, looking east (2018)

(Digital 036)



Appendix 2.49 View of Barn 2, looking north-west (2023)

(2m scale; Digital 083)



Appendix 2.50 View of Barn 2, looking south-east (2018)

(Digital 038)



Appendix 2.51 View of room 2G1, Barn 2, looking south-east (2018)

(Digital 008)



Appendix 2.52 View of room 2G1, Barn 2, looking north-west (2018)

(Digital 011)



**Appendix 2.53** View of room 2G2, Barn 2, looking north (2018)

(Digital 032)



**Appendix 2.54** View of rooms 2G1-2G2, Barn 2, looking north-west (2018)

(2m scale; Digital 077)



Appendix 2.55 Detail of door in north-east wall of room 2G1, Barn 2 (2023)

(1m scales; Digital 081)



Appendix 2.56 Detail of niche in south-west wall of room 2G1, Barn 2 (2023)

(20cm scale; Digital 080)



Appendix 2.57 Detail of truss above room 2G1, Barn 2, looking south-east (2018)

(Digital 009)



Appendix 2.58 Detail of truss above room 2G1, Barn 2, looking north-west (2018)

(Digital 012)

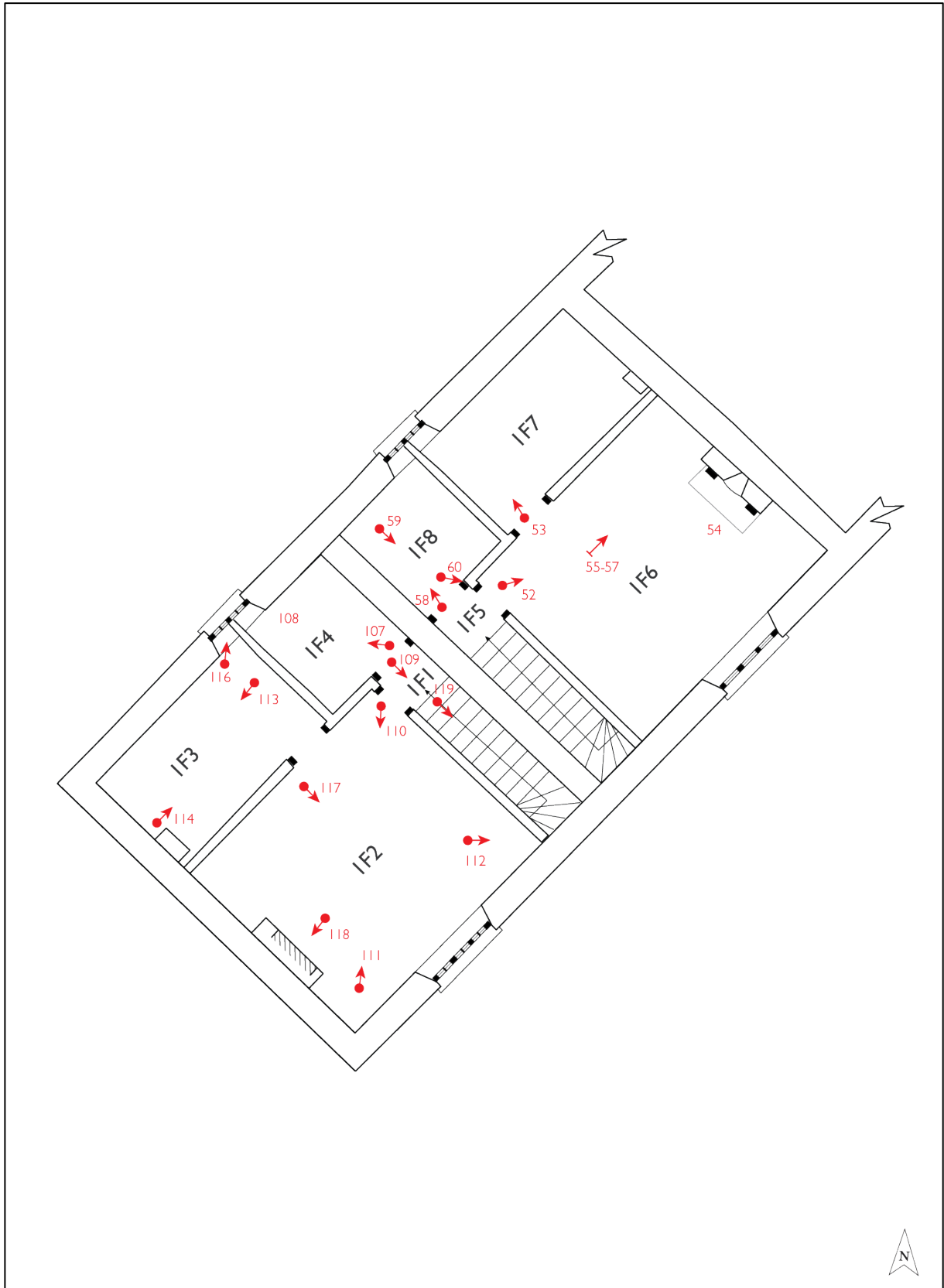


Appendix 2.59 Exterior photograph location plan

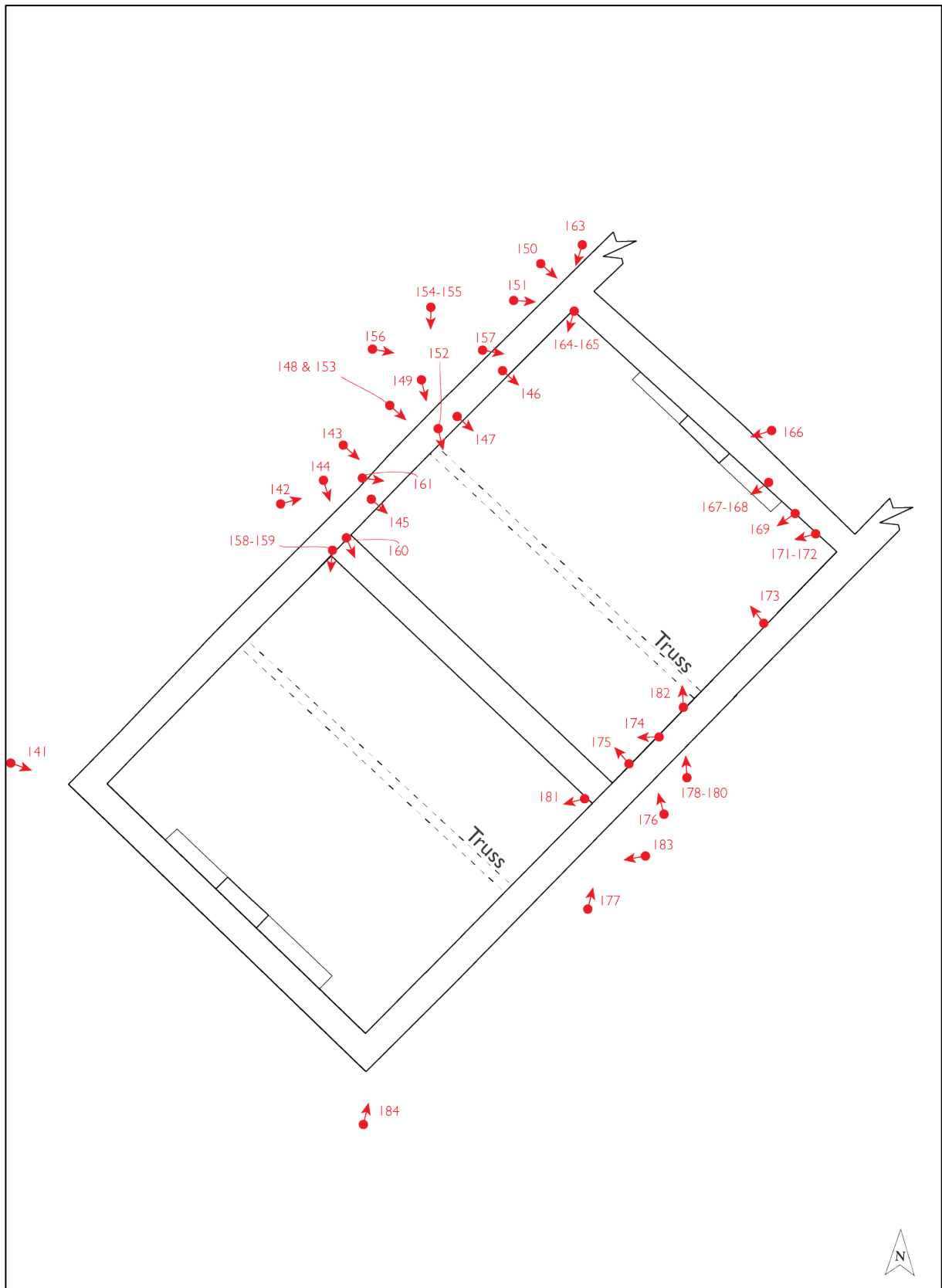




Appendix 2.60 Ground floor photograph location plan



Appendix 2.61 Cottages 1 & 2 first floor photograph location plan



Appendix 2.62 Cottages 1 & 2 roof photograph location plan

## Appendix 2.63 Photograph Register

Film	Appendix	Subject	Description	Scale	Direction	Date
1		Home Farm	General view from Lower Street	n/a	SE	11/07/2018
2	<b>2.2</b>	Home Farm	General view from Lower Street	n/a	N	11/07/2018
3	<b>2.3</b>	Home Farm	General view from Lower Street	n/a	NE	11/07/2018
4		Central barn	General view	n/a	NE	11/07/2018
5		Home Farm	General view from paddock to east	n/a	NW	11/07/2018
6		Central barn	general view	n/a	S	11/07/2018
7		Barns 1 & 2	general view	n/a	SE	11/07/2018
8	<b>2.51</b>	Room 2G1	general view	n/a	SE	11/07/2018
9	<b>2.57</b>	Room 2G1	detail of roof truss	n/a	SE	11/07/2018
10		Room 2G1	detail of connection with Barn 1	n/a	SE	11/07/2018
11	<b>2.52</b>	Room 2G1	general view	n/a	NW	11/07/2018
12	<b>2.58</b>	Room 2G1	detail of roof truss	n/a	NW	11/07/2018
13		Room 2G1	Niche in south-west wall	n/a	W	11/07/2018
14		Barn 2	detail of door in south-west wall	n/a	NE	11/07/2018
15		Barn 2	North-west elevation from within abutting shed.	n/a	E	11/07/2018
16		Central barn	general view	n/a	S	11/07/2018
17		Barn 2	general view	n/a	E	11/07/2018
18	<b>2.44</b>	IG9	general view	n/a	SW	11/07/2018
19	<b>2.46</b>	IG9	detail of roof truss	n/a	SW	11/07/2018
20	<b>2.41</b>	IG9	detail of ventilation slot	n/a	NW	11/07/2018
21	<b>2.43</b>	IG9	general view	n/a	NE	11/07/2018
22		Outbuildings	general view	n/a	W	11/07/2018
23	<b>2.4</b>	Outbuildings	general view	n/a	SW	11/07/2018
24	<b>2.1</b>	Home Farm	General view from paddock to west	n/a	E	11/07/2018
25		Outbuildings	East elevation of northern group	n/a	W	11/07/2018
26		Outbuildings	North room of northern group	n/a	W	11/07/2018
27		Outbuildings	Roof structure of northern group	n/a	W	11/07/2018
28		Outbuildings	South room of northern group	n/a	W	11/07/2018
29		Outbuildings	South room of northern group	n/a	NW	11/07/2018
30		Outbuildings	General view of southern group	n/a	SW	11/07/2018
31		Outbuildings	Demolished building between northern and southern group	n/a	W	11/07/2018

Film	Appendix	Subject	Description	Scale	Direction	Date
32	<b>2.53</b>	2G2	General view of interior	n/a	W	11/07/2018
33	<b>2.47</b>	Barn 2	General view	n/a	NE	08/11/2018
34	<b>2.5</b>	Barns 1 & 2	General view	n/a	SE	08/11/2018
35		Barn 2	North-west elevation from within abutting shed.	n/a	SE	08/11/2018
36	<b>2.48</b>	Barn 2	Detail of window in south-west elevation	n/a	E	08/11/2018
37		Barn 1	South-east elevation	n/a	S	08/11/2018
38	<b>2.50</b>	Barn 2	North-east elevation	n/a	SW	08/11/2018
39		Barn 1	North-east gable	n/a	S	08/11/2018
40	<b>2.37</b>	Barn 1	North-east gable	n/a	SE	08/11/2018
41	<b>2.39</b>	Barn 1	South-east elevation	n/a	NW	08/11/2018
42		Barn 1	South-east elevation	n/a	NW	08/11/2018
43	<b>2.9</b>	Barn 1	South-east elevation	n/a	NW	08/11/2018
44		Cottage 1	North-west elevation	n/a	E	17/09/2019
45		Cottage 1	North-west elevation	n/a	E	17/09/2019
46		IG6	General view	n/a	N	17/09/2019
47		IG6	Detail of architrave	n/a	SE	17/09/2019
48		IG7	General view	n/a	W	17/09/2019
49		IG6	Detail of door	n/a	W	17/09/2019
50		IG5	General view	n/a	E	17/09/2019
51		IG8	General view	n/a	W	17/09/2019
52	<b>2.18</b>	IF6	General view	n/a	NE	17/09/2019
53	<b>2.21</b>	IF7	General view	n/a	NW	17/09/2019
54	<b>2.19</b>	IF6	Detail of fireplace	n/a	NE	17/09/2019
55		Cottage 1	Detail of roof void above IF6	n/a	NE	17/09/2019
56		Cottage 1	Detail of roof void above IF6	n/a	NE	17/09/2019
57		Cottage 1	Detail of roof void above IF6	n/a	NE	17/09/2019
58	<b>2.20</b>	IF8	General view	n/a	N	17/09/2019
59		IF8	Door to IF5	n/a	SE	17/09/2019
60		IF8	Detail of hinge	n/a	E	17/09/2019
61		Cottage 2	Detail of SW corner	n/a	NE	17/09/2019
62	<b>2.10</b>	Home Farm	General view	2m	W	04/12/2023
63		Barn 1	General view	2m	NW	04/12/2023

Film	Appendix	Subject	Description	Scale	Direction	Date
64	<b>2.40</b>	Barn 1	Detail of inserted feature in south-east elevation	20cm	NW	04/12/2023
65	<b>2.38</b>	Barn 1	North-east elevation	2m	SW	04/12/2023
66		Barn 1	Detail of door in north-east elevation	2m	SW	04/12/2023
67		IG9	General view	2m	N	04/12/2023
68		Barn 1	Detail of wall fabric	20cm	NE	04/12/2023
69		IG9	Detail of door in north-east elevation	2m	E	04/12/2023
70	<b>2.42</b>	IG9	Detail of door in north-east elevation	2m	N	04/12/2023
71		IG9	General view	n/a	SW	04/12/2023
72		IG9	General view	2m	NE	04/12/2023
73		Barn 2	General view	2m	NE	04/12/2023
74		IG9	General view	2m	SW	04/12/2023
75		IG9	Detail of quoins to vent in north-west wall	20cm	W	04/12/2023
76	<b>2.45</b>	IG9	Detail of blocking in south-east wall		SW	04/12/2023
77	<b>2.54</b>	2G1 & 2G2	General view	2m	SE	04/12/2023
78		2G1	General view	2m	E	04/12/2023
79		2G1	Detail of niche in south-east wall	20cm	SE	04/12/2023
80	<b>2.54</b>	2G1	Detail of niche in south-east wall	20cm	SE	04/12/2023
81	<b>2.55</b>	2G1	Detail of door in north-west wall	1m	NE	04/12/2023
82		2G1 & 2G2	General view	1m	SW	04/12/2023
83	<b>2.49</b>	Barn 2	General view	2m	N	04/12/2023
84		Barn 2	General view	n/a	SW	04/12/2023
85		Barn 1	General view	1m	SE	04/12/2023
86	<b>2.6</b>	Cottage 1	North-west elevation	2m	SE	04/12/2023
87	<b>2.7</b>	Cottage 2	North-west elevation	2m	SE	04/12/2023
88		Cottages 1 & 2	South-west gable	2m	NE	04/12/2023
89	<b>2.8</b>	Cottages 1 & 2	South-west gable	2m	NE	04/12/2023
90	<b>2.11</b>	Cottage 2	South-east elevation	2m	NW	04/12/2023
91		Cottages 1 & 2	Detail of blocked door in south-east elevation	2m	NW	04/12/2023
92	<b>2.12</b>	Cottages 1 & 2	Detail of blocked door in south-east elevation	2m	NW	04/12/2023
93	<b>2.13</b>	Cottage 1	South-east elevation	2m	NW	04/12/2023
94		Cottages 1 & 2	General view	2m	W	04/12/2023

Film	Appendix	Subject	Description	Scale	Direction	Date
95	<b>2.15</b>	IG5	General view	2m	NE	04/12/2023
96		IG5	General view	2m	S	04/12/2023
97		IG5	General view	2m	SW	04/12/2023
98	<b>2.16</b>	IG5	Base of stairs	2m	S	04/12/2023
99		IG5 & IF5	Stairs	2m	S	04/12/2023
100		IG5	Crack in south-west wall in stairwell	n/a	SW	04/12/2023
101		IG5	General view	2m	NW	04/12/2023
102	<b>2.14</b>	IG6	General view	2m	NE	04/12/2023
103		IG6	General view	2m	W	04/12/2023
104		IG7	General view	2m	S	04/12/2023
105		IG7	General view of window	2m	W	04/12/2023
106	<b>2.17</b>	IG7	General view	2m	SW	04/12/2023
107		IF4	General view	2m	W	04/12/2023
108		IF4	General view	2m	E	04/12/2023
109		IF1	General view	2m	SE	04/12/2023
110	<b>2.28</b>	IG1	General view	2m	S	04/12/2023
111		IG1	General view	2m	N	04/12/2023
112		IG1	General view	2m	NE	04/12/2023
113	<b>2.30</b>	IG2	General view	2m	SW	04/12/2023
114	<b>2.29</b>	IG2	General view	2m	NE	04/12/2023
115		IG2	General view	2m	N	04/12/2023
116		IG2	Detail of window latch	n/a	N	04/12/2023
117		IG1	Detail of window	2m	SE	04/12/2023
118		IG1	Detail of hearth of blocked fireplace	1m	SW	04/12/2023
119	<b>2.27</b>	IF1	Detail of stairs	2m	SE	04/12/2023
120	<b>2.24</b>	IG1	General view	2m	SW	04/12/2023
121		IG1	Detail of fireplace	1m	S	04/12/2023
122		IG1	General view	2m	N	04/12/2023
123		IG1	General view	2m	N	04/12/2023
124		IG1	General view	2m	N	04/12/2023
125		IG1	Detail of wall paper	n/a	n/a	04/12/2023
126		IG1	General view	2m	NW	04/12/2023
127		IG4	General view	2m	NW	04/12/2023

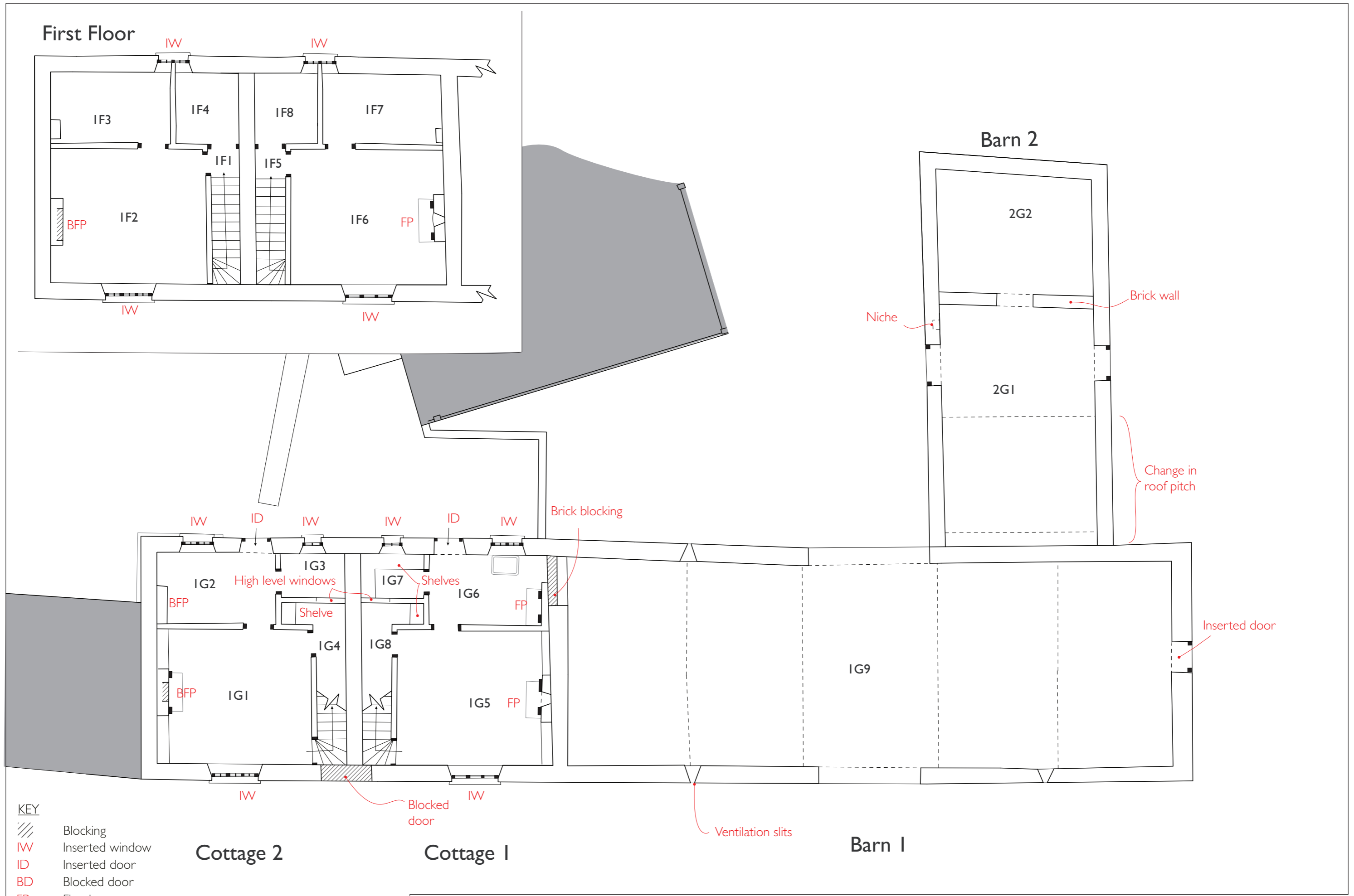
Film	Appendix	Subject	Description	Scale	Direction	Date
128		IG4	General view	2m	NW	04/12/2023
129	<b>2.26</b>	IG4	Detail of shelves	2m	W	04/12/2023
130		IG4	General view	2m	SE	04/12/2023
131		IG4	Detail of wall fabric	n/a	NW	04/12/2023
132		IG2	General view	2m	W	04/12/2023
133		IG2	General view	2m	NE	04/12/2023
134	<b>2.23</b>	IG2	Detail of door	2m	NW	04/12/2023
135	<b>2.25</b>	IG3	General view	2m	NE	04/12/2023
136		IG3	General view	2m	W	04/12/2023
137	<b>2.22</b>	IG1	General view	n/a	SW	04/12/2023
138		Cottage 2	South-west gable	1m	N	04/12/2023
139		Home Farm	General view of farmhouse	n/a	W	04/12/2023
140		Central barn	General view	n/a	W	04/12/2023
141	<b>2.31</b>	Cottage 2	South-west gable	1m	E	04/12/2023
142		Cottages 1 & 2	Detail of roof structure	1m	SW	04/12/2023
143		Cottages 1 & 2	Detail of roof structure	1m	SE	04/12/2023
144		Cottages 1 & 2	Detail of roof structure	20cm	SE	04/12/2023
145		IF8	General view	n/a	SE	04/12/2023
146		IF7	General view	n/a	SE	04/12/2023
147		Cottages 1 & 2	Detail of roof structure	20cm	SE	04/12/2023
148		Cottages 1 & 2	Detail of roof structure	1m	SE	04/12/2023
149		Cottages 1 & 2	Detail of roof structure	1m	SE	04/12/2023
150		Cottages 1 & 2	Detail of roof structure	1m	SE	04/12/2023
151		Cottages 1 & 2	Detail of roof structure	1m	E	04/12/2023
152		Cottages 1 & 2	Detail of roof structure	20cm	S	04/12/2023
153		Cottages 1 & 2	Detail of roof structure	n/a	SE	04/12/2023
154		Cottages 1 & 2	Detail of roof structure	n/a	SE	04/12/2023
155		Cottages 1 & 2	Detail of roof structure	n/a	SE	04/12/2023
156		Cottages 1 & 2	Detail of chimney	n/a	E	04/12/2023
157	<b>2.32</b>	Cottages 1 & 2	Detail of roof structure	n/a	E	04/12/2023
158		Cottages 1 & 2	Detail of roof structure	n/a	S	04/12/2023
159		Cottages 1 & 2	Detail of roof structure	n/a	SE	04/12/2023
160		Cottages 1 & 2	Detail of roof structure	n/a	E	04/12/2023



Film	Appendix	Subject	Description	Scale	Direction	Date
161		Cottages 1 & 2	Detail of roof structure	n/a	NE	04/12/2023
162		Barns 1 & 2	General view	n/a	N	04/12/2023
163		Cottages 1 & 2 & Barn 1	Internal partition wall	1m	S	04/12/2023
164		Cottages 1 & 2	Detail of roof structure	n/a	SW	04/12/2023
165		Cottages 1 & 2	Detail of roof structure	n/a	SW	04/12/2023
166		Cottage 1	Detail of chimney on partition wall	20cm	W	04/12/2023
167	<b>2.35</b>	Cottages 1 & 2	Detail of roof structure	n/a	SW	04/12/2023
168	<b>2.36</b>	Cottages 1 & 2	Detail of roof structure	n/a	SW	04/12/2023
169	<b>2.33</b>	Cottage 1	First floor rooms	n/a	SW	04/12/2023
170		Cottages 1 & 2	Detail of roof structure	n/a	SW	
171		Cottages 1 & 2	Detail of roof structure	n/a	SW	04/12/2023
172		IF6	General view	n/a	W	04/12/2023
173		IF6	General view	n/a	N	04/12/2023
174		Cottages 1 & 2	Detail of roof structure	n/a	W	04/12/2023
175		IF5	General view	n/a	NW	04/12/2023
176		Cottages 1 & 2	Detail of roof structure	n/a	N	04/12/2023
177		Cottages 1 & 2	Detail of roof structure	n/a	N	04/12/2023
178	<b>2.34</b>	Cottages 1 & 2	Detail of roof structure	n/a	NW	04/12/2023
179		Cottages 1 & 2	Detail of roof structure	n/a	NW	04/12/2023
180		Cottages 1 & 2	Detail of roof structure	n/a	NW	04/12/2023
181		Cottages 1 & 2	Detail of roof structure	n/a	W	04/12/2023
182		Cottages 1 & 2	Detail of roof structure	n/a	N	04/12/2023
183		Cottages 1 & 2	Detail of roof structure	n/a	W	04/12/2023
184		Cottages 1 & 2	Detail of roof structure	n/a	NE	04/12/2023

**APPENDIX 3:**

MEASURED SURVEY



- KEY**
- Blocking
  - IW Inserted window
  - ID Inserted door
  - BD Blocked door
  - FP Fireplace
  - BFP Blocked fireplace

**Cottage 2**

**Cottage 1**

**Barn 1**

**Barn 2**



**APPENDIX 4:**

LISTED BUILDING DESCRIPTION

## HOME FARM COTTAGES AND ATTACHED BARN

**Grade:** II

**List Entry Number:** 1225976

**Date first listed:** 17-Jun-1987

### LOCATION

**County:** Northamptonshire

**District:** East Northamptonshire (District Authority)

**Parish:** Twywell

**National Grid Reference:** SP 95308 78239

### DETAILS

Barn, now 2 houses and attached barn. Late C17, part probably converted to house mid C19. Regular coursed and squared coursed limestone with slate roof. Houses each originally one-unit plans. 2 storeys. Together comprising a 2-window range of C19 and C20 casements, some with glazing bars, all under flat brick arches. One-unit barn attached to right has central cart entrance with plank doors taken up to eaves flanked by slit vents. Ashlar gable parapets, that to right has finial. Brick stacks at ridge and end. Interiors not inspected. Rear has 2 C19 plank doors to houses under flat brick arches with flanking casement windows. Included for group value.

## HOME FARMHOUSE

**Grade:** II

**List Entry Number:** 1226039

**Date first listed:** 23-May-1967

### LOCATION

**County:** Northamptonshire

**District:** East Northamptonshire (District Authority)

**Parish:** Twywell

**National Grid Reference:** SP 95274 78232

### DETAILS

Farmhouse, now house. Datestone H/TA/1663. Regular coursed limestone with Collyweston slate roof. Double depth plan. 2 storeys with attic. Main front of 2-window range at ground floor and one at first floor having a canted bay window with stone -mullions, and leaded lights, to ground and first floor right. Leaded casement to ground floor left under wood lintel. Central C20 door with wood lintel, with fanlight. Ashlar gable parapet and ashlar stack at end. Elevation to left of 2-window range of 2- and 3-light stone mullion windows with leaded lights and one similar 2-light window in gable. Datestone at apex of gable. Elevation to right of one-window range of casements under wood lintels. Rear elevation has pair of gables with lean-to attached to each. Central leaded casement under wood lintel and attic casement to each gable, also under wood lintels. Tablet in apex of right gable has inscription H/FE. Interior not inspected.