OLD PINFOLD HOUSE
16 The Green



BARBY
LOCAL
HISTORY
GROUP
OCTOBER
2026

Old Pinfold House, *16 The Green*, is part of an old house originally called *Pinfold House*. It was a farmhouse with adjoining land and, until the building of *Almond Close*, it had an arched entrance to the farmyard, the wall of which can still be seen in *Pittoms Lane*. Pinfold is another name for a pound, an enclosure maintained either by manor or vestry to confine stray animals. In the 1778 Enclosure map of Barby on page 3 the pinfold can be seen (outlined in blue) behind *Pinfold House* in what is today the garden of the neighbouring *Pinfold West*.[1]

The original *Pinfold House* has been altered and enlarged; some of its outbuildings have been converted into living spaces; and its name has been passed to a new house in *Almond Close*. *Old Pinfold House East* is also accessed from *Almond Close*, whilst *Pinfold West* is *14 The Green*.



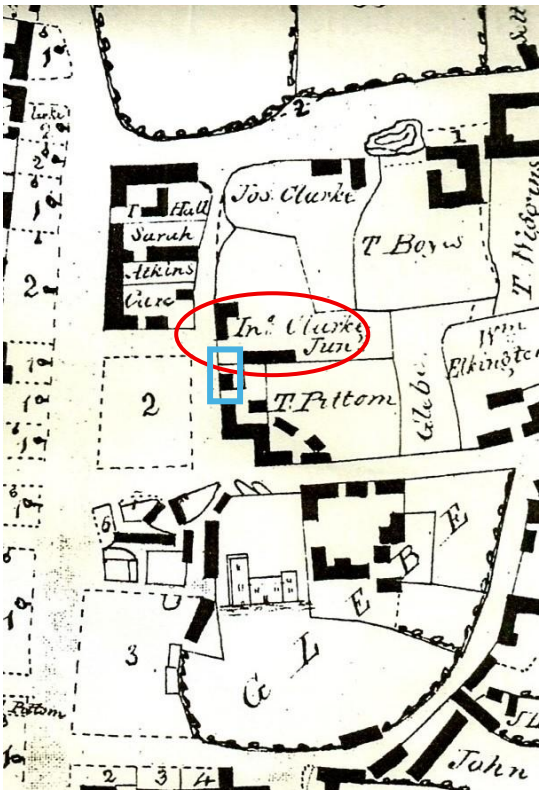
Left to right:

1 Pinfold House, 2 Old Pinfold House East, 3 Old Pinfold House, 4 Pinfold West (the brick building behind Old Pinfold House) in Spring 2022

Barby Local History Group (BLHG) PD2022/101

[1] Cover photo: Barby Local History Group archives (BLHG) PD2024/030

At the time of the enclosure of Barby's open fields in 1778, John Clarke junior is noted as the owner of the property on this site - see the map below. Recent investigations imply the property was already old by 1778. John may have inherited it from his uncle, also John Clarke, who died in 1758. John junior's will (dated 16th July 1789), has the first known reference to the house by name, leaving to his great-nephew Thomas Lord, 'my messuage in Barby with the close adjoining called Pinfold House and Close'.[2]

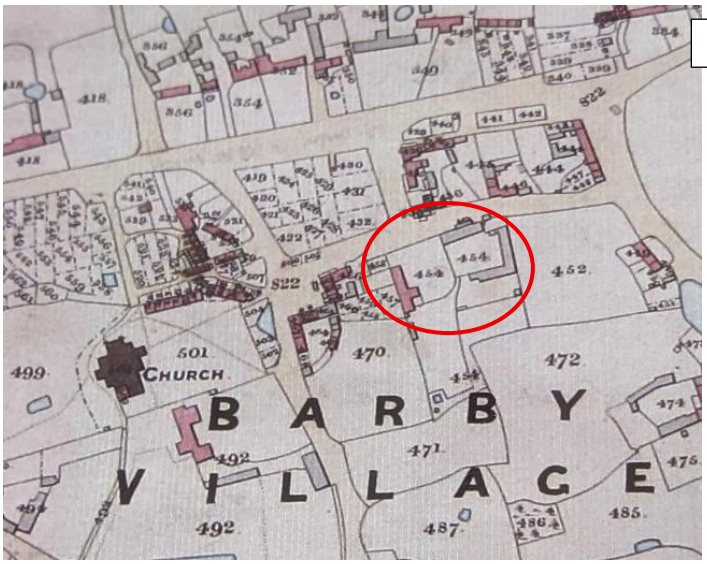


Enclosure 1778
NRO, 24P/211 & Map 5082

John Clarke junior died in 1793, by which time both his nephew Thomas Lord and great-nephew, Thomas Lord junior, to whom he had left his property, were dead. Thomas Lord's daughter Mary thus inherited the property. Her widowed mother Elizabeth re-married and in the 1798 Land Tax record the house is shown as occupied by Elizabeth's husband Henry Coleman, landlord of the *Arnold Arms*. Land Tax was assessed on *Pinfold House* for 2s 4d.[3]

[2] Northamptonshire Archives, Will of John Clarke proved Northampton Archdeaconry Court 26 Oct 1793

[3]The National Archives (TNA) IR 23/63



In 1808 Mary Lord married William Barker (born in Welton), who is listed in 1840 as the owner of *Pinfold House*. The Oakley map (above) shows that the house has had a new wing added to the north side. The outbuildings have also been extended.

Mary died in 1836 and William was recorded in the 1841 census living with eight children and two servants. William died in 1856. Most of the eight children continued to live in *Pinfold House* until they died, although only five of them were enumerated there in 1851.

The eldest son, Edwin, married Mary Elkington in 1843. In 1857 Edwin witnessed the marriage of his sister-in-law Eliza Elkington to Thomas Winn.[4] Both Eliza and Thomas died when their children were very young, and their daughter Mary Barker Winn (1859-1935) may have been brought up by Edwin and Mary Barker; she was enumerated with them in the 1871 census. In 1885 Mary Barker Winn married Thomas Pittom (1840-1905), and it was their son Thomas (1886-1961) who bought *Pinfold House* after the death of the last of the Barkers. He bought it in 1907 from the trustees of Ann Barker (who died 10th December 1906) for the sum of £379 2s.6d; it was described as:

> All that messuage or dwellinghouse situated in the centre of the village of Barby …. With the ground and yard adjoining thereto & farm buildings thereon comprising stabling, cow shedding, barn, trap house, hovel & pigstyes and all the land adjoining[5]

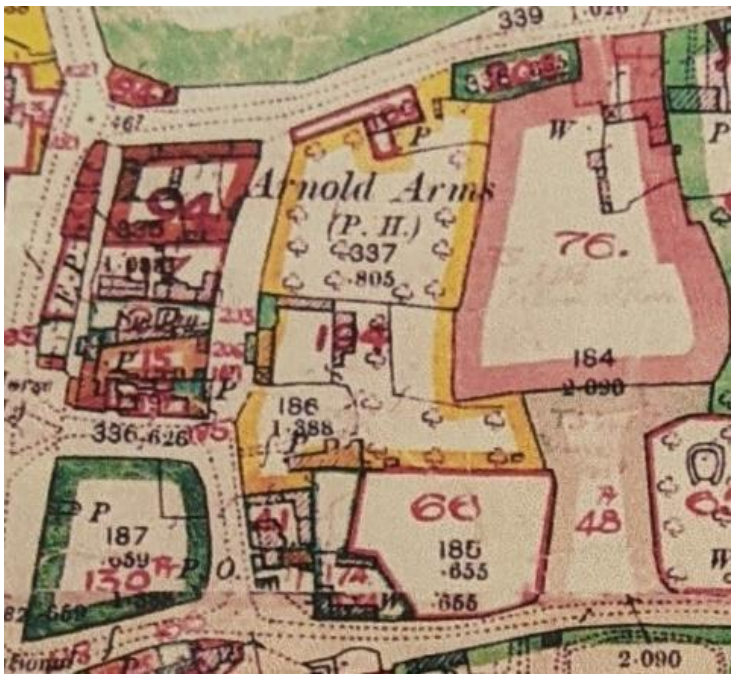
[4] For information about the Elkington family, see *The Elkington Family of Barby* at www.barbylhg.org.uk/LocalTopics

[5] BLHG, Deeds of *4 Almond Close*

In the Valuation Survey of 1910 the house was described thus:

> House, outbuildings and orchard owned by Thomas Pittom of Ashley House, but empty.
>
> House brick, stucco, stone; small entrance hall (tiled passage), ceiling rather low; small room with small cupboard, sitting room with French windows, small parlour, kitchen, (tiled floor), larder (good), small dairy, leanto scullery and wash house, 4 bedrooms, bathroom and WC, cold water only
>
> Outbuildings: brick and stone covered gateway entrance, mud and stone stabling (rotten), open hovel loft over, sheepdip, stone cowhouse (10), cob and stone Bullock pen, old rickyard
>
> Orchard [6]

The site with orchard was just under 4 acres and was valued at £707; it is shown outlined in yellow on the Valuation Survey map below.



TNA, IR126/5/125

[6] TNA, IR 58/151/Sch.194



A 1920s postcard showing *Pinfold House* (on the right), viewed from *Rugby Road*

BLHG P02/087B Village Centre

Thomas Pittom married Hylda Ashby at Kilsby Independent Chapel in 1914. They and their three daughters were living at *Pinfold House* in 1921, with one servant (Dora Eaglestone, who later married George Elkington); the house comprised nine rooms.

On 18th January 1938 Thomas took out a mortgage on *Pinfold House* and adjoining land for £4800.[7]

The National Register of 1939 listed Thomas and Hylda Pittom at *Pinfold House*, together with two of their three daughters. All three daughters remained unmarried and forged careers for themselves. Thomas died in 1961, when he gained dubious fame as the first person to be killed on the M1 motorway.[8] The middle daughter, Audrey, had a bungalow built (*1 Rectory Lane*) on land her father had owned and lived there after her retirement from the Civil Service. (At the time of Enclosure this was the site of a house owned by another Thomas Pittom, brother of Audrey's great-great-great grandfather Richard Pittom (1735-1829).[9])

[7] Deeds of *4 Almond Close*

[8] M.1 FATALITY, *Rugby Advertiser*, 15 December 1961

[9] See *The Pittoms of Barby Northamptonshire* at www.barbylhg.org.uk/LocalTopics

Ordnance Survey maps of the mid-twentieth century show the growth of the main house and the disappearance of the outbuildings; the last shows the addition of a double garage to the East.



1935



1962



1970

Hylda had predeceased Thomas and the entire estate was sold at auction. In the 1962 sale documents *Pinfold House* is described as

> A most attractive Country House containing three Reception Rooms, Kitchen, Five Bedrooms, Bathroom and an extensive range of Outbuildings, Garden, Orchard and Paddock, in all about 2 acres.

The report and valuation revealed the house to be in a very poor state of repair and reports

> the house is between 150-175 years old and the main structure has external walls of 24" thick… The house is constructed of traditional materials of red brick with slated roof, and all elevations except the rear have a covering of thick Stucco with windows outlined with cement mouldings.[10]

It was sold for £4800 to a builder, Bernard Nangle.[11]

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[10] BLHG D4/95

[11] Deeds of *4 Almond Close*

Bernard Nangle lived in *Pinfold House* for some years, while building many new houses in Barby, including *Almond Close*. He built himself a new house beside the original, named that *Pinfold House* and re-named the original *Old Pinfold House*. It is suspected he did this so that he didn't need to change his address!


OLD PINFOLD HOUSE, BARBY

£54,000

Coventry Evening Telegraph, 12 July 1979

Nangle sold the house, now devoid of land and outbuildings, in 1979 to Christopher and Sybil Melchers, with a covenant that the house should not be used 'for any purpose other than that of a single private dwellinghouse in the occupation of one family'.[12]

In 1998, the house was sold to Russell and Victoria Vince, who carried out many alterations in 2010-2011. The covenant made in 1979 had caused a planning application to convert to five dwellings (DA/2006/0045) to fail in 2006.



Left: *Old Pinfold House* in 1998

BLHG P1817 Village Centre

[12] BLHG D6/020





Left and above: Two Google photos taken in 2009

As part of the renovations, the double garage was demolished and turned into a self-contained two-storey annexe (FP/2010/0531). The dairy was split into two; one half became the annexe kitchen and the other half became a utility room. The neglected front gardens were replaced by a block paved driveway with two sets of wrought iron gates, one from *The Green* and one from *Almond Close*, and enough parking spaces for approximately fifteen cars. See below for photographs of the work in progress.





Above: left, BLHG P16/117; right, BLHG P16/123
Below: left, BLHG P16/122; right, BLHG P16/136



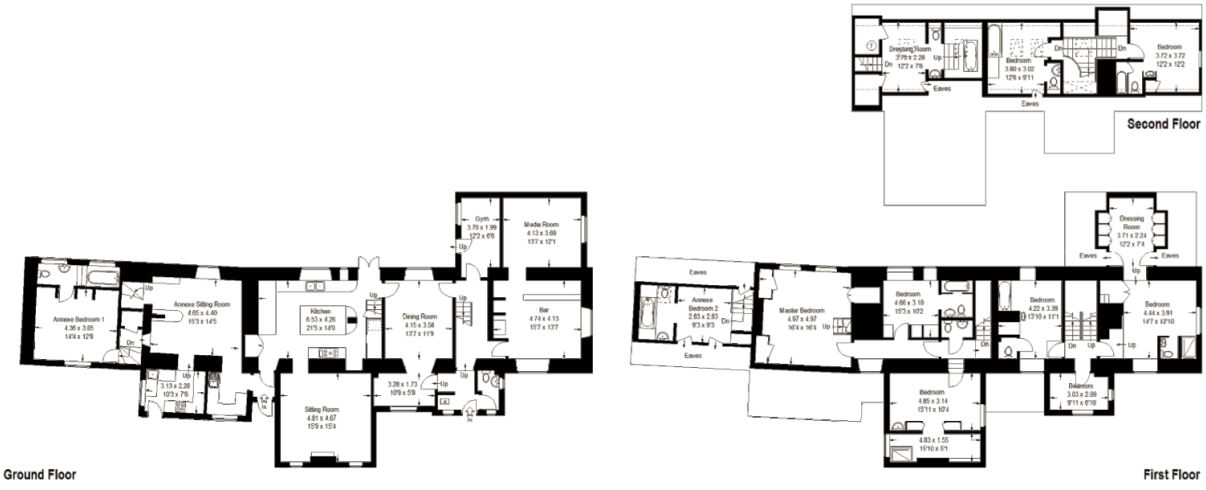




Old Pinfold House in 2011

BLHG PD2011/019

By 2014, the house had grown to EIGHT ensuite bedrooms *plus* the two-bedroomed annexe; boiler room, utility room, cloakroom, farmhouse kitchen, two sitting rooms, bar, gym, media room and dining room.



https://www.manakin.space/shoal-bay-serviced-apartments

The house was now far too big to be a single dwelling, considering that it had no land. The 1979 covenant was released by a deed dated 19th July 2016 and further covenants imposed, allowing the house to be divided into two.[13]

[13] BLHG D6/020

[14]https://wnc.planning-register.co.uk/Planning/Display/DA/2015/0008

In 2015, a retrospective planning application (DA/2015/0008) had been already submitted to divide *Old Pinfold House* into a pair of semi-detached dwellings, each with five bedrooms and five bathrooms. The building was described thus:

> Old Pinfold House is a large established dwellinghouse located within the centre of Barby village and close to the church, but largely surrounded by more modern (twentieth-century) housing development. The property displays some interesting features but has been altered over time and is not listed as being of special architectural or historic interest. The current proposal is to sub-divide the premises to form two dwellings, effectively semi-detached, each with a separate vehicular and pedestrian access from the highway (one accessed off The Green and the other via Almond Close) and with modest private gardens to the rear. There is ample land to the front (north) of the building to allow for off-road parking. A new dividing wall is indicated to the front of the building, which will not be readily visible from the public realm as it will be mostly screened by an existing front boundary wall and by existing trees to the north of the building. There will be very few external alterations to the building, which will remain as a notable building within the streetscene on a key corner within the village core.[14]

Approval was given to divide the house in two and so the eastern half, *Old Pinfold House East*, was given access from *Almond Close* and the western half, *Old Pinfold House*, was given access from *The Green*; a wall was built across the drive to separate the properties. The doorway from the western side to the original kitchen on the eastern side was sealed off and a new kitchen was fitted into the old dining room. The door at the top of the stairs was also sealed off and a new staircase was installed in the western side (this was later turned round so that it faces the front door). The outbuildings which Nangle had used as an office were turned into a house and named *Pinfold West*.



Old Pinfold House East in 2018, BLHG PD2018.001

Old Pinfold House East was sold in 2018; Old Pinfold House was sold in 2019 and again in 2022.

In the summer of 2018 renovations on Old Pinfold House East revealed the remains of a much older and smaller timber-framed house, made of stone and cob, believed to date from the early 17th century. Architectural evidence suggests that the present kitchen of Old Pinfold House East was at one time the only room in a single storey structure, with walls 2m high and 1m thick, built out of Northamptonshire stone, with cob on top and a thatched roof. A first floor was added many years later.