

LILAC COTTAGE

BARBY



BARBY LOCAL
HISTORY GROUP
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1 INTRODUCTION

Lilac Cottage lies near the centre of Barby village, on the west side of Daventry Road, between *The Laurels* to the north and *Fairholme* (formerly *Fairholme Farm*) to the south, forming a continuous line of buildings. It has been 10 Daventry Road since the village's properties were given numerical addresses in 1966. It was first referred to by its present name in 1955: until then, it was a property on Main Street (or High Street), defined by its ownership. It is not a listed building.

The property, as viewed from Daventry Road, appears to consist of three contiguous stone buildings. It is now occupied by a single family but, for more than eighty years, it was described as a collection of four dwellings, and previously two separate properties. However, the plot of land associated with it was unchanged for at least 230 years until 1977. There is a datestone set in the façade of the northernmost section of today's building which bears the date '1745' and the initials C, D and M.



The history of this plot and the houses built upon it, which is given here, has been derived principally from its deeds, loaned to Barby Local History Group by the present owners, with additional information from Barby parish records, other documents in the Group's archives and former residents.

2 DEEDS

The property's deeds contain references to transactions carried out between 1669 and 1977. They include fifty one documents, mainly conveyances and mortgages, which have been numbered individually for ease of reference, in approximately date order. Thus a reference such as Doc x refers to the deed numbered x. Despite the evidence of the loss of original deeds in a fire in 1826, the majority of the documents in the collection which predate the fire are signed and sealed as originals. The remaining documents, consisting mainly of search record requests, have not been numbered, but all have been photographed. A descriptive list of the numbered documents is given in the Appendix.

3 THE PLOT

The plot was first defined in a deed of sale dated 5 June 1745. The description formed the basis of descriptions in successive deeds for more than 120 years. The property consisted of

'all that messuage cottage or tenement with the appurts situate standing & being in Barby ... together with One Bay of Barning to the same belonging' and 'also all that plot piece or parcell of inclosed ground' now 'hedged quicked & set out containing in length 30 yards & in breadth 18 yards ... together with all & singular Houses, Outhouses Edifices buildings barns yards orchard & gardens backsides lights easements trees woods underwoods hedges Ditches Quicksetts mounds fences ways waters passages priviledges profits Commodities Emoluments hereditaments & appurtenances whatsoever'. [Doc 1]

Thus the property was essentially a house and barn lying within a fenced plot of land which contained a range of miscellaneous buildings and vegetation.

The purchaser of the property was Edward Elkington, a shoemaker, whose ancestors were already living in Barby in the seventeenth century and whose descendants later lived in *Westfield House*; he paid £48 19s.¹ The vendor was Thomas Lee the Elder, a yeoman of Kilsby. Before the sale, the house and barn had been occupied by William Mercer, whilst the land had been occupied by William Butler. None of these owners or occupiers have initials which correspond with those on the cottage's datestone. [Doc 1]

Thomas Lee had inherited the property from his 'kinsman' John Edmonds, a collar maker of Braunston, who died on 25 November 1744. Lee took possession on 25 May 1745. Edmonds had inherited the property from his uncle Richard Marriott of Thurlaston. Marriott was given the property by his father in 1689 on the occasion of his marriage to Elizabeth Bennett, but he died without heirs in 1721. He had already bequeathed the property to Edmonds, the son of his sister Rebecca, in his will of 1716. Marriott's father, a mason of Norton, had purchased 'a messuage lands and hereditaments in Barby' from George Clerke of Watford in 1669.² Thus the house of 1745 could have been built by any of these previous owners. [Docs 1 & 3]

Lee could not take possession of the plot until he had paid Edmonds' widow Emma £250, as specified in Edmonds' will of 9 October 1736. This sum reflects the fact that the plot sold to Elkington was only a part of Lee's inheritance from Edmonds, who had inherited two messuages, two closes, a yardland and a half of a quarter yardland in Barby's open fields from Marriott.³ Having sold the *Lilac Cottage* plot, Lee was left with a second messuage, a second close and farm land. [Doc 3]

It seems that this second set of a messuage and close comprised the site of what became *Fairholme Farm*. At the time of sale to Elkington, Lee owned a barn separated from Elkington's barning by 'a certain pair of couples'; the cost of maintaining this arrangement was to be shared between them.⁴ Twenty years later, Lee's son Joseph was living in the *Fairholme* farmhouse, which today bears a datestone inscribed '1768'.⁵ At the time of Enclosure, he was granted land in lieu of his yardland plus half a quarter of a yardland. [Doc 1]

4 1745 to 1803

Later references, to Elkington's living in a dwelling previously occupied by Mercer, suggest that Elkington did not demolish the cottage he bought in 1745. He might have spent time 'modernising' it, as he did not marry until August 1748. [Doc 9] He certainly carried out changes to some of the other buildings on the plot because in 1747, he sold property described as a messuage, cottage or tenement, consisting of two bays of building, with one bay of barning adjoining to the south, and to the north adjoining the dwelling house in which he lived, together with a piece of land to the west, measuring 12 yards E/W and 6 yards N/S, all formerly occupied by Joseph Bassett (who died in 1757, aged 72). This would have been the site of the southern section of today's building, bordering the *Fairholme* property. The transaction with John Wilson, a weaver of

¹ For more information about members of the Elkington family, see barbylhg.org.uk, *The Elkington Family of Barby*.

² Staffordshire Record Office (SRO), Lichfield Consistory Court (LCC), B/C/11, Will of Richard Marriott proved 13 April 1721

³ SRO, LCC, B/C/11, Will of Richard Marriott

⁴ Couples, or couplings, were wooden structures helping to separate but support adjacent buildings.

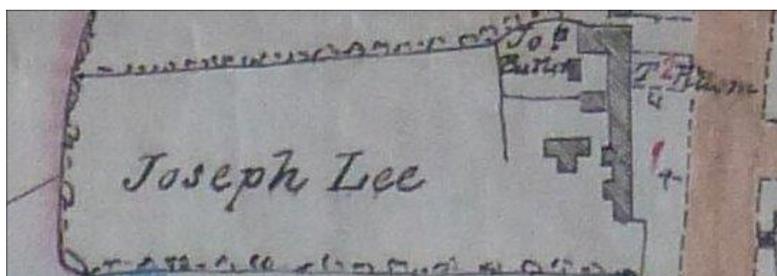
⁵ For more information about the Lee family, see barbylhg.org.uk, *Fairholme Farm*.

Barby, was agreed on 6 October 1747 and completed the next day; Wilson paid £30 10s 6d for his property. The area of the land accompanying the converted barn does not seem to have been considered a significant part of the area remaining with the main dwelling on the plot. [Docs 2 & 4]

As part of the agreement between Elkington and Wilson, they were to share the costs of digging and maintaining a well in Wilson's yard, for both to use, Elkington being responsible for creating a gateway into Wilson's yard for this purpose. In addition, Wilson was 'to wall up with stones and lime' the doorway from the remaining Elkington property into his cottage and to maintain the intervening wall, on which Elkington was allowed to place his timber and couples. Wilson was also required to create a new doorway from his cottage, giving access to 'the open and common street of Barby'. [Doc 4]

Elkington and his wife Sarah (née Clarke) lived in the (possibly improved) original cottage and took over the land occupied by William Butler (who died in December 1762, aged 59).⁶ In 1752, Elkington paid window tax on nine windows, which suggests either extremely elaborate improvements or ownership of other houses.⁷ When they sold it for £90 on 7 June 1761, the purchaser was Joseph Butlin, already the tenant of the messuage, barning and land. [Doc 6]

On 30 November 1763, Wilson mortgaged his property for £22 for a term of 1000 years with Thomas Holled, a gentleman of Lutterworth. The property was now occupied by John Middleton, Wilson having moved to 'Hill Morton'. [Doc 7] On 11 August 1773, Wilson redeemed his mortgage by selling to Thomas Pittom, a jersey comber of Barby, who paid £34 to Holled and £7 to Wilson, a total of £41, including interest paid at 5%. This property was probably for the use of Thomas' son William. [Doc 8]



This section of the Barby Enclosure Map of 1778 shows the plot owned by Joseph Lee, owner of *Fairholme Farm*, the plot occupied by Joseph Butlin in the northeastern corner, and Thomas Pittom as the owner of some part of the southern half of the buildings on Butlin's plot.

Source: Northamptonshire Record Office (NRO), Map 5082

The two properties sold by Elkington, to Butlin in 1761 and Wilson in 1747, were to be rejoined under the same ownership in 1803. Butlin had died in 1782, aged 61, leaving his property to his wife, Elizabeth, who, following several years of mortgaging and remortgaging, sold it, in partnership with her son William, on 30 September 1796, to Daniel Child, a victualler of Barby, for £85. [Docs 9-13]

5 ELIZABETH BUTLIN'S MORTGAGES

On 22 July 1785, Butlin's widow, Elizabeth (née Salsbury), arranged a mortgage of £40 for 500 years with Elizabeth Bennett, a widow of Rugby, the property being as described in 1761 when it was purchased from

⁶ Dates of births, marriages and deaths, when not recorded in the deeds, are taken from Barby parish registers.

⁷ Northamptonshire Record Office (NRO), D6330, Window Tax, 1752

Elkington ie including a plot measuring 30 yards by 18 yards, but excluding the buildings and yard sold to Wilson. Butlin was obliged to insure the property for the sum of £100. [Doc 9]

On 21 August 1790, Butlin rearranged the mortgage with Mary Burbury, a spinster of Pailton, and borrowed another £20 from her, the plot now described as being 30 yards by 80 yards 'or thereabouts'. [Doc 11]

Again, on 5 October 1793, Butlin rearranged her mortgage, this time with John Cosby of Newbold upon Avon. Again, she borrowed more money, this time only £5, making the total of her debt £65. The plot was again described as being 30 yards by 80 yards. [Doc 10]

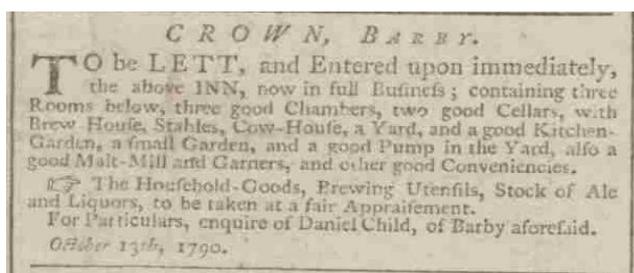
On 29 September 1796, Elizabeth and her son William arranged to sell the messuage and plot of 30 yards by 80 yards to Daniel Child and his trustee Thomas Lee (the grandson of Thomas Lee the Elder, who had owned it in 1745). Although William signed the document, Elizabeth made her mark. The transaction was completed the following day, with the sale for £85 to Child. [Docs 12 & 13]

6 DANIEL CHILD

Child then purchased Wilson's former property, still owned by Pittom, on 20 April 1803 for £48; Pittom was now a woolcomber living in Bedworth. Thomas Pittom the Younger, grazier, acted as trustee for Child. There is no indication of who was actually living in the premises at the time of sale.⁸ [Doc 15]

Daniel Child was born about 1750, but does not appear in the Barby parish registers until the baptism of a son in 1775. In 1777 he was included in the parish militia list as being between the ages of 18 and 45.⁹ In 1778, at the time of the enclosure of Barby's open fields, he was living in Town Street (now called Kilsby Road). He was one of those village residents who purchased verges, lying between their properties and the highway, from Arnold, the lord of the manor; he paid 14s 9d for

7 perches.¹⁰ He was the landlord of *The Crown Inn*, the venue for meetings of the Enclosure commissioners.



Source: *Northampton Mercury*, 16 October 1790



This section of the Enclosure Map shows D Child living in Town Street.

Source: NRO, Map 5082

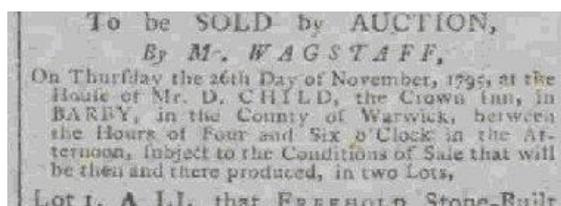
His wife Elizabeth died in 1785, aged 35, having borne at least seven children. In 1790, Child tried unsuccessfully to sell his 'full business'.

⁸ For more information about the members of the Pittom family, see barbylhg.org.uk, *The Pittoms of Barby, Northamptonshire*

⁹ *Northamptonshire Militia Lists 1777*, ed by Victor Hatley, Northamptonshire Record Society 25 (1973)

¹⁰ NRO, 24P/211

In 1793, he had married for a second time. He married Mary Dunn. The couple's initials comprise the set seen today on the datestone of *Lilac Cottage*.



Source: *Northampton Mercury*, 14 November 1795

By 1798, Child owned Wilson's land and was a tenant of the Rector: previously he had been a tenant of John Clarke.¹¹ He was already setting himself up in a new life as a farmer when he purchased Pittom's plot.

7 1803 to 1884

On 25 March 1805, Child mortgaged his two properties for £100 with Richard Pittom, brother of Thomas the Elder, and was obliged to insure the properties for £100. Child did not sign, but made his mark. Thomas Pittom the Younger, son of Richard, acted as trustee in the mortgaging of Thomas Pittom the Elder's former property, whilst Thomas Lee acted similarly for the Butlin property. [Doc 14]

Child owned other property in the parish, amounting to at least 36 acres in 1814. This land consisted of two messuages, two gardens, 8 acres of land, 8 acres of meadow and 20 acres of pasture. In 1819 he was described as a farmer when he mortgaged part of this property, formerly part of *Barby Wood*, on 22 April, together with the *Lilac Cottage* properties. For the sum of £1000 at 5% interest, Child mortgaged his properties with Robert Russell of Camberwell, esquire, and the Rev John Birdsall of Cheltenham. He was obliged to take out insurance for £200. [Docs 16 & 17]

On 31 December 1823, Child took out a new mortgage, with Rebecca Gammage, a spinster of Daventry, for £100. He had redeemed his mortgage with Russell and Birdsall by selling his *Barby Wood* property to Thomas Lord of Kilsby. [Docs 18 & 19]

On 17 December 1823, William Ferdinand Wratislaw of Rugby, gentleman, assisted by William Francis Patterson of Leamington Priors, gentleman, had inspected ten pages of documents which they believed to be true abstracts of Daniel Child's title to property in Barby, the original deeds all properly complete and stamped. In addition, Patterson had drawn up an abstract, of three pages, of a title deed for property in Barby which Thomas Lord later purchased from Child, and for which he had secured a mortgage of £500 for 1000 years with Russell and Birdsall on 17 December 1823. In January 1824, Patterson took all the original documents to Russell at Old South Sea House, Old Broad Street, London, put them in a tin box with brass handles and ornaments (said to be fireproof), bought from Mr Milner of Sheffield, and left them with John Ferguson Saunders, a merchant with whom Russell carried out his commercial business, at his counting house. Patterson kept the abstracts in his office at Leamington Priors. [Doc 20]

Wratislaw and Patterson swore affidavits confirming their actions regarding these documents on 30 November 1827 and 3 December 1827 respectively. On 24 December 1827, Russell swore an affidavit to say that he kept the key of the tin box in his house in Dalston, and saw the box in the counting house on 29 March 1826.

¹¹ The National Archives, IR23/63/64 ff136-7; NRO, YZ 6423

Henry Burgh of Leadenhall Street, City of London, clerk to Saunders, also swore that, on 30 March 1826, a fire broke out at three o'clock in the morning in the counting house; all that was left of the tin boxes were some handles and ornaments made of brass and a padlock; Russell's key fitted the padlock. [Doc 20]

However, the existing documents purporting to be deeds of *Lilac Cottage* appear to be genuine, rather than abstracts of the originals, although none of them record the sale to Thomas Lord.

Daniel Child died in September 1829, aged 78. On 26 August 1830, his widow, Mary, mother of eight of his children, together with her nephew Henry Fleckno of Braunston, grazier, a devisee in trust with Mary of her husband's will, set about selling her property. This time the property was described as including a piece of land measuring 30 yards E/W by 18 yards N/S, rather than 80 yards N/S. Mary prepared to sell to Richard Lee, the great grandson of Thomas Lee, owner of the property in 1745. Thus, Mary Child and her nephew sold the property to Lee, the following day, for £130, being £125 for the mortgager, Rebecca Gammage, and £5 for themselves. [Docs 22 & 23] Intriguingly, Richard's father Thomas, in his will proved in 1835, left the same property to Richard; perhaps he had loaned Richard the money to buy the property and was writing off the debt.¹²

Richard Lee died in February 1850. In his will he appointed his brother Thomas Lee of Welton and brother-in-law Edward Howard of Coventry as executors, instructing them to sell his property as soon as feasible after his death. This they attempted to do, in September 1850, to no avail. After Howard died in 1861, Lee again put the property up for public auction at *The Crown Inn*. However, on neither occasion was any 'adequate bidding' made. Lee, therefore, made a private agreement to sell to Sarah Lee, widow of Richard, for the sum of £160, being 'the most money that can reasonably be obtained' for the properties. The properties were described as Child's House and Cottages; the first being the messuage with one bay of barning formerly occupied by William Butler, then Daniel Child; the three cottages being formerly known as two bays of building, with one bay of barning to the south and adjoining to the north a dwellinghouse in which Edward Elkington formerly lived; all together with land measuring 12 yards by 6 yards and 30 yards by 18 yards. The cottages were now occupied by Widow Murton, Foster and Josiah Coleman; the house by Richard Roberts. The sale took place on 23 December 1867. [Docs 24 & 26]

In 1882, when Sarah Lee made her will, she was living at *Barby Wood*. She left her estate to her daughters Sarah Frances Henry, wife of Edward Lawrence Henry, and Letitia Cave, wife of John Cave, as tenants in common. The sole executor was John Cave, her son-in-law. She died on 20 July 1882 and probate was granted in January 1883. [Docs 25 & 26]

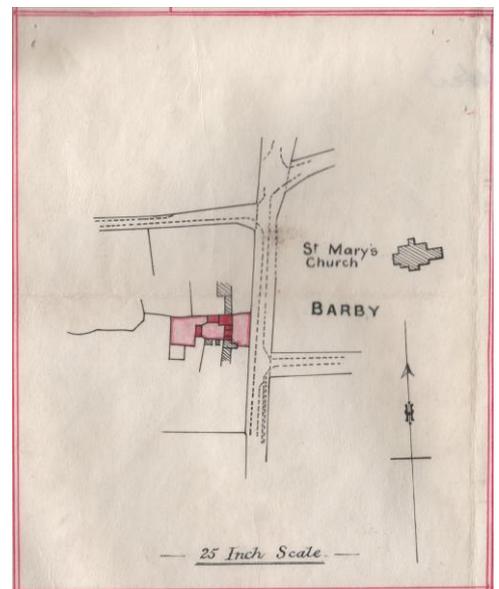
An abstract of title compiled for Sarah Lee's inheritors in 1884 was the last of the deeds to refer, in the description of the property, to Edward Elkington, who had died 120 years previously. [Doc 26]

¹² NRO, Will of Thomas Lee, proved 19 September 1835

When Sarah Lee’s daughters, together with their husbands, sold her property in 1884, the Henrys were living in Lewisham, where Edward was a ‘chemist and druggist’. The Caves had been living at *Barby Wood*, but were now living in Church Lawford, where John was a farmer and grazier. Before signing the transfer document, each of the women was interviewed by a ‘perpetual commissioner for taking acknowledgement of deeds by married Women’. They sold on 29 April to another Barby farmer and grazier, George Eagles, for the sum of £135, to be equally divided between the two couples. The tenants of the cottages were now Thomas Watts, Daniel Boffin and one unknown; Richard Roberts was still resident in Child’s House. The property description did not include measurements of the land. [Doc 27]

When George Eagles made his will on 23 October 1886, he was described as being late of Little Lawford, but now of Barby. Besides his Barby property, he owned a messuage orchard and premises in Welton occupied by Thomas Frost together with a close of land in Welton called Jackson’s Close. He bequeathed his property to his wife Ellen, who was then to pass it on to their daughter Mary Tryphena (later Mary Barford) and to any potential grandchildren. He was keen that the properties should be kept in ‘tenantable repair’ and be insured against loss due to fire. Although Eagles died the following year, his wife retained possession of the Barby property until 1905. In the 1901 census, the cottages were referred to as Eagles Cottages; the tenants were Joshua Coleman, Ann Watts and Herbert Roberts. In 1891, Ann Watts was already a tenant, with her husband and two children; the other cottages were unoccupied that year. [Docs 28 & 29]

On 17 May 1905, Ellen, in agreement with her daughter Mary, sold her four cottages to Paul Edgar Tichbone Hibbert of Ashby St Ledgers, Esquire, for £150. The tenants were now Herbert Roberts, in the house, and Middleton, Ann Watts and Rebecca Foster in the three cottages. Unlike any previous conveyance documents, this one contained a plan showing the extent of the property for sale, a plan used in several subsequent documents. Thus the four cottages joined the Ashby St Ledgers Estate, centred on Ashby St Ledgers Lodge. [Doc 29]



LOT 20
Coloured PINK on Plan

FOUR CAPITAL COTTAGES

situated in the Main Street of Barby, substantially built of stone, and well roofed with galvanised iron.

The one adjoining Lot 18 contains:—Living Room, Parlour, Kitchen, Three Bedrooms, and Attic, with Back Garden, planted with Fruit Trees, and Outoffices, as well as Front Garden.

The other Three each contain a Living Room and One Bedroom, and Outoffices. There is a pleasant Garden in front of each.

	Annual Rental
	£ s. d.
The largest Cottage is let to Mr. Owen on a Quarterly Tenancy at	16 16 0
Two of the others are let to Miss Curtis on a Weekly Tenancy at	6 10 0
The other one is let to Miss Oliver on a Weekly Tenancy at	3 5 0
	£26 11 0

Tithe, commuted value, 1s. 4d.; Land Tax, 17s. 1d.

SCHEDULE OF LOT 20.

No. on Plan	Description	A. R. P.
Pt. 166	Cottages and Gardens	0 1 5

24

The whole Estate was put up for sale by auction on 25 September 1919. It was described as a ‘Freehold Residential, Agricultural and Sporting Estate’, amounting to about 1698 acres. The four Barby cottages formed the final lot, number 20. It was by far the smallest. It raises the question: why did Hibbert buy

the four cottages? The answer must lie in its position: it was adjacent to Lot 18, the only other Estate property in the village of Barby, known now as *The Laurels*. This was described as a 'Feeding Farm' of 182 acres 2 roods 5 perches, whereas Lot 20 consisted of 1 rood 5 perches only. Perhaps the four cottages were meant to provide accommodation for some of the labourers needed to work on the farm. [Doc 30]

This suggestion is supported by the fact that, at the time of the sale, the largest cottage was being let at 16 guineas a year to Herbert (sic) Owen, the tenant of Lot 18, the farm being let at 230 guineas. Two of the other cottages were let to Miss Curtis, whilst Miss Oliver held the fourth. The lot was entitled 'FOUR CAPITAL COTTAGES situated in the Main Street of Barby, substantially built of stone, and well roofed with galvanised iron'. [Doc 30]

The cottages were sold to Mr Charles Oswald Checkley of Charwelton Hill. They had been part of the property mortgaged by Hibbert with Walter Arthur Selby of Bridleston Hall, Northumberland, Lt Cdr in HM Royal Navy, for £10000 in 1916. This mortgage was not redeemed until 16 December 1919; hence the sale of the cottages to Checkley took place on 17 December, for the sum of £250. [Docs 30, 31 & 32]

Checkley held the cottages for 30 years until he sold them in 1949. He was now a retired farmer, living at *The Hut*, Staverton, whilst the cottages were now occupied by Messrs Flavell and Pearce and Miss Darby. He sold on 6 September to Frank Charles Banyard Smith, an engineer of Towcester, for £800. This sum suggests that Checkley had improved the properties. However, the properties were to be subjected to further improvement over the next twenty years. [Doc 33]

The day after his purchase, Smith mortgaged his new property with the Rugby Provident Permanent Benefit Building Society for £500, with surety provided by Reginald Alexander Ashby of Towcester. Three months later, on 17 December 1949, he took out a second mortgage of £150 with the same Society. Both mortgages were at the rate of 5% and were paid off on 9 September 1955. The following day, Smith took out a new mortgage with the Rugby Building Society for £750 at 5% interest. The property was now described as *Lilac Cottage*, a conversion of the property purchased on 6 September 1949. [Docs 33- 37]

During this period, Smith made alterations to the cottages, with planning permission granted on 25 February 1954. Details are not available, other than that a new entrance with gates was required to be 12 feet from the highway. An application for an improvement grant was made later that year, with the grant of £395 being paid in November 1955. Conditions attached to the grant were: that an appropriate proportion of it should be repaid if the property was no longer let to a tenant; and that the rent for the cottage, which was dependent on the value of Smith's contribution to the improvements, should be no more than 17s 10d per week. The most recent tenant, Mrs Napier, had been paying 5s 6d per week, so the alterations were quite substantial. [Doc 51]

Smith took out a further mortgage, for £500, on 24 August 1960. Both this and the mortgage taken out on 10 September 1955 were paid off on 21 July 1964. [Docs 37 & 38]

Smith's son, David, has given Barby Local History Group an account of his Barby days. He moved into *Lilac Cottage* in 1950, after completing his school year in Towcester; his parents and siblings had moved in late in 1949. David reports that the property was bought at auction; the house needed substantial work before the family could move in: like many village properties it had been condemned as unfit for human habitation. His father set to work with some friends and installed an indoor water tap and a back boiler; there was a large bread oven beside the front door, but also brambles growing in the kitchen. David and his siblings all experienced strange events involving doors slamming in the night, scared cats and ghosts seen and felt - not only human ones, but also a noisy horse and cart. The house was haunted.

The three cottages were occupied by Henry Flavel, Jess & Ann (known as Dot) Pearce and Miss Darby, a 'character' who was generally watched over by Joan Middleton. Each cottage had a chimney and an outhouse containing a bucket toilet and coalstore; the tenants shared a water tap outside Flavel's cottage, where Jess was often to be seen washing himself. Before Smith installed the indoor tap, the residents of the house were obliged to use this same tap, the indoor wells having been covered over. The buckets created fertile soil which produced wonderful plums. During the major reconstruction which took place in 1955, the three cottages were demolished, being replaced by a garage and workshop and a space where Flavel's cottage had been, giving access to the back yard secured by gates. The Flavels and Pearces were rehoused in newly-built council houses, but David does not recall where Miss Darby was rehoused.

Part of the reconstruction of the house involved stripping off the roof, which had consisted of a wooden framework over thatch, supporting thick corrugated iron. It was thus steeply sloped and was able to accommodate a third storey. Mr Smith was tall, over 6' in height, so he increased the height of the groundfloor rooms by digging downwards, discovering no foundations but a covered well. A bay window was added to the front elevation. The building work was carried out by Bill Cockerill, some of whose family can be seen in the photo of the building site.

Mr Smith replaced the front garden hedge with a stone wall, designing gates which the village blacksmith, Tom Mason, made.



The mortgage taken out in 1960 was for investment in the vending machine business which Mr Smith had set up with a pair of friends from Kilsby. When he redeemed this mortgage, he was disappointed to be told by his building society that the large parcel of deeds which he had seen in 1949 had been disposed of, because they were no longer necessary; he remembered the oldest of these as being the permission granted by the Bishop of Peterborough for the building of a house, which cost £38.



Photos of *Lilac Cottage* taken
in 1955 (above)
and
in 1957 (left)
Courtesy of David Smith

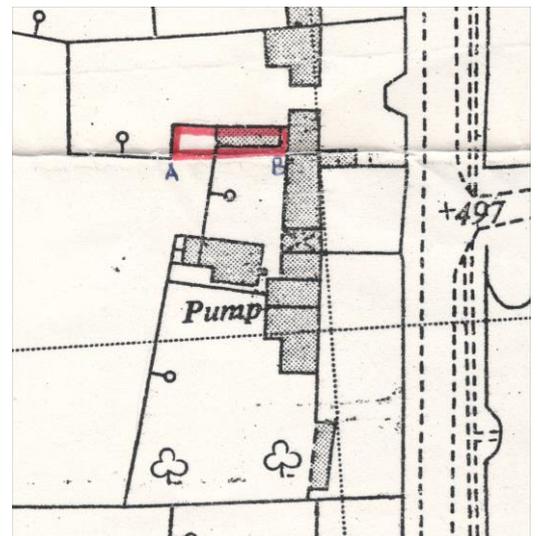
10 1964 to 1977

On 22 July 1964, Smith sold *Lilac Cottage* to Anthony Truman Morgan, a company representative, and his wife Elizabeth Carole Morgan, both of Flat 79, Kenilworth Court, Leamington Road, Coventry, for £4200, another reflection of the value of the conversion of the properties he had bought in 1949. [Doc 39]

The Morgans mortgaged their property the same day, for £3700, with the Rugby Building Society and took out an additional mortgage on 8 March 1965 for £460. They made further alterations to the property before both mortgages were redeemed on 30 June 1967, when they sold *Lilac Cottage* to Brian Ernest Glennie Norrie, a systems manager of 219 Waterhouse Moor, Harlow, for £8250. [Docs 41, 43 & 50]

The property was again mortgaged with the Rugby Building Society on 30 June 1967 for £4750. Twelve months later, on 29 June 1968, Norrie sold the property for £8500 to Geoffrey Howard Walter, a chartered engineer, and his wife Frances Mary Hilda Walter, both of 29 Watford Road, Crick. [Docs 44 & 46]

Mr & Mrs Walter took out a mortgage with the Rugby & Warwick Building Society for £6000 on 29 June 1968 at 7¹/₈%; and a further mortgage, for £250 at the same rate, on 13 July 1972. Both these were redeemed on 17 April 1983. [Docs 47 & 48]



In 1977, the owner of *Fairholme Farm*, Alexander Ripplingham, decided to sell his property in parts. He sold to the Walters a small 'piece or parcel of land' adjacent to *Lilac Cottage*, delineated in red on an undated accompanying plan. The purchasers were required to construct a 'stock proof fence on the southern boundary' between the points marked A and B on the plan. [Doc 49]

Thus *Lilac Cottage* could be transformed into the U-shaped building that exists today.

APPENDIX

Doc 1	5 June 1745	Conveyance of a property from Thomas Lee to Edward Elkington
Doc 2	6 October 1747	Indenture between Edward Elkington and John Wilson
Doc 3	22 May 1745	Attested copy of the discharge given by Mrs Edmonds to Mr Lee
Doc 4	7 October 1747	Counterpart of a release of a messuage, a bay of barning and a plot or piece of ground in Barby Mr Edwd Elkington to Mr John Wilson
Doc 5	1762	Harris Northton Clay & Cartwright Elkington
Doc 6	10 June 1761	Feoffment Mr Elkington to Mr Butlin
Doc 7	30 November 1763	Mortgage Mr Wilson to Mr Holled
Doc 8	11 August 1773	Feoffment and Mr Holled's assignment of a term of 1000 years to Wm Pittom in trust attend the inheritance Mr John Wilson to Mr Thomas Pittom
Doc 9	22 July 1785	A mortgage of premises at Barby; Mrs Butlin to Mrs Bennett £40
Doc 10	5 October 1793	Assignment of a mortgage for servicing sixty five pounds & interest Mrs Mary Burbury by direction of Mrs Butlin to Mr John Cosby
Doc 11	21 August 1790	Assignment of mortgage with further charge upon premises at Barby Mrs Bennett by direction of Mrs Butlin to Mrs Mary Burbury £60
Doc 12	29 September 1796	Lease for a year Mrs Eliz Butlin and Mr William Butlin to Mr Daniel Child and trustee
Doc 13	30 September 1796	Conveyance of a house and piece of ground in Barby with assignment of a mortgage term in trust to attend the inheritance £85 Mrs Elizabeth Butlin and Mr William Butlin to Mr Daniel Child and trustee
Doc 14	25 March 1805	Mortgage for securing £100 and lawful interest on several premises at Barby Mr Daniel Child and trustees to Mr Richard Pittom
Doc 15	20 April 1803	Feoffment of a messuage cottage or tenement and buildings and plot piece or parcel of ground at Barby Mr Thomas Pittom to Mr Daniel Child and his trustee
Doc 16	1814	Northton, Hall & Child
Doc 17	22 April 1819	Copy of attested copy of mortgage from Mr Daniel Child and others to Robert Russell esquire and the Revd John Birdsall for securing £1000 & interest
Doc 18	30 December 1823	Lease for a year Mr Daniel Child & others to Trustees
Doc 19	31 December 1823	Release in trust to sell of premises in Barby for securing £100 and interest to Miss Rebecca Gammage; Mr Daniel Child & others to Trustees

Doc 20	1827	Child's title	Affidavit of destruction of deeds by fire
Doc 21	11 May 1830	Administration to Wm Clarke	
Doc 22	26 August 1830	Lease for year	Mrs Child & others to Mr Richard Lee & trustee
Doc 23	27 August 1830	Release of two messuages and premises in Barby Assignment of two terms of years therein to attend Mrs Child & others to Mr Richard Lee & trustee	
Doc 24	23 December 1867	Conveyance of four messuages cottages and premises at Barby in the county of Northampton The surviving devisee in trust for sale under the will of the late Mr Richard Lee to Mrs Sarah Lee	
Doc 25	10 Jan 1883	Attested copy of Probate of the will of Sarah Lee dec	
Doc 26	1884	Abstract of the title of the devisees under the will of Mrs Sarah Lee dec to four messuages cottages or tenements and premises situate at Barby in the county of Northampton	
Doc 27	29 April 1884	Conveyance of four messuages cottages or tenements and premises situate at Barby in the county of Northampton Mr & Mrs E L Henry and Mr & Mrs J Cave to Mr George Eagles	
Doc 28	23 October 1886	Copy will of Mr George Eagles	
Doc 29	17 May 1905	Conveyance of four cottages in Barby Northamptonshire Mrs Ellen Eagles and another to PET Hibbert Esq	
Doc 30	25 September 1919	Major PET Hibbert to Mr Charles Oswald (sic) Checkley Lot 20 [Particulars in sale of Ashby St Ledgers estate]	
Doc 31	19 September 1919	Barby Cottages Lot 20 Abstract of the title of PET Hibbert Esq	
Doc 32	17 December 1919	Conveyance of a messuage or dwellinghouse and three cottages situate at Barby in the county of Northampton PET Hibbert Esq to Mr Chas Oswald Checkley	
Doc 33	6 September 1949	Conveyance of four cottages situate at Barby in the county of Northampton Mr Charles Oswald Checkley to Mr Frank Charles Banyard Smith	
Doc 34	7 September 1949	Mortgage of four cottages situate at Barby in the county of Northampton to secure the sum of £500 and interest [& discharge 1955] FCBS with the Rugby Provident Permanent Benefit B Soc	
Doc 35	17 December 1949	Further mortgage of four cottages situate at Barby in the county of Northampton to secure the sum of £150 and interest [& discharge 1955] FCBS with the Rugby Provident Permanent Benefit B Soc	
Doc 36	17 Decamber 1949	Abstract of title of Mr Charles Oswald Checkley to four cottages and premises situate at Barby in the county of Northampton	
Doc 37	10 September 1955	Mortgage of FCBS with the Rugby B Soc of freehold property Lilac Cottage Barby in the county of Northampton [& discharge 1964] £750	

Doc 38	24 August 1960	Further mortgage of FCBS with the Rugby B Soc of freehold property known as Lilac Cottage Barby in the county of Northampton to secure £500 and interest
Doc 39	22 July 1964	Conveyance of a freehold dwellinghouse and premises known as Lilac Cottage Barby in the county of Northampton FCB Smith Esq to Mr & Mrs AT Morgan
Doc 40	1964	Abstract of title of Mr FCB Smith relating to Lilac Cottage Barby in the county of Northampton
Doc 41	8 March 1965	Mortgage with Rugby B Soc by Anthony Truman Morgan & Elizabeth Carole Morgan of a freehold property known as Lilac Cottage Barby in the county of Northampton to secure £460 and interest
Doc 42	1967	Supplemental abstract of title of Mr & Mrs AT Morgan to premises known as Lilac Cottage Barby in the county of Northampton
Doc 43	30 June 1967	Conveyance of Lilac Cottage Barby in the county of Northampton Mr & Mrs AT Morgan to BEG Norrie Esq
Doc 44	30 June 1967	Mortgage with Rugby B Soc by BEG Norrie Esq of a freehold property known as Lilac Cottage Barby in the county of Northampton to secure £4750 and interest [& discharge 1968]
Doc 45	1968	Supplemental abstract of title of Mr Brian Ernest Glennie Norrie to Lilac Cottage Barby in the county of Northampton
Doc 46	29 June 1968	Conveyance of Lilac Cottage Barby in the county of Northampton BEG Norrie Esq to Mr & Mrs GH Walter
Doc 47	29 June 1968	Mortgage with Rugby & Warwick B Soc by Mr GH Walter & Mrs FMH Walter of Lilac Cottage 10 Daventry Road Barby to secure the sum of £6000 [& discharge 1983]
Doc 48	13 July 1972	Further mortgage to Rugby & Warwick B Soc by Mr & Mrs GH Walter of Lilac Cottage 10 Daventry Road Barby in the county of Northampton to secure the sum of £250 [& discharge 1983]
Doc 49	23 May 1977	Conveyance of a small piece of land formerly forming part of Fairholme Farm Barby in the county of Northampton AC Ripplingham Esq to Mr & Mrs GH Walter
Doc 50	22 July 1964	Mortgage with Rugby Building Society by Anthony Truman Morgan et Uxor of freehold property known as Lilac Cottage Barby in the County of Northampton to secure £3700 and interest [& redemption 8 March 1965]
Doc 51	1954 & 1955	Correspondence with Daventry Rural District Council re development of cottages and improvement grant