

# YORK COTTAGE

## BARBY

### Owners and Tenants



BARBY LOCAL  
HISTORY GROUP  
JULY  
2020



## INTRODUCTION

York Cottage faces East on Rugby Road. It lies between Westfield House and The Firs (also known as Fir Tree House), opposite The Green.

This brief overview of the ownership and occupation of York Cottage is based mainly on the Deeds of the Cottage, which consist of 22 (mostly numbered) sets of documents. They are listed in an appendix and referenced in footnotes by their numbers.

Other sources include:

Barby Parish Registers, held at Northamptonshire County Record Office (NRO);

national censuses from 1841 to 1911 inclusive, available at NRO and online; and

documents held in The National Archives (TNA).

Copies of most of the data and documents are held by Barby Local History Group (Barby LHG).

Photographs are also from Barby LHG archives.

None of the register and census data has been referenced in footnotes.



Left to right: Westfield House, York Cottage, Fir Tree House, Ivy House Farm  
In the early 1960s

Cover photo taken in 2012

## OWNERS & TENANTS

The earliest known occupant of the site of York Cottage was **GILES KILWORTH**, who was in residence when the Enclosure map of 1778 was drawn up. The map shows Giles owned the cottage and Fir Tree House. He was allocated about 15 acres: the paddock behind the two houses, together with the L-shaped field beyond which retains its shape to this day. He is recorded in 1777 as having been paid for land acquired by the Oxford Canal Company, which implies his original holdings included land at Onley. He still owned land in 1798.<sup>1</sup>

Giles first appears in Barby registers as the husband of Judith and father of Ann (born 1759), Elizabeth (born 1762) and Mary (born 1765). The three daughters married, in order of age, into the Clarke, Hall and Harris families in 1786, 1791, 1793 respectively. Judith died in 1800, aged 64; Giles survived her, until 1805.

In his will, Giles left his 'messuage wherein I dwell at Barby with garden, orchard, homestead' etc to his daughter **ELIZABETH HALL**. The will also refers to granddaughters Ann Kilworth (which suggests he had a son) and Elizabeth Hall.<sup>2</sup>

By 1840, when the Oakley survey of property ownership was carried out, both the Cottage and Fir Tree House were owned by **MARMADUKE DUFFKIN**. The tenant, **WILLIAM BUTLER**, farmed 54 acres: 28 acres owned by Duffkin, 18 acres owned by William Richardson (which included land at Brackendale House in Kilsby Road) and 8 acres at Crow Furlong, belonging to Barby Friendly Society.

Duffkin (1807-1869) was born and died in Leicester. At the 1861 census he had been described as an unmarried 'gentleman', living with his sister Elizabeth and her family in Leicestershire. He was previously recorded as living with his mother Mary (in 1841), also in Leicestershire; but in 1851 he was a 'proprietor of houses' in Lincolnshire. It would appear that he had either sold or passed on his property before his death, since his effects were valued at less than £20 in 1869.

**RICHARD PITTOM** (1798-1869), Farmer & Grazier, owned York Cottage when he made his will on 24 July 1869. He was also the owner of the original Westfield House, Fir Tree House, Holme Farm (where he lived), and 280 acres of farmland, some of which was in Kilsby. He died on 4 October 1869.<sup>3</sup>

Pittom had purchased some of his land from **JEREMIAH DUFFKIN**, Marmaduke's father, and his trustees. Since one of Jeremiah's children was baptised at St Andrew's, Rugby, in 1806, it is possible that he purchased York Cottage from Elizabeth Hall in that year. When he died in 1824, he described himself as 'of Barby' although he was living in Leamington at the time. His property was not clearly defined but probably included Fir Tree House and York Cottage, because, by the terms of the will, his

---

<sup>1</sup> NRO, 24P/211 and Map 5082; TNA, RAIL 855/157; TNA, IR 23/63

<sup>2</sup> TNA, PROB 11/1428

<sup>3</sup> NRO, Will of Richard Pittom, proved 4 April 1870

son was to have priority as purchaser of any of his property. Butler was described as Jeremiah's 'faithful servant'; he was left £50, consisting of a gift of £10 and a release of a debt of £40.<sup>4</sup> It would seem that Pittom acquired the pair of houses between 1840 and 1869, possibly buying York Cottage when Butler died in 1849.

In 1869, York Cottage was bequeathed, together with Fir Tree House, Holme Farm and 116 acres, to Richard Pittom's nephew **RICHARD PITTOM** (1842-1918), the younger son of his late brother John Pittom (1775-1843). The property was described as 'a Cottage & Butchers Shop with the yard garden & appurts'.<sup>5</sup>

Richard (the nephew) married Helen Clarke at the Parish Church in Leamington Spa (then known as Leamington Priors) on 3 March 1864. Their three children, all born in Barby, were: Richard, born on 16 July 1865; Sarah Helen, born on 19 January 1868; and William Clarke, born on 17 December 1876, who died at one day old.<sup>6</sup>

Subsequently the father became known as **RICHARD PITTOM the Elder**, whilst the son became **RICHARD PITTOM the Younger**.<sup>7</sup>

The Pittom family did not live in York Cottage during the Nineteenth Century. Their tenants were **JOHN WARREN**, then **JAMES FROST**, then **GEORGE HOPKINS**.<sup>8</sup>

John Warren was a butcher, whose son Charles was listed as a butcher at the 1891 census.



Above: George Hopkins and his wife Sarah (née Roddis) with their children (from left to right) Frank, Lottie, Walter George, Harriet and Emily photographed in the 1880s

Photo courtesy of Louise Haywood, great-great granddaughter of George

---

<sup>4</sup> TNA, PROB 11/1691

<sup>5</sup> The elder son was John Richard Pittom (1840-1892), mentioned in Docs 2 and 4; Will of Richard Pittom

<sup>6</sup> Doc 3, p 3

<sup>7</sup> Doc 2, p 2

<sup>8</sup> Will of Richard Pittom

George Hopkins was a wheelwright /carpenter who set up a building firm. His son Walter took over the business after his father's death in 1901, and, at the census of that year, Walter and his family were living at The Firs, whilst York Cottage was occupied by the **SARGENT** family of Joseph and Maria, with their four sons James, Arthur, Herbert and Albert, none of whom was a butcher.



As early as 1877 the property was mortgaged, firstly by Richard the Elder to Thomas Pittom (17 February 1876), then to William Ferdinand Wratlaw (16 July 1877) and then by both Richards to John Smith Savage (14 March 1887, 30 January 1888, 10 August 1888). Following Savage's death in 1898 and that of his wife in 1900, further mortgaging took place between the Savages' son and John Warner Crofts and Eleanor Jenaway.<sup>9</sup>

Richard the Elder died a widower on 13 September 1918. His wife Helen had died at Leamington on 13 March 1901. He was said to have remarried in America at an unspecified place and time, but there were no children of this marriage. However, the 1911 census records Richard and his wife Elizabeth as having been married eight years; her birthplace was given as 'The Manor Lee Kent' and they were both aged '67'. Elizabeth died on 2 April 1917.<sup>10</sup> Although both Richard and Elizabeth were said to have died in Rugby, Richard's address being given as 'The Institution, Rugby', they were both buried in Barby. They were living in Barby in 1911 and had occupied York Cottage 'for some years' before 1919.<sup>11</sup>

The 1910 Valuation Survey (carried out in 1914 as a potential tax basis) lists Richard Pittom as the owner, both of The Firs, occupied by W J Bayes, and 'New York Cottage', where he lived. The cottage is described as three up, three down, hovel, stable & traphouse, but building materials are not given.<sup>12</sup>

By the time of Richard's death, his daughter Sarah had already died. She had married George Charles Clarke on 23 June 1891 at St Luke's Church in Cork, Ireland, but died at 22 Ludlow Road, Saltley, on 6 April 1911.<sup>13</sup> At the 1911 census, taken just before her death, George and Sarah were living with

---

<sup>9</sup> Doc 2, pp 2-6

<sup>10</sup> Doc 3, p 3

<sup>11</sup> Doc 4, p 9

<sup>12</sup> TNA, IR58/59150-52, IR126/5/125 & IR126/5/191

<sup>13</sup> Doc 1, p 1

three children (all under seven years of age); the older two had been born in India, the third in Hereford. George was a timekeeper, born in Saltley.

According to the terms of the will of 1869, in 1918 York Cottage, 'a freehold Cottage with garden and outhouses', was to be divided equally between Richard the Younger and Sarah. Sarah's estate was in the hands of Kate Collins, who was of Ladbrooke, New Street, Kenilworth when she was appointed the executor of Sarah's will made on 5 December 1902 in Mullingar, Ireland.<sup>14</sup>

At the time of the first mortgage to Savage, in 1887, Richard the Younger's occupation was given as a butcher of Leamington Priors. In 1904 he was a labourer of Southam, more specifically, in 1919, of Appendix Street, Southam.<sup>15</sup> He was listed at Appendix Street in 1901 as a 'stone quarryman', with his wife Emma and sons Richard, Thomas and Ernest. He died in Southam in 1948.

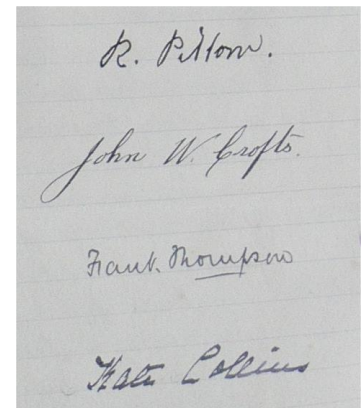
The property was still mortgaged when it was put up for sale in 1919, Richard Pittom sharing his half with Crofts (a farmer of Kilsby, still owed £550) and Frank Thompson (of Rugby solicitors Wratlaw & Thompson, still owed £250). Kate Collins was then living at Abbeyfield, 44 Kenilworth Road, Leamington.<sup>16</sup>

The 'cottage and premises with the garden in front and the yard and outbuildings (one of which was formerly a Butchers Shop) thereto at the rear with the appurtenances thereto belonging' was sold for £270 on 12 September to **SIDNEY THOMAS PIT TOM**, Farmer & Grazier.<sup>17</sup>

Sidney Pittom was the son of William Pratt Pittom, another nephew of Richard Pittom (1798-1869). He lived in Westfield House, next door to York Cottage. He and his sisters had inherited Westfield House from their father, who had in turn inherited the site from Richard Pittom in 1869.<sup>18</sup> He was known as Sid Pittom.

Six days after purchasing the cottage, Sidney Pittom took out a 20-year mortgage for £240 at 5% with The Rugby Benefit Building Society, using the cottage and Crow Furlong (an 8-acre field on Elkington Lane) as security. The mortgage was redeemed on 29 October 1930.<sup>19</sup>

The following day, Sidney Pittom and his wife Selina took out a new 20-year mortgage with the same building society (of 2 Henry Street, Rugby). This was for £650 at 5½%, to be repaid at the rate of



The signatories to the 1919 conveyance

---

<sup>14</sup> Will of Richard Pittom; Doc 1, p 1

<sup>15</sup> Doc 2, p 2; Doc 2, p 7; Doc 3, p 1

<sup>16</sup> Doc 4, p 1

<sup>17</sup> Doc 4, pp 8-9

<sup>18</sup> Will of Richard Pittom

<sup>19</sup> Doc 5, pp 1-2

£2 2s 3d each fortnight. It covered York Cottage, Crow Furlong, 16 acres on the Ridgway, and the grocer's shop on the corner of The Green (the precursor of the shop once known as the 'VG Shop').<sup>20</sup>

This second mortgage with the Rugby Society was redeemed on 18 July 1934, two days before the grocer's shop was sold to Thomas Walker, the tenant. On this day of sale, Sidney Pittom took out a new mortgage for the remaining property and land with Kitty Watkins, widow, of Seacroft Lodge, Drummond Road, Skegness for £420 at 4½%, to be repaid half-yearly. This mortgage with Kitty Watkins was redeemed on 15 October 1954 by **SIDNEY WILLIAM PITTOM**, son of Sidney Thomas, who had died in June, aged 77 years.<sup>21</sup>



Sid Pittom was a very active member of the Barby community. He was a churchwarden for 55 years and a long-standing Chairman of the Parish Council, surviving a major change of council personnel after the Second World War. At the time of his death, he was living in Northfield House, Barby, where his wife had died in 1939.

Left: SID PITTOM as a member of Barby's 1937 Coronation Committee

York Cottage had been let during his ownership. The tenant at the time of the 1930 mortgage was **GEORGE BATCHELOR**.<sup>22</sup> It was still occupied by the Batchelor family until the 1950s, with Mrs M G Batchelor being the tenant when the house was sold in 1955.<sup>23</sup> The Batchelor family moved to one of the new council houses on Daventry Road.



Right: NORAH BATCHELOR with DOROTHY BULLEN, an evacuee from London, in the garden of York Cottage, c1941

Sidney William Pittom was a farmer, living at Foxley Lodge, Towcester. He was the eldest of the three sons of Sidney and Selina. He sold the property to **HERBERT WILLIAM HENSON** of Crown House,

---

<sup>20</sup> Doc 7, pp 4-5

<sup>21</sup> Doc 7; Doc 9, pp 1-4

<sup>22</sup> Doc 7, p 4

<sup>23</sup> Doc 12, p 2

Barby, for £400 on 31 January 1955. The cottage's address was now 3 Rugby Road.<sup>24</sup> In the same year, Westfield House was sold to Herbert's brother William of Nortoft Lodge Farm.

At his death, on 24 November 1976, Herbert Henson was living in York Cottage, looked after by his daughter **GRACE GERTRUDE**, who shared the inheritance with her brother **HERBERT ARTHUR**, of 33 Kilsby Road.<sup>25</sup>



HERBERT (left) and  
GRACE (right) in  
1939  
Below: GRACE as May Queen



On 10 October 1977, Grace and Herbert sold the property to **ELSIE EMILY FRANKTON**, who lived next door at Fir Tree House. The purchase price was £10500.<sup>26</sup>

Elsie ran the village post office at Fir Tree House, whilst her husband, Bob, ran the garage and petrol station. Their son-in-law Chris Lupton worked in the garage, running the MOT business. Bob also traded in antiques, with a special interest in long-case clocks. The antiques were stored in the old village post office, which Bob bought from Bernard Nangle. After purchasing York Cottage, Bob used *that* as an antique store.

In 1988, Bob Frankton sold Fir Tree House to Kevin and Gillian Thomas.<sup>27</sup> He and Elsie moved into York Cottage and began making alterations, incorporating a lean-to at the back into the main body of the house. He had already moved the gateway on to the main road, covered over the well outside the front door, and made alterations to the common boundary of the two properties that he and his wife owned.

---

<sup>24</sup> Doc 12, p 1

<sup>25</sup> Doc 13, p 1

<sup>26</sup> Doc 14, p 1

<sup>27</sup> Doc 16, p 1



Elsie had purchased York Cottage 'with the right ... of foot barrow, and cart away with or without horses and carts over and along the roadway on the South side of the adjoining hereditaments on the North side ... for the joint use of the respective owners and occupiers for the time being ... for the purpose of access ... as the same is now used and enjoyed ... and also of drainage by any sewer or drain laid under the said roadway and across any other portion of the said adjoining hereditaments on the North'.<sup>28</sup>

When the Thomases purchased Fir Tree House, they were obliged to give Bob Frankton 'the right to enter upon the property ... upon giving seven clear days prior notice in writing (except in the case of emergency) for the purpose of carrying out maintenance work ... doing as little damage as possible and restoring the property ... as soon as possible'.<sup>29</sup> Bob had repositioned the common boundary to remove the necessity for access by foot barrow over the common driveway and had widened York Cottage's access from the main road to accommodate cars on the premises.

In 1990, Elsie took out a mortgage on York Cottage with the Woolwich Building Society for £58000. The guarantor was her son Terry, who was an accountant and had moved to Kenilworth.<sup>30</sup> In 1991, she transferred the ownership to herself and her husband **ROBERT JOHN FRANKTON**, by a deed of gift.<sup>31</sup>

Elsie and Bob sold the Cottage on 5 August 1994 and moved to Leamington. The new owners were **DEAN FRAZER WARD** and **TARA LOUISE WARD**, from Wolston, who paid £68000.<sup>32</sup> About five years later, the Wards moved to Paris with their young daughter Chloe.



Above: John Maillard in New Zealand

---

<sup>28</sup> Doc 4, p 9

<sup>29</sup> Doc 16, p 2

<sup>30</sup> Doc 19, p 2

<sup>31</sup> Doc 20, p 1

<sup>32</sup> Doc 22

The Wards were followed by **ANNIE** and **JOHN MAILLARD**, who had previously lived in Long Buckby before moving into York Cottage. Annie created a magnificent courtyard garden and they incorporated more outbuildings into the main house, before moving with their daughter Esme to New Zealand in 2002. They have increased their family and settled in Christchurch, where Annie is a psychologist, whilst John continues as a photographer.

The house was sold to **LESLIE** and **DAVID BLEZARD**, who moved in with their daughter Bianca in 2002. They stayed until 2018, when **PAM** and **JOHN KEARSLEY** became the new owners.

## **APPENDIX: YORK COTTAGE DEEDS**

The deeds of York Cottage have been collected into 21 numbered sets of documents, together with one unnumbered document. The numbers range from 1 to 27, with 8, 17, 18, 23, 24 and 25 missing. They have been numbered in chronological order.

### **DOCUMENT 1**

1918 Abstract of Title of MISS KATE COLLINS, personal rep of the late SARAH HELEN CLARKE, to one moiety of freehold cottage with garden & outhouses ie York Cottage

### **DOCUMENT 2**

1919 Abstract of Title of MR RICHARD PIT TOM (formerly the Younger) to one moiety of hereditaments inc York Cottage

### **DOCUMENT 3**

1919 Supplemental Abstract of Title to hereditaments & premises belonging to children of the late MR RICHARD PIT TOM dec, inc York Cottage

### **DOCUMENT 4**

1919 Conveyance of York Cottage from MR RICHARD PIT TOM & Others to MR S T PIT TOM

### **DOCUMENT 5**

1919 Mortgage of York Cottage & hereditaments inc Crow Furlong, from MR SIDNEY T PIT TOM to THE RUGBY BENEFIT BUILDING SOCIETY; redemption of same in 1930

### **DOCUMENT 6**

1930, 1934, 1954 Land Charges Searches obo STP, STP,?.

### **DOCUMENT 7**

1930 Mortgage of 2 messuages, a shop & land, from MR S T PIT TOM & SELINA PIT TOM to THE RUGBY BENEFIT BUILDING SOCIETY; redemption of same in 1934

### **DOCUMENT 9**

1934 Mortgage of York Cottage & land, from MR S T PIT TOM to MRS K WATKINS; redemption of same in 1954

### **DOCUMENT 10**

1955 Abstract of Title of SIDNEY THOMAS PIT TOM dec to York Cottage

### **DOCUMENT 11**

1955 Land Charges Search obo STP dec & SWP

### **DOCUMENT 12**

1955 Conveyance of York Cottage from personal reps of S T PIT TOM dec to MR H W HENSON

### **DOCUMENT 13**

1977 Abstract of Title of the personal reps of HERBERT WILLIAM HENSON to York Cottage, 3 Rugby Road

### **DOCUMENT 14**

1977 Conveyance of York Cottage from personal reps of H W HENSON dec to MRS E E FRANKTON

### **DOCUMENT 15**

1977 Land Charges Search obo HWH, HAH, GGH

### **DOCUMENT 16**

1988 Conveyance of Fir Tree House from ROBERT JOHN FRANKTON to KEVIN GRAHAM THOMAS & GILLIAN THOMAS, 2 copies

**DOCUMENT 19**

1990 Guarantee by TERENCE JOHN FRANKTON of a Mortgage of York Cottage from ELSIE EMILY FRANKTON to THE WOOLWICH EQUITABLE BUILDING SOCIETY

**DOCUMENT 20**

1991 Deed of Gift of York Cottage from ELSIE EMILY FRANKTON to ELSIE EMILY FRANKTON & ROBERT JOHN FRANKTON

**DOCUMENT 21**

1993 Abstract of Title to York Cottage, citing:  
Copies of Documents 12, 15, 14 & 20; and also  
1990 Land Charges Search obo EEF & TJF  
1990 Mortgage of York Cottage from E E FRANKTON (with TJF as Guarantor) to WOOLWICH EQUITABLE BUILDING SOCIETY; redemption thereof

Unnumbered **DOCUMENT**

1994 Declaration of Solvency by ELSIE EMILY FRANKTON

**DOCUMENT 22**

1994 Land Registry Transfer from ROBERT JOHN FRANKTON & ELSIE EMILY FRANKTON to DEAN FRAZER WARD & TARA LOUISE WARD

**DOCUMENT 26**

1994 Land Charges Search obo EEF & RJF

**DOCUMENT 27**

1994 Land Charges Search obo DFW & TLW