

## **ROSE COTTAGE GREAT FENCOTE HISTORICAL RESEARCHES**

### **GREAT FENCOTE**

The earliest mention of Great Fencote which I have been able to find is that it was a 'Berewick of Kirkby Fleetham' in 1086. (Victoria County Series)

Earliest documentary reference found is 1278 (Edward I). This is a quitclaim notified by Robert Norays of Ronewell. Edmond Torel to William Dees of Fencotes, Messuage, 2 bovates of land, 1ac. Meadow in Fencotes. In presence of Robert Noray's chaplain, Sir Roger de Loundres. Written in French with 'a fragmentary seal en queue' Signed on 'Sunday after the feast of St. Edward the King' (believed 20<sup>th</sup> March).

In 1354, 19<sup>th</sup> July, part of the Compotus of William de Redenesse clerk steward to the hospital of Sir Richard Lescrope mentions Fencote and Fleetham.

A third early reference is 1359. This refers to a set of accounts. Document not seen, but known to be on parchment.

Fencote has also been called: - Fencoates, Fencoate, Fencott, Fencotte, Fencotes, Fencoat.

With or without Great, Greate or Little, (the latter also referred to as 'South Fencote' in Victorian times).

### **ROSE COTTAGE**

Rose Cottage is believed to be the oldest house in the village of Great Fencote. In its original state, which is less than half the size of the existing house, it is a cruck house, with granite blocks forming the walls which are some 2 feet thick. It is a rare remaining example of a well-preserved and complete 'true cruck' – where each A-frame formed by two bent oaks starts more or less at ground level. ( A half cruck starts at the top of the wall and is, in effect, just a roof structure). Although there is no clue as to its age from the outside, inside there are magnificent original tudor beams, one of which is complete with 400-year-old bark. Research has shown that it would have been built somewhere between 1570 and 1670, though it has so far proved impossible to be more accurate than this. Someone has told us that at one time it was used as a bakery. We also have photographs believed to have been taken in the 60's or early 70's (?20<sup>th</sup> C) showing a central front entrance with a porch. This must have led directly into (what is now) the second bedroom. It is clearly shown on Thomas Jefferys' Map of Yorkshire, 1775. In

1811 (see details after the map) the plot is shown as being long and narrow, heading in a north-easterly direction.

Extracts from Abstracts of Title to Rose Cottage with effect from 1742. (No recorded information appears to exist before this date)

31.1.1742 in the will of Thomas Cowling, ironmonger of Richmond, the 'freehold lands closes and tenements with their appurtenances lying and being at Fencote' left to his son Henry Cowling, cheesemonger of Thames Street, London.

13.5.1775 Transfer of freehold from Henry Cowling to John Almond (joiner and carpenter) of Fencote for the 'absolute purchase of the messuage or tenement and premises thereafter mentioned (part of the premises mentioned in 1742 will) for the price of £28. The 'messuage tenement and mansion house lately inhabited by Richard Bowes and then in the occupation of John Cummins as tenant thereof and all that orchard garden or garth belonging or adjoining'. Together with all houses, all the estate and all deeds (the cottage at the time being part of a much larger estate, presumably) exception right of egress and regress way and passage by the West End of the said messuage or tenement to the parcel of land called the Croft and its garden or orchard. (Probably now Rosedene Cottage's Drive, which is STILL believed to be a right of way) recorded in the Memorial registered at Northallerton 13<sup>th</sup> May, 1775 in book Z (?) page 164 ref. 226.

9.9.1771 Will of John Almond leaving estate to wife Jane. John buried at Kirkby Church 27.5.1778

2.4.1802 Will of Jane Almond gave to son Francis all her messuages, cottages or tenements lands situated at Great Fencote.

11.2.1805 Will proved in Prerogative Court of York by Francis, John and Ann Almond (wife of John Stainthorpe) her sons and daughter.

17.5.1815 Will of Francis Almond left to his two sons William and John all lands, messuages and tenements but divided. To William the lands, messuages and tenements then in the several occupations (occupancies) of John Stainthorpe and John Anderson. To John the lands, messuages and tenements then in the several occupations of himself (Francis Almond) and Robert Watson. The occupiers should not in any way be molested or disturbed upon payment of annual rents and parochial rates for 7 years from 13.5.1815. Stainthorpe to pay £2.10s.0d pa, Anderson £2. 2s 0d pa, Robert Watson £2 + 10s for that part occupied by Francis.

30.7.1816 Francis Almond buried at Kirkby Church.

13.8.1816 Will proved in Archeaconry of Richmond in the Diocese of Chester

5.3.1860 Memorial registered at Northallerton in book J.R. page 186 no.271.

6.6.1837 Will of William Almond, joiner of Dukinfield, Stockport, Chester, leaving all his estate and effects to his wife, Nancy.

19.10.1839 Will proved in Diocese of Chester.

9.3.1855 Will of Nancy Almond bequeathing the whole of her personal property, ie 2 freehold cottages with gardens and appurtenances at Great Fencote (this is the first mention of Rose Cottage being at one time 2 cottages, assuming that Nancy did not own a further separate property. See 1946 reference also to 2 cottages – from that date the house(s) was known as Rose Cottage and still is according to the telephone and postcode directories) to her daughter Mary Taylor, wife of Henry Taylor, organist. On her death to her husband Henry Taylor.

18.3.1859 Death of Nancy Almond.

10.2.1860 Will proved in District Registry of York.

29.12.1859 Will of Henry Taylor leaves all to wife Mary.

7.7.1877 Death of Henry Taylor.

29.8.1877 Will proved.

15.3.1881 Will of Mary Taylor leaving all real and personal estate to the use of Edward Fryer (gentleman, of West Hartlepool), John Walker, farmer, of Little Fencote and Robert Atkinson, joiner, of Little Fencote.

4.8.1882 Death of Mary Taylor

17.4.1883 Will proved.

15.11.1886 Sold by Edward Fryer, John Walker and Robert Atkinson to William Walker, yeoman, of Great Fencote for £112 with a mortgage of £50 to be repaid at £3 pa. Mortgage for freehold dwelling house with garden adjoining. Plan on conveyance document.

18.11.1892 Transfer of mortgage.

28.11.1903 Conveyance between William Walker and George Henry Humphrey Darnborough of Dewsbury, York Brass Founder. House and land bought for £101.10s0d formerly occupied by Mary Taylor, then Ann Wilkinson, then Stephen Kitchen.

7.3.1907 William Walker died owing £70 + £30.

26.10.1897 Conveyance between the heirs of John Walker and Mary Darnborough (wife of George) who agreed to pay outstanding amounts in return for 'all that messuage tenement and dwellinghouse and outoffices, together with gardens behind and in front formerly in the occupation of George Stainforth, then Christopher Stainthorpe then J Beach'.

1901 Census, 3 rooms

occupied by Stephen Ritching 44 ordinary agricultural labourer, born Masham, Martha Jane 46, born Kirkby Fleetham, Stephen Wilson, 11, born Kirkby Fleetham, Reuben, 9, born Kirkby Fleetham, Harriet, 4, born Kirkby Fleetham

18.9.1921 Mary Darnborough dies intestate leaving husband and daughter Isabel Burns.

12.11.1930 Probate (should be Letters of Administration surely?) granted to husband and daughter.

18.11.1930 Registered at Northallerton in vol539 P 1088 No 361.

21.2.1938 Will of G H H Darnborough gave all property to daughter, Isabel Burns.

29.6.1940 G H H Darnborough died.

29.8.1940 Will proved.

2.10.1940 Registered at Northallerton in vol 796 P 269 no 107.

25.10.1940 Isabel to inherit 'all that messuage tenement and dwelling house and outoffices with gardens ..... formerly in the occupation of J Beach and lately in the occupation of Mr H Mitchinson and now Stephen Kitchen.

\*\*Memorandum on reverse of same document ' By a conveyance dated 29.2.1946 and made between Isabel Burns and John Harold Hobson a portion of the within mentioned garden ground (on the north west boundary thereof) was conveyed to the said John Harold Hobson in fee simple' (See

next entry. It seems that this is when part of the land was sold to Whessoe House, thereby narrowing the back garden by some 25 feet).

**\*\*28.2.1946** Conveyance between Isabel Burns and William Hylton Charlton of Great Fencote sold for £150. Map attached to conveyance.

16.7.1952 Will of William Charlton.

29.5.1964 Death of William Charlton.

13.8.1964 Probate of Will granted registered at Northallerton on 23.9.1964 in vol 1691 page 128 no 63. Leaving 'all that messe or dwellinghouse known as Rose Cottage with the outbuildings and gardens to wife Alice Mary Charlton.' Reference to maps, but not attached. Registered at Northallerton on 23.9.1964 vol 1691 pg 130 no 64.

3.6.1965 Conveyance between Alice Mary Charlton and Ernest and Isabella Lightfoot (of Romanby). Sold for £1350.

30.3.1973 Conveyance between W H Lightfoot, Clifford Ainsley Worley and Thomas Jeffrey Greenup (upon death of W H Lightfoot 14.1.1973) for price of £5000.

16.9.1996 Transfer from T J Greenup to M J and C A Mitton.

File ZBN at County Record Office

(The 'High Streete' no longer exists, though since Rose Cottage fronts on to the main road, it seems likely that it was at least included in the following).

1639 Charles 1 John Todd of Greate Fencote, Yks, yeo, to Thomas Wilson of Little Fencote for £37.10s.0d. 6 acre close called the High Streete close. (Abbrev.)

The following COULD refer to Rose Cottage, as no other house currently in the village existed at that time. (This assumes that the house was indeed built by 1639!) Again, the fact that the house fronted on to the High Streete reinforces the possibility. However, it may equally refer to a property then in existence which has long since been demolished, though later researches and the study of maps which show that the property was at one time extended to the north east make us believe that there is at least a strong likelihood that the sale of 1648 refers to us.

1648 Charles 1 Thomas Place of Great Fencote, Yks, yeo, to Thomas Davison of Aunderby with Steepe, yeo, for £11 bargains and sells a 21/2-ac

pasture close called the High Street close in Great Fencote and a fronstead, or so much ground at n end of Place's house there as shall suffice for erection of a dwelling house consisting of four pair of Syles\* with convenient stee\* room at n end thereof between sd houses and on sw side for theakinge\* the same. 3s 4d annual rent payable to Church and Commonwealth. (Abbreviated)

Note \*:     theakinge means thatching  
              stee appears to mean ladder  
              syles are wallowing or 'miry' places

Surrounding places include:

Aikbargh, Aisgarth, Aunderby with Steepe

Carthroppe, Catherick, Downholm

Exilby, Fingal, Harnbeye, Houltby, Huthwaite

Jarvuaux Abbaie, Kerperby, Kirby Flethame, Kirkeby Fleetham

Laburn, Laborn, Laybrunn, Laybrunne, Leybrunn, Leyburne

North Morton

Ridm, Ridmere, Ridmire, Rydmer

Stalinbusk, Swainbie

Swinithayte, Swynigthuaite, Swynigthuayte, Swynighthwayte, Swynthswait

Thoraldby

Thorenton Stiward, Thorenton Styward, Thorntonstiward, Thorntonestiward

Thurlby

Wedeslegh, Wendeslegh, Wendisley, Wensdesle

Wencelawedale

Wharltton, Wytewell