

The Bowdon Sheaf

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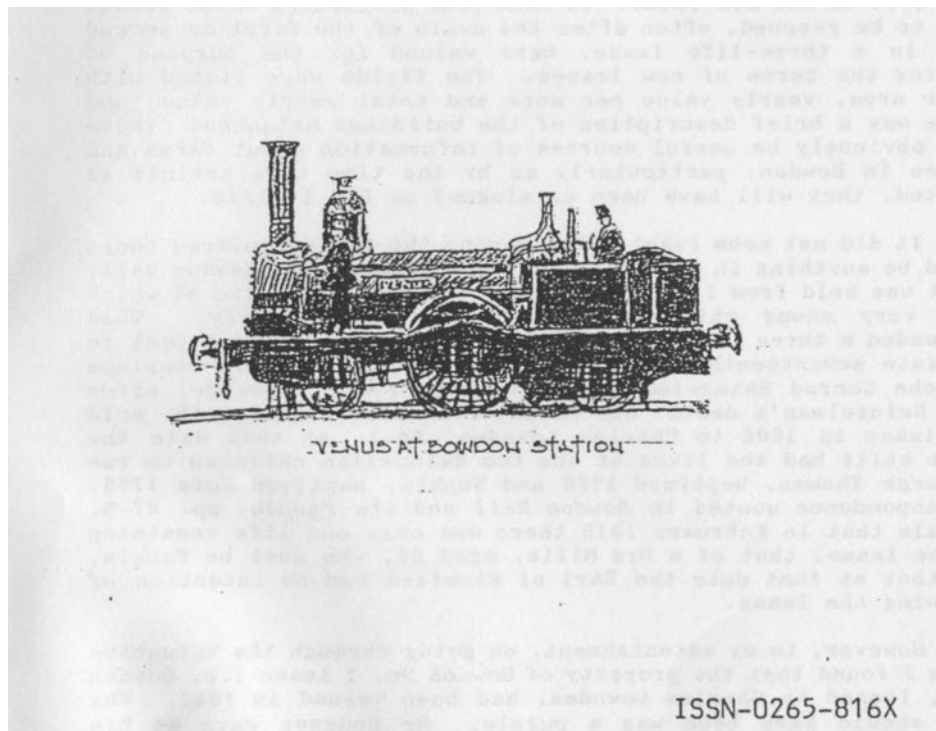
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BOWDON HALL IN 1817 : A NEWLY-DISCOVERED DESCRIPTION
by Marjorie Cox

In April, 1995 at an extra meeting of the Bowdon History Society Mr John Hodgson, National Trust Archivist of the Dunham Massey Papers deposited at the John Rylands University Library of Manchester, gave a most important and informative lecture to the Society on these papers. Since the death of the 10th Earl of Stamford they have gradually been transferred (with a very few exceptions) by the National Trust from Dunham Massey Hall and the Estate Office to the Library's Deansgate Building. They have come in various batches over a lengthy period, up to even this current year, and the sorting, listing and cataloguing have occupied Mr Hodgson for a number of years. To work on the Dunham Massey papers while they were arriving and being listed and before the completion of the whole catalogue has been exciting, but there was always the fear that some vital piece of evidence might have 'got away'. This was particularly so in the work on the recently published history of Bowdon Hall, *Bowdon Hall and its People*.

In his talk Mr Hodgson referred to a group of documents, received in 1991 and listed but not yet fully catalogued. These were the Valuation Books relating to the Dunham Massey Estate properties including those in Bowdon, which covered the period from 1774 to the mid-1840s. In each year properties whose leases were to be renewed, often after the death of the first or second life in a three-life lease, were valued for the purpose of setting the terms of new leases. The fields were listed with their area, yearly value per acre and total yearly value, and there was a brief description of the buildings attached. These will obviously be useful sources of information about farms and houses in Bowdon, particularly as by the time this article is printed, they will have been catalogued as EGR 14/7/48.

It did not seem likely that during the period covered there would be anything in the Valuation Books concerning Bowdon Hall, as it was held from 1762 on a lease for three lives, two of which were very young children, by the Heinzelman family. This succeeded a three life lease of the Edmonds family going back to the late seventeenth century and it was Mary Edmonds' marriage to John Conrad Heinzelman which was the link. However, after Mary Heinzelman's death, her daughter and heir, Elizabeth, sold the lease in 1805 to Charles Lowndes, Sr.: at that date the lease still had the lives of the two Heinzelman children to run - George Thomas, baptised 1758 and Sophia, baptised July 1756. Correspondence quoted in *Bowdon Hall and its People*, pp. 87-8, reveals that in February 1819 there was only one life remaining in the lease, that of a Mrs Mills, aged 62, who must be Sophia, and that at that date the Earl of Stamford had no intention of renewing the lease.

However, to my astonishment, on going through the Valuation Books I found that the property of Bowdon No. 1 lease i.e. Bowdon Hall, leased to Charles Lowndes, had been valued in 1817. Why this should have been was a puzzle. Mr Hodgson gave me his expert opinion in a letter from which this extract is taken:

The valuation books only record properties for which the leases were to be renewed either when the last life had died, or when the first or second lives had died and the tenant had reached agreement with Lord Stamford's agent for the insertion of an additional life or lives. They do not otherwise routinely record properties where a first or second life had died. This can be proved by comparing the valuation books with the odd list of leasehold properties which had lost lives: the latter contain some properties which do not appear in the valuation book for the corresponding year. I therefore conclude that either the lease of Bowdon Hall was renewed in 1817 and the lease has been lost, or that it was intended to renew the lease but for some reason the intention was never carried out. '

I have considered the case of Bowdon Hall in the light of these remarks and of the surviving evidence, most of which was cited in the book, the problem being to explain the existence of a valuation of the Hall in 1817. We have no record dating from 1817 of any change in the lease of the Hall, in the number of lives still surviving or of any desire on the part of Lowndes to renew or transfer it. But we have such a record dating from 1819, when Lowndes, for personal reasons, was anxious to dispose of the rest of his lease to the Vicar, (since 1815), James Thomas Law, either by sale or by sub-letting. In 1819 it was made quite clear to Lowndes that the Earl of Stamford did not like this method of transferring his property. In the correspondence reference was made to an earlier application by the Vicar to know if the Bowdon Hall lease would be renewed after Lowndes: he had been told that it would not be. The letters of 1819 make no mention of a renewal of Lowndes' lease in 1817 and his title was deemed to rest on his purchase from Elizabeth Heinzelman. Therefore I believe that no new lease was made in 1817. A possible alternative explanation is as follows. Since only Sophia's life remained in 1819, her brother, George Thomas, the other life, must have died earlier, though the date and place of burial remain to be discovered. Could it be that he died not long before 1817 and that his death, leaving only one life in Lowndes' lease, led the Vicar to make his enquiry about the renewal of the lease? This could have led to a valuation with a view to a possible new lease, which did not materialise. I incline to the belief that the latter explanation is more probable. In the end no renewal of a lease for lives ever took place owing to a change of policy by the Earl mentioned in the book.

However, whatever the explanation, the existence of the valuation of 1817 by Edward Stelfox means that we have not only a record of the estate fields, which we already had from other sources, but a brief description of Bowdon Hall and its outbuildings of which we were not aware when the history of the Hall was published. The description is not very informative but it is of great interest because it is the only indication of the Hall's appearance (other than the listing of the number of bays of building in the 1701 Survey) before the present century, by which time there had been alterations in the mid-nineteenth century and later.

House Parlours & Pantry 2 Large Double Bays
 walls Brick covered with slate in repair
 Kitchen & Brewhouse 2 small Bays walls Brick covered with slate in repair
 Cottage held by Mary Worth 2 small Bays walls
 Timber nog'd with part Brick and part Double
 covered with thatch very Old Building in middle
 repair
 Barn Shippen & Carthouse 5 Bays walls Brick covered with
 thatch in repair
 Granery Stable & Hay Bays 3 Bays walls Brick covered
 with thatch in repair

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Transcript

House Parlours & Pantry 2 Large double Bays walls Brick covered with Slate in repair
 Kitchen & Brewhouse 2 small Bays walls Brick covered with slate in repair

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Granery Stable & Hay Bays 3 Bays walls Brick covered with thatch in repair

In the light of this new evidence Ronald Trenbath and I wish to put on record our view of how it affects our knowledge of the past of Bowdon Hall. In general it does not add anything of great significance but two points are worthy of mention.

1. The Cottage on the field behind the Hall

Recently there has come to light in the Stamford Estate Office a map of the manor or lordship of Bowdon in 1793, clearly to accompany the Survey of that title and date described in *Bowdon Hall and its People*, p. 84. (My thanks are due to Mr Chapman of the Estate Office for allowing me to look at it.) This is the first estate map for Bowdon which enables us to locate map references in rentals and surveys: the absence of such maps among the Dunham Massey papers has been a constant source of frustration in our researches over many years. The map shows that the cottage, which was listed in a rental of 1760 (see *Bowdon Hall and its People*, p. 78) as on the House Field, facing Bowdon Moss, lay on the east side of the field behind the Hall and was a narrow building set back from Vicarage Lane. The description of it in 1817 as a very old building, thatched, and of timber, nogged with brick and daub, suggests that it went back in time beyond the origins of the present Hall building. We believe that it was a left-over from an earlier complex of buildings on the site and possibly went back to the time of the Bowdons of Bowdon. Unfortunately, by the early 1840s the cottage had gone and the croft contained only 'the site on which Mary Worth's Cottage stood'. *Bowdon Hall and its People*, p. 91 and Note 12).

2. Bowdon Hall and its outbuildings

More importantly, on Bowdon Hall itself, the description confirms the view given in the book that the roof was of slate and that it was probably not tiled until the early twentieth-century restoration.

The information that in 1817 the farm buildings of the Hall were thatched solves a problem which had perplexed us when writing the book. An old Bowdon inhabitant had given us a recollection from his early boyhood before 1914 of firemen fighting a thatch blaze at the Hall. Without a precise date, finding a reference to the incident in local newspapers was like looking for a needle in a haystack. Architectural evidence made it impossible that the Hall was thatched then, so, in the absence of further proof, this piece of oral evidence was not used. However, the newly-found description shows that there could have been a thatch blaze 'at the Hall', but of the outbuildings and not the Hall itself. There is thus now a most satisfactory agreement of written and oral evidence such as gives joy to any local historian.

Bowdon in the 16th and 17th centuries
The Booths and the Tippingqs - Landed Gentry and Yeomen Retainers
by Peter Kemp

Part 5

Although the three sons of William Tipping the Bailiff established themselves away from Bowdon - the eldest son and heir William at Benchill (now in Wythenshawe), Robert at Yarwood just across the Bollin (now Yarwood Heath Farm, Rostherne), and Isaac at Norton and Acton Grange (near Runcorn New Town now) - they continued in greater or lesser degree to maintain their family's association with the Booths of Dunham Massey.

Isaac, the youngest, whose birth in 1642 is recorded in the Tipping Bible, along with his note of his Bowdon landholdings when 15 years of age (see "Bowdon Sheaf" No.18, October 1991), was a tenant at Bowdon in 1671 according to the Dunham Massey Papers (EGR 1/1/6/7) at the John Rylands Library. This document is an assignment of a lease in trust, and consisted of property, namely the parsonage of Bowdon together with 7 messuages and land tenanted by Isaac Tipping 25 acres, Anne Saunders, widow [Moss Farm] 30 acres, Richard Peirson 32 acres, Jane Goolding 20 acres, John Drinkwater 18 acres, John Brereton 12 acres, John Rowlinson 5 acres, and a cottage with 2 acres of land held by Adam Shawe, - all part of the glebe lands in Bowdon. The lease was from the Bishop of Chester to George Booth, 1st Lord Delamer for the lives of himself and of Thomas and Owen Saunderson, sons of Thomas Saunderson, gentleman of Bowdon, yielding rent of £50. Lord Delamer made Nathaniel Booth, esquire, Thomas Ashton of Ashley, esquire, William Andrewes of Dunham Massey [servant to the Booths], and William Tipping of Benchill, gentleman, trustees to hold the lease for his wife, Lady Elizabeth, as jointure, and with the remainder in trust for his son, the Hon. Henry Booth, esquire.

When Isaac, now styled gentleman, died at Norton in 1677, his will left all his property, lands, etc. which included Bowgreen Tenements, and a house and land at Stockham, near Norton, to his new wife, Bridget Martin of Melling, Lancashire who he seems to have married at Middlewich the previous year, and made provision not only for the three children by his first wife, William, Richard and Rebecca, all under 21 years of age, but also for his young sister, Mary. The son Richard went to live with his uncle Robert at Yarwood for that is where he died young in 1687 as recorded in the Rostherne parish registers. The will states that Isaac was "of Norton Hall" but the inventory clearly shows that he had a house on the Norton Priory estate consisting of a "house", parlour, kitchen, and a buttery with a pantry, and chambers above the "house", parlour and buttery, and he also had another house at Acton Grange on another part of the estate. He may have been a servant in some way, possibly a bailiff/ to Sir Richard Brooke of Norton Priory, for his will has an item "I give unto my much honoured M(aste)r S(i)r Richard Brooke Barr(one)t for and in ye name of an Herriot five pounds of Curr(en)t money of England or my white in foale mare att his choyse and Election Item I give and bequeath unto my s(ai)d Hon(ou)re)d M(aste)r and his vertuous ladye either one pound to buy them each a Ring to bee paid by my Exec(utor)s within one month after my decease". This fawning wish must reflect Isaac's deferential regard for his master. He was not well off, leaving goods, chattels, etc. worth only £51.18s.10d, in his inventory assessed on 26 June, 1677, which is very little for a gentleman, as he styled himself, and more equivalent to a yeoman or even a husbandman.

The baptismal entry in the Bowdon parish register for Robert Tipping of Yarwood is quite cryptic in its brevity under the heading of September 1635 - "Robt, Tippinge sonne to Willm. vith". The Tipping Bible reveals that he was born two days earlier with the entry - "Robert Tiping was borne upon Friday one houre before-sunset(erased in the Bible) after sun risinge being the 4th of September Anno Domini 1635". As a yeoman farmer at Yarwood he lived to the ripe old age of 85 and was buried in the churchyard close to the east end of Rostherne Church with his wife Mary, in 1721, she having died three years earlier.

The eldest son, William, also has his birth recorded in the Tipping Bible, but no baptismal entry has been found in the Bowdon parish register, - "William Tipinge sonne of Will. Tipping was borne upon Saturday 2 hours before day three dayes before St. Thomas Day before Christmas Anno Domini 1630 [18 December 1630]. It gives an insight of the way the calendar in Stuart times was governed by Saints' days, and the very precise way the birth of a child was recorded by its parents. Being the son of their Bailiff, William was from early on in association with the Booths and became much more involved after his father's death in 1671. He had married Anne Staley of Styal in 1654 on 15 June (Bowdon P.Rs) and had brought her home to reside at Dunham Massey. The Poll Tax Return of January 1666/7 for Dunham Massey records the family of William senior, the Bailiff, and reveals that son William was employed by him at a wage of £5 a year and also had acted and signed as one of the assessors for the poll of the township :-

“William Typinge for pole	0 - 1 - 0
and for 5li. wages	0 - 5 - 0
William Typinge senior for pole	0 - 1 - 0
Em his wife for pole	0 - 1 - 0
George his sonne	0 - 1 - 0
Mary his daughtr for pole	0 - 1 - 0
Raph Pickson servant for pole	0 - 1 - 0
and for 2 li. wages	0 - 2 - 0”

The long entry for Dunham House (Dunham Massey Hall) shows that Lord Delamer was charged Poll Tax for William senior and for his £5 a year wage since he was Bailiff to the estate. It is interesting that at this time, 4 members of the Booth family were in residence with 20 retainers there, but Lord and Lady Delamer with Vere, Elizabeth, Diana and Anne Booth were staying in London, being looked after by 14 retainers, and that Lord Delamer himself was charged £20 plus the 1s. for his poll. The Mr. Andrewes, servant to the Booths noted in the 1671 assignment of a lease in trust above, was there, too, and was charged on the Dunham Massey assessment 13s. for his £12 wage plus his poll. The Booth family were in London only 4 months after the Great Fire of September 1666 to be shocked by the devastation in the City, and one wonders what sort of season they had in society London at that time when the country was nearly bankrupt with the disastrous Dutch naval wars and a Treasury so depleted that the Poll Tax was one of the devices brought in to raise funds for the nation.

In late 1667 or early 1668, William Tipping moved to Benchill, Northen Etchells (now part of Wythenshawe), and two of his children, Robert and Alice were baptised at Northenden parish church in 1669. That same year, the Tatton Papers (John Rylands Library) record a lease of "Hollow Meadow" for 21 years where he is described as "Yeoman of Benchill", and in the following year, the Papers record his lease of Benchill Tenement for the three lives of himself, his wife Anne, and a Gregory Grimsditch. He did keep contact with the people in Bowdon, for on 20 March, 1667/8, he was nominated overseer of the will of John Leather, yeoman of Bowdon, which also his brother Robert witnessed, and in 1668/9, he was an appraiser of the inventory of Richard Goolden, yeoman of Bowdon. When his father the Bailiff died in 1671, William is recorded as "son and heir" and "yeoman of Benchill". In the following year, 1672, he was one of the church- wardens of Bowdon, probably for the Baguley end of Bowdon's vast parish being adjacent to Benchill in Northenden parish, since church- wardens were appointed geographically. From 1671, William took his father's place as a trusted friend or servant of the Booths. As we have noted earlier, in 1671 he was trustee for Lord Delamer in the assignment of the lease of Bowdon parsonage together with messuages and land for Lady Elizabeth, and, in that same year, he witnessed Lord Delamer's will on 1 August. In 1679 he was trustee for an apportionment for the Booths, and in the following year he was again trustee under a settlement of Lord Delamer. In 1684, he was party to the mortgage of Thornton for raising portions for Diana Booth's marriage along with William Andrewes, now of Altrincham, gentleman, [servant of the Booths mentioned before] and two other Booths.

The rental records in the Tatton Papers for Benchill are interesting for some of their detail. William's lease of Hollow Meadow is dated 2 February 1669/70, the meadow being 2 Cheshire acres, for a term of 21 years at a rent of £2.10s. with a fine of 10s. and all liberties, etc. The lease for lives of Benchill Tenement was at a rent of £1.0s.2d. and 3 boons - 1 cartload of coal from Shadow Moss, 2s.Od. ; 2 rent hens or Is. Total £1.3s.4d., and the heriot was the best good or £2.10s. The Tatton Rental Survey of 1698/9 [the year he died] said that he was 68 years old and was tenant of 10 1/2 acres with an annual value of £13. To be concluded

Correction

The last page of "The Bowdon Sheaf" No.22 of October, 1993, has a sketch map showing the location of Carrington Hall Farm in 1936, and a possible site of Carrington Hall. This possibility is wrong. I am indebted to Mr. John Newhill of the Ashton & Sale History Society for pointing out conclusively that Carrington Hall was situated between the road through the village and the river Mersey about 250 yards east of the "Windmill" inn. It was a long narrow building by the river, next to the old horse-bridge crossing to Flixton."