

Carlton Husthwaite

The Houses of the Old Village since the 17th Century

Compiled by Stuart Marriott

Version of January 2010



Carlton Husthwaite in 1841

From the Parish Clerk's copy of the Tithe Map

A Carlton Letterworks Production



This compilation is not copyright. It is made available for all fair use under the terms of Creative Commons licence 'Attribution 2.0 UK: England & Wales'.

For details see <http://creativecommons.org/international/uk/>

**This file will be updated if fresh information emerges.
Please be sure to use the latest version as posted on the internet.**

Acknowledgements

The National Archives (Hearth Tax Assessments; Census)

Borthwick Institute for Archives, University of York (Carlton Tithe Schedule; Husthwaite Parish Registers)

North Yorkshire County Record Office (North Riding Registry of Deeds; Manor of Husthwaite Records; Husthwaite Parish Register; Carlton Land Tax Assessments)

Nottinghamshire Archives (Manor of Husthwaite Records)

With thanks also to

John Butler (local information, tradition, and collectanea)

Barry Harrison (advice on vernacular architecture)

Peter Jackson (Carlton Tithe Map, parish copy)

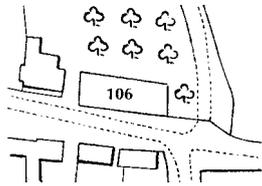
Note on Tenure and House Names

The following historical sketches refer to 'copyhold', the mode of tenure that once applied to almost all the dwelling plots in the old village of Carlton Husthwaite. A copyholder held land by grant from the lord of the manor, and the title-deed was literally a copy of the respective entry on the manorial roll. By the seventeenth century copyhold was as secure as freehold, but transactions still had to pass in the manorial court and fees were payable. Copyholders were also subject to local customs and were obliged to uphold them; custom had to be 'reasonable' yet still might differ from the Common Law. A few Carlton copyholds were enfranchised from manorial control, mostly in the 1860s; the rest escaped after the abolition of customary tenures in 1926. Another unfamiliar term used here is 'frontstead', meaning a long-recognised dwelling site to which customary rights and responsibilities attached under the manorial system. A frontstead persisted even when there was no actual dwelling on it. Because they depended on custom, copyholds and frontsteads could not be newly created: this helps explain why a medieval pattern of land-holding persisted for so long in Carlton Husthwaite.

House names separate from those of owners or occupiers were not a feature of the old village. They came into use from the half-way point of the nineteenth century, were introduced unevenly, and continued to be changed from time to time. Current house names are used throughout the compilation: this is for ease of reference only, and offers no guide as to when a house assumed its present title.

106 A Lost Cottage

This former cottage-plot is now mostly covered by the grounds of Poplar House. The tithe survey of 1841 marked a small enclosure here, and although identified only as a garden it was given its own 'parcel' number. Memories were long in those days and the cottage that once stood on the site would not have been entirely forgotten. It had been present in the 1670 hearth-tax assessment, identifiable as a dwelling



with one chimney. A manorial enrolment of 1737 located it between John White on the west, and 'the lane' on the east. White was tenant of what is now Carlton House; the lane is still remembered in the village as The Avenue. The old layout showed up well on early Ordnance Survey maps.

1661–1737 Freers

In 1661 William Dixon was tenant of a cottage and orchard belonging to the Freer family, owners of Carlton Hall. From the later hearth-tax records it is clear that he lived at the extreme north-east corner of the village. By 1737 Grace, the last of the Carlton Freers, had married John Harrison and they now began to sell off the family properties. This plot went to the Revd William Pawson, whose family already owned Poplar Farm next door. The description of 'a frontstead with a garth on the backside' implies that the place was no longer habitable. It was now amalgamated with the farmyard on the west side, but as late as 1783 and 1800 the manorial roll was still referring to a separate frontstead where a cottage had stood.

107 Carlton House

This former farmhouse is Grade II listed. The keystone above the front door is marked '1674 BK', and the place was indeed built by Bryan Kitchingman, the last of that Carlton yeoman branch, to replace the old family dwelling. Bryan's widowed mother Jane lived in the old house until her death in 1672. The inventory of her moveable goods shows that it was of traditional design: she had a 'house' or main room, a parlour, and a chamber above. The hearth-tax assessors put her down for two chimneys. Her son's new house had a completely different layout; it was ambitious, displaying some of the latest ideas in construction and ornamentation. Unusual for its date, it has been described as verging on 'gentry' quality.

1604–1699 Kitchingmans

Christopher Kitchingman had this plot in 1604, and was followed by his son George. In 1662 another Christopher inherited; he moved to Raskelf and left the farm with his widowed mother Jane and younger brother Bryan. Jane managed the dairying side until her death in 1672; then Bryan took over the whole farm. Two years later he married Jane Bell from Cundall, and built a new house for a new family. In his will he left instructions for the property to be sold and the proceeds shared among four daughters.

1700–1771 Pawsons

Kitchingman's trustees sold the house and farm to Samuel Pawson, vicar of Brafferton. He was followed as owner by his widow and then his grandson. An early tenant was John White, a successful yeoman farmer who lived in reasonable comfort, even with a touch of sophistication.

1771–1800 Wilks

Samuel Pawson's grandson sold the house and farm to William Wilks from Bilton in Ainsty. He seems to have been an active gentleman-farmer, but left Carlton after his wife committed suicide (she took poison). William Blyth, formerly at the Old Hall, became tenant.

1800–1882 Chapmans

Wilks sold the farm to William Chapman of Sowerby, and it remained in his family's hands for many years. Tenants included John Woodward and Robert Carver. Village tradition states that an outbuilding was used as a Methodist meeting-house from the 1830s.

1882–1935 Webster and Petch

Henry Webster and his sister Mary Jane from Snape Castle near Bedale bought the farm. She married, became a widow, and surrendered the property to a brother-in-law John Petch. Tenants were William Mettrick Relton, farmer and cattle dealer, followed by John and Emmanuel Strickland. By the turn of the century the place was called Poplar Farm.

1935– Barker

After Petch's death the place was sold to Arthur Barker, who farmed here in person. He married late in life; his wife was not comfortable in the rather dilapidated farmhouse, so a bungalow was built in the orchard. The old house and part of the yard were sold to builders for renovation and Carlton House, as it had now become, went back on the market about 1971.

108 Sunny Bank

This is another former farmhouse with Grade II listed status. Into the 1670s a house with only one chimney stood on this plot; it was probably ancient rather than poverty-stricken, dating from the previous century or even before. The basic structure of the house seen today is late seventeenth century, and the new build must have been begun by George Cooper about the time of his marriage in 1679. There was also a small labourer's cottage somewhere on the plot; it was cleared away between 1743 and 1783.

1604–1649 Martins

Richard Martin seems to have settled at Carlton very early in the seventeenth century. Later records show that he owned this plot, with a messuage, a cottage, an orchard and yard, and also about fifty acres. He was followed briefly by his son William.

1649–1747 Coopers

William Martin sold to John Cooper of Sessay, who died young. His widow Ann then acted for her under-age son George. In the 1660s the tenant was Robert Poppleton; John Smith occupied the cottage and was too poor to pay the hearth tax. By 1679 George Cooper had come of age and had married Margaret Kitchingman from Balk; this was no doubt the occasion for rebuilding the main house. Margaret was related to merchants at Leeds, and the Coopers' first son William was sent there to go into business. By

1715 he had been confirmed as owner of the Carlton properties. His long-time tenant was William Barker. In 1743 the two daughters of Cooper's second marriage jointly inherited the house and cottage.

1747–1783 Driffield

After legal moves to dissolve the joint tenancy the Cooper daughters sold to William Driffield, a bridle-cutter at Easingwold. The farm was now rented to William Mettrick, from an old-established Carlton family.

1783– 1874 Pallisters

After inheriting the property Driffield's nephew Thomas Jackson sold to Joseph Pallister of Sessay. The sale included what was now only a frontstead, or site of a cottage. (Pallister makes entertaining appearances in William Metcalfe's diary, published locally in 1980 as *William Metcalfe: his book*.) Robert Blades Pallister, son of Joseph, was next owner. By the 1830s the house was let to Joseph Bowser, a tailor and shopkeeper turned farmer. He was followed as tenant by William Curry, and then Thomas Waites. In 1856 Pallister's widow conveyed the house to Joseph Palliser (name so spelled), another farmer from Sessay. In 1871 Henry Harrison and family occupied the house; they had a living-in governess for the children.

1874–1895 Dowson

Harrison seems to have been a trustee for the Palliser estate. He and two others now sold the farmstead and part of the land to George Dowson, a draper at Thirsk. His tenant was William Bosomworth.

1895– 1935 Peckitts

In 1895 George Dowson sold Sunny Bank house, the yard, and one small field adjoining to Charles Peckitt and his married sister Sophia Shaw, both of the Carlton Hall family. It seems to have been the Peckitts who planted the horse-chestnut tree, which still stands in the back garden, to mark Queen Victoria's diamond jubilee and match the ones set on the village green and outside the Hall. William Butler, dealer in fertilisers, took the tenancy and turned farmer.

1935– Butlers and Jackson

Butler's two sons followed in the tenancy, and in 1935 bought the farmstead and other land from the Peckitts. In 1947, after some complicated partnerships within the family, a nephew Peter Jackson took over.



Village Reading Rooms

The Reading Rooms do not appear in the tithe schedule of 1841. They were built about sixty years after that, as a very late addition to the old end of Carlton Husthwaite. They were put up as a communal project

on common land, in fact where the village pinfold once stood. The photograph shows this parish facility in its earliest form, about 1901. The building was later remodelled and extended. The status of the '1903' date-stone remains a matter for argument in the village. The Reading Rooms, redundant after the new village hall was built, were sold off for conversion into a private house in the middle 1990s.

112 Church Cottage

The house on this small plot, like most others in the village, has no doubt been rebuilt many times. The present structure dates probably from mid Victorian times, but appears to incorporate parts of an older structure. The house underwent much alteration in the 1960s. Before then it had a central front doorway giving onto a small lobby and access on each side to ground-floor rooms; these shared a central chimney stack. In the old days there was no proper staircase, simply a ladder to the upstairs accommodation. The earliest records, which begin about 1620, are incomplete. The best guess is that the garth or croft, which is not of the 'standard' Carlton layout, was part of a fairly late extension to the village. The plot had become sub-divided by the 1620s, and remained so for sixty years after that. Even then the property was smaller than it is today. A lane giving access to the North Croft Fields once ran between Church Cottage and the Sunny Bank boundary on the east. It was closed off about 1900 and a new way made through the yard of Church Farm. This allowed the cottage garden to be enlarged.

1604–1634 Swales and Metcalfs

Thomas and William Swale (sometimes spelled Swales) were listed as manorial tenants at the beginning of the century. By 1625 John Swale and his wife Elizabeth can be identified as owners of this plot, and also of a 'cotmandale' (cottager's share of meadow) in the Ings. After John's death about 1626 Elizabeth continued to live here, but it may have been that the heirs, son William and grandson Stephen, physically divided the house and disposed of the two parts separately. Certainly in 1627 they surrendered what seems to have been the main frontstead on the western part to Oswald Metcalf, while some other dwelling on the eastern part was occupied by Mabel Lawn. There are indications that one of the cottages became derelict and that the whole site was in single ownership by 1634.

1634–1708 Robinsons, Braithwaites, Bailiff

Metcalf sold part of the site to Thomas Robinson in 1634. Robinsons and Braithwaites, linen-weavers related by marriage, later held both parts in a complicated series of family arrangements. They never had enough money to be liable for the hearth tax. By 1685 Jane Bailiff (infant daughter of the late Ellen Robinson) and Ann Braithwaite owned the two halves of the property. Eventually all of it came to Jane, who then married George Wilson; in 1708 these two sold everything to William Mettrick.

1708–1898 Mettrick, Paynards, Mettricks, Tills

William Mettrick, blacksmith of Swan Cottage, rented the house to Robert Paynard, a smallholder. In 1716 Paynard bought this 'cottage and little garth adjoining'. Eventually his widow surrendered it to William Paynard, breeches-maker of Coxwold, who in 1759 sold it back to the Mettricks. For some years the cottage was assigned to junior members or employees of

the Mettrick family. From 1840 a long-term tenant was William Dodsworth, probably an outdoor labourer on nearby Mettrick farms. By 1871 Thomas Mettrick had retired from farming and was living here. After his death the property passed to a nephew Thomas Till, farmer and grocer, and from him to trustees. Meanwhile it was rented to Charles Newbald, a coachman at Newburgh Priory (and later licensee of the Carlton village pub). He was followed by James Gaines.

1898–1974 *Plummers, Jackson*

The surviving Till trustee sold Church Cottage to George Herbert Plummer, who already owned Church Farm. The purchase price was £65, a fraction of what was being paid for other cottages at Carlton. It was Plummer who closed off the old lane on the east side and enlarged the garden. In 1910 George Marwood was tenant and he remained for many years. During the 1940s the cottage was untenanted and fell into disrepair. Eventually, in 1958, Frances Lister (formerly Plummer) sold it to George Jackson, who renovated it as a home for his retirement, and lived there until 1974.

114 Church Farm Stud



Previously known simply as Church Farm. A photograph from the late 1960s shows a house very much in the style of Swan Cottage next door, but of rather less ‘finished’ appearance. According to specialist opinion the basic fabric of the present house dates from about 1750 or a little earlier; however it is obscured because extensive alterations have been made over the last forty years. In the mid 1970s a new owner installed a large bow window with a front door offset to one side. Then another owner came and restored the frontage to its previous balance, although in a style harking back to a period long before the house was actually built.

1625–1807 *Atkinsons*

The Atkinsons settled at Carlton some time between 1604 and 1625. From the beginning they seem to have owned this plot and the thirty acres then attached to it. The property continued in the same family for generations, even though the Atkinsons moved to Crayke about 1709. In 1741 Ann Atkinson surrendered the property to her son John, and it must have been he who built the new house about 1750. His tenants for a time were graziers or butchers called Lancaster, and later his own son-in-law John Renton.

1807–1886 *Ezards*

James Atkinson of Crayke sold Church Farm to John Thomlinson of Whenby. He put in his son-in-law, John Ezard, to run the place. By 1835 Ezard's widow Hannah was in charge and the house was for a time uninhabited. In 1840 she married Thomas Mettrick from Church Cottage; they moved in, possibly after extensive renovation. Mettrick and Hannah's son John now had a partnership. John did not marry until he was in his late forties. After Hannah's death the farm was his and he took out substantial mortgages, apparently overstretching himself. In 1881 he died, a suicide according

to village tradition. His widow died soon afterwards, leaving two young daughters, who became wards of court.

1886–1974 Plummers

The Ezard daughters' trustees sold the house to George Herbert Plummer from Birdforth. He farmed in person for some years, but by the 1910s was renting to the Watsons. In 1940 John Butler became tenant and farmed in partnership with his son John. In 1974 after the death of the elder Butler, the owner Frances Lister (formerly Plummer) took the opportunity to sell off the property. For a time it was a horse-breeding establishment, and then reverted to a private house.

116 Swan Cottage

Ownership of this dwelling site can be traced back to the early seventeenth century and a family called Hick (sometimes spelled Hitch). John Hick was living at Carlton in 1604; the earliest record linking him clearly with this place is dated 1626. The old house had only one chimney, otherwise nothing is known about it. In 1777 William Mettrick mentioned in his will 'All that new erected copyhold Messuage Tenement or Dwelling house'. Here is one of the few instance where a building operation is explicitly noted in the Carlton records, and where a date, if a somewhat approximate one, can be given. The official schedule of listed buildings includes Swan Cottage, suggesting (and who would disagree?) 'Probably mid-late C18'.

1626–1650 Hicks, Bells

In 1604 John Hick was a recognised householder at Carlton; by 1626 a man of the same name held property of the manor. Seven years later a house standing on the Swan Cottage plot was settled by John Hick on his son Christopher, the condition being that the father was to have a pension of ten shillings a year. In 1637 Christopher sold to the Bell family of Baxby. The tenant at this time was Francis Mettrick, whose first wife was Dorothy Bell.

1650–1852 Mettricks and Relton

In 1650 the Bells surrendered to Mettrick. His descendants lived here for two hundred years, setting a record for Carlton. All of these subsequent owners were called William, and most were blacksmiths. In 1759 William Mettrick III moved to the Church Cottage plot, probably a sign that rebuilding was about to start. Certainly a new house had been completed by 1777. Thirty years later it belonged to William Mettrick V; he was married to a woman who came into property and so moved to run a farm elsewhere in the village. By 1841 Swan Cottage was divided and rented to farm labourers William Dale and Christopher Gatenby. Their two families numbered ten people. In 1852 William Relton became owner by gift from his uncle, the last of the William Mettricks. This was the start of Relton's progress from labourer to substantial farmer. (See also 147: The Cedars.) By 1861 Swan Cottage was a single dwelling again, and was let to John Calladine, formerly of Wakefield and a retired agent for agricultural fertilisers. His widow continued as tenant for many years: she is said to have contributed generously to the building of the Methodist chapel by the village green.

1898– *Manfield, Peckitts*

On retiring from farming Relton sold most of his properties. This one was bought by Robert Manfield, farmer at Thirkleby and later Thirkleby Barugh, for £190. It was later sold for £200 to Henry Peckitt, brother of Miss Peckitt of Carlton Hall. It seems that she wanted a tied cottage for the hall; her gardener George Rudd lived here for a time. Later a younger sister Sophia moved from the hall to Swan Cottage: according to village tradition the two unmarried Peckitt sisters found it impossible to live together in the same house. In 1943 Henry Peckitt conveyed Swan Cottage to Sophia, the transaction costing her a little over £271. The house was later given to Avena Norfor, Sophia's unmarried niece. Miss Norfor lived at Swan Cottage until the early 1980s. Then Christopher Dicker, previously at the Old Hall, bought and renovated it, but stayed only briefly.

117 The Chapels

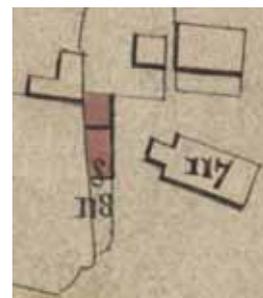
St Mary's on the green began life as a 'chapel of ease' to the parish church at Husthwaite (for that reason it does not have its own burial-ground). The earliest hint of ecclesiastical property in the village comes from 1410, and a note in Archbishop Bowet's register that Carlton was appropriated to Newburgh Priory (as was the whole parish until the dissolution of the monasteries). In 1472 inhabitants of Husthwaite made a formal complaint that they were not well served by the parish priest, who was spending too much time at Carlton saying Mass. A visitation of 1663 found the chapel to be in need of repair; perhaps it had suffered neglect or worse during the period of the civil wars and interregnum. Dates marked on the pulpit and one of the bells suggest that restoration was completed by 1677/8. The illustration, from an old view-card, shows the Anglican chapel more or less in the form of the later seventeenth century, except that the tower had been raised slightly and the roof re-covered with Welsh slates during the 1880s. The building on the right was the Wesleyan Methodist chapel, built shortly after 1869 (now a private house, see 119 below).



The layout makes very clear the attitude of 'Non-Cons' to the Established Church in Victorian times; doctrinal and social confrontation could not have been more forcefully translated into physical terms. The horse-chestnut tree was (and is) one of several planted by the Peckitts of Carlton Hall to mark Queen Victoria's diamond jubilee.

118 Parish Poor-House

The 1841 tithe plan shows a small cottage and garden, on the village green but tight against the east wall of the Carlton Hall grounds, near where someone has more recently planted a totally unsuitable Turkey oak. The illustration here is adapted from the plan (117 marking the chapel on the green). The cottage was owned by the overseers of the poor. No doubt it had been put up according to routine, on



common land with the approval of the lord of the manor. In 1841 it was inhabited by an elderly couple George and Jane Robinson. Although a district workhouse system was being introduced it seems that after she became a widow Jane Robinson was allowed to remain in the house; in March 1851 she was listed there as a parish pauper. She died soon afterwards and that must have been the signal for demolition; the building does not appear on the first large-scale Ordnance map, surveyed in 1853. Local legend has it that the poor-house was burned down by the self-important Henry Peckitt of Carlton Hall, who declared that he was ridding the village of lurking infections.

119 Westlea House

In 1841 the tithe surveyor marked a small cottage and garden where Westlea House now stands. For some reason the parcel was numbered out of sequence; according to location it should have come after 108, Sunny Bank. This property was freehold and not part of the ancient village. Perhaps it originated as an intake from the common (the village green) to be used as a poor-house. If so it must have been sold off by the township, for it was private property by 1824. In 1869 the plot was purchased by the Wesleyan Methodists, who wished to build a chapel there. The illustration is from a plan drawn at the time of the sale. It shows a cottage with an orchard and well, and an 'Incroachment' onto the green; the two small buildings were a pig-sty and a privy. The chapel was erected soon afterwards and is said to have cost £200. As I comment at 117 above the whole project was an act of striking self-assertion by the Wesleyans. Over the following hundred years the Methodist presence declined and eventually the building was sold for conversion to a private house.



1824–1869 Bosomworths

In 1824 the cottage here was described as 'adjoining the common pound'; it had recently been occupied by William Kendall, who emigrated to Nova Scotia in Canada. It later came to Mary Bosomworth, and she rented it to the Smithson family. From her it passed to Edward Bosomworth, and by 1861 appears to have been uninhabited.

1869– Easingwold Methodist Circuit Trustees

The executors of the late Edward Bosomworth sold the property to William Relton of Carlton, who appears to have been acting on behalf of the Wesleyans in the village. The appearance of the Methodist chapel as first erected is clear from the photograph accompanying 117 above. The building was later extended with the addition of a school-room.

120/121 Carlton Hall

This very large plot came about by the amalgamation of several dwelling sites during the early seventeenth century. By the 1630s the important Freer family had two houses here, in the west and middle of the present Carlton Hall grounds. A third

house and garden lay between their double plot and the village green, and this one was added to the estate by purchase in 1665. A William Freer is first recorded in a 1596 list of Carlton tax-payers. Over the next forty years he and his sons became the dominant landowners in the township, but then a series of misfortunes completely disrupted the family pattern. During 1636–37 most of the adult Freers died, probably of some epidemic sickness. Their numerous properties passed to two under-age boys, and a William Freer of York, later of Crayke, was made their guardian. In 1661 the former guardian bought out both heritors, and four years later also acquired the house on the east side of the Hall plot; evidently he intended the Carlton property as a 'seat' for his eldest son. The son was living at Carlton by 1670, so what the father later referred to as his 'mansion house' had probably been completed by that date. The front part of the present hall is a Grade II listed building, and is generally agreed to date from the later seventeenth century. During renovation work undertaken about 2006 a layer of rendering was stripped from the front elevation, to reveal an unsuspected wealth of constructional detail. There are vestiges of seventeenth-century decorative brickwork, particularly what must once have been pediments above the original windows, and evidence of the successive alterations made to the actual window-openings as fashions changed across the intervening years.



120 A lost house and garth

1634–1683 Newsam, Thompson

In 1634 John Newsam paid the manorial dues for one dwelling plot; in the following year he surrendered the property, enrolled as a messuage and garth, to Richard Thompson. In 1665 Thompson sold a house, occupied by James Dunnington, to William Freer of Crayke. The hearth tax assessments of this period show that Dunnington lived between the hall and Swan Cottage; his one hearth was later extended to two. In 1683 the whole Carlton Hall estate was settled on George Freer; it included a cottage and garth occupied by James Dunnington, but after this date the plot ceases to be separately identifiable. Dunnington died in 1709 so perhaps the house was demolished to make way for a walled garden soon after that.

121 Carlton Hall

1636–1748 Freers

During the 1630s John Freer had a house next to what is now the Carlton Bore car-park. He also had a dovecote, in principle a monopoly of manorial lords. John's brother William had a house probably on the site of the present hall. Everything came into the hands of William Freer of Crayke in 1661. The hall plot was occupied for a time by Mark Bellingham, who had married a Freer. Then William Freer junior moved to Carlton, probably into a newly-built house; he died young. The property was settled in 1683 on the surviving brother George; the hall was described as 'mansion house, with frontstead, garth, garden, kilns, dovecote, barn, stable', an unusually sumptuous recital.

Of George Freer's five sons only one survived into mature adulthood; even he was incapacitated in some way and was not regarded as a competent heir. So the estate had to be settled on two daughters jointly; the survivor, Grace, married to John Harrison of York.

1748–1790 Shippards

The Harrisons sold Carlton Hall and its farm to Robert Shippard of Bagby. After his death the estate passed to brothers Edward and Francis. Edward relinquished his share and Francis lived at Carlton Hall; he died of palsy in his eighty-second year. There are memorial slabs to the Shippards in the nave of St Nicholas at Husthwaite.

1790–1857 Kitchingman (and Peckitt)

The Shippard trustees sold the estate to Valentine Kitchingman, Treasurer to the North Riding. He may have bought the place for his widowed mother, but lived there himself in later years. Eventually he moved to York and from 1833 the hall, with eighteen acres of pasture and meadow at the rear, was let to Henry Peckitt. Soon Peckitt was calling the place 'Rookery House'; and this seems to have been the first dwelling in Carlton to boast a 'proper' name. Ownership passed to Valentine Kitchingman's son Philip, and in 1857 he sold everything to Peckitt.

1857–1941 Peckitts

During the 1860s Henry Peckitt build the large 'Italianate' extension at the rear of the house. He also made an agreement with the Ward family, so that their place became the 'Old Hall' and his 'Carlton Hall'. After the deaths of the Peckitt parents Carlton Hall went to an unmarried daughter Arabella. She died in 1898, having willed the hall and seventeen acres of land to her niece Frances Leonora Peckitt. This Miss Peckitt remained at Carlton Hall all her life. After her death the residue of the estate passed to three sisters, and they sold the hall itself to a Mr King.

1941–

Over the next twenty-two years Carlton Hall had at least five owners. Colonel John Palmer, who is well remembered in the village, arrived in 1963 and had the place for about ten years.

123/124 The Carlton Bore

The property is much wider than the other, 'standard', plots at this north-west end of the village. The reason is that it is made up of two former garths and one access way between the town street and the fields on the north. The 'common highway' through the west part of the plot was evidently allowed to lapse after the enclosure and redistribution of the village fields in 1664. An innkeeper was mentioned in connection with the Carlton Bore plot in 1656 but there is no actual evidence that the place was a hostelry. It cannot be identified from the 1673 hearth-tax returns, so it must then have been derelict or occupied by near-paupers. The next record from 1692 is much more suggestive. A house (not a cottage) and a variety of outhousing now appeared and obviously some ambitious building work had taken place. My own guess is that Francis Calvert built what was intended to be an inn about this

time. (Carlton lay on what was then a regular route between Thirsk and Malton, two important towns in the administration of the North Riding.) The present inn or restaurant is a listed building, and the official schedule dates the oldest part of the structure as early to middle eighteenth century. The documentary evidence suggests that in fact it dates from shortly before 1692. This is a typical Vale of York three-bay house, with a chimney-stack at the east end, and another between the middle and west bays; originally a cross-passage would have run at the rear of the second chimney. This layout made it a simple matter to turn the dwelling into two, and the division seems to have been done by 1709. (Within living memory the place continued to be two separate houses.) What is now the restaurant car-park was once a distinct cottage-and-garth plot.

123 A lost cottage (Carlton Bore car-park)

1625–1783 Websters

In 1625 Ann Webster, a widow, had a cottage in this location. By 1662 the place (with one chimney) had passed to her son William; after him it was held by successive generations of the same family, and very little is known of its history. From 1752 the owners lived at Sunderland; their tenant was for a time Robert Hudson, carpenter.

1783–1822 Toes

Hannah Shepherd (formerly Webster) of Sunderland sold the property to Joseph Pallister of Sessay. He may have been acting as agent or go-between for he soon surrendered to his friend John Toes of Thirkleby Barugh, who had recently inherited the village inn immediately on the west side. An 1822 enrolment of the Toes properties in Carlton mentioned 'a frontstead where a cottage once stood with a garth adjoining'. From now on this empty garth was treated simply as part of the larger village-inn plot, but manorial records continued to refer to the old 'frontstead' for another fifty years.

124 The Carlton Bore

1637–1709 Martins, Kitchingman, Calverts

In 1637 Ann, widow of Richard Martin, held this property for her lifetime. After some complicated dealings within the family it went to her younger son William, and then to his son William. In 1656 William Martin and John Cundell, an innholder from York, surrendered to Thomas Kitchingman, owner of the Manor House properties. Kitchingman eventually sold to Francis Calvert of Carlton. The householder, with one hearth, was John White, carpenter; he was followed by Francis Bell, labourer and horse-breeder. As noted above the property had been transformed by 1692: Francis Calvert now surrendered to his brother Ralph what was described as a messuage, garth, garden, orchards, barns, stables, backsides, and outhouses.

1709–1755 Jackson, Mountains

Ralph Calvert sold the house to William Jackson in 1709. The manorial tax on the transaction shows that the place was now treated as two cottage tenures, so it had been sub-divided. Jackson sold to George Mountain. (In

1741 Mountain obtained a licence from the justices for his house at Carlton to be used as a place of public worship by Quakers.) On his death the two separate parts of the building and garth passed to various members of the family; the east-end tenure included a brewhouse. After complicated dealings within the family the whole property was sold to Crispin Toes.

1755–1920 Toes and trustees

In 1773 Toes's tenant was Thomas Askwith; named as an innkeeper at Carlton, he was related to the Barwicks, maltsters and innkeepers at Husthwaite and Coxwold. Next owner was John Toes of Thirkleby Barugh; he incorporated what is now the car-park into the property. The actual Carlton Bore building and the garth behind it remained divided. For many years the east end was rented by the Fewsters, known as shoemakers and smallholders, and eventually innkeepers. In 1822 Robert Toes placed the property in trust for his daughter. At that time Thomas Fewster, shoemaker and victualler, was landlord of the 'Yorkshire Jenny'; he was followed by the Bosomworths who called the place the 'Carpenter's Arms' after their own main business in life. One of the Bosomworth in-laws traded in the west end of the house as a tailor and grocer. The next licensee was Edward Faint who changed the name to the 'Black Lion'. By 1890 Charles Newbald, previously a groom at Newburgh Priory had taken over; his widow was still landlady in the 1920s.

1920–

The Toes trustees sold the whole site to J P Kirk of Scarborough for £1060, and three years later his executors sold it for £1100 to Hunts of Spurriergate, York, brewers and wine and spirits merchants. Their tenant Thomas Hornby was admitted to the manorial tenure according to ancient routine, and he immediately paid £5 to secure the freehold and extinguish any further obligations to the lord of the manor.

126a Oak Lea

The official schedule of listed buildings mentions the late fifteenth century, but that is clearly a speculative reference to the stone-built range at the rear of Oak Lea. The present house, like several other smaller detached dwellings in the village, is of mid to late eighteenth-century date. This one is unique, however, in having a frontage in Flemish bond brickwork.

1658–1741 Milburns and Marwoods

A few records from early in the seventeenth century may refer to this plot, but the first definite mention is one concerning Robert Milburn. He was a sub-tenant at Carlton, a recognised householder but not a land-owner. In 1662 John Milburn paid the hearth tax on the house here; it had one chimney. In 1673 Elizabeth Milburn was householder and tax-payer. By 1683 Thomas Milburn was recorded as actual owner of the property. After his death in 1726 it went to his daughter Hannah and her husband Mark Marwood, and they immediately surrendered 'a cottage with garth, orchard and outbuildings' to an unmarried sister Elizabeth Milburn. By 1740 Elizabeth was an invalid; she made a will leaving the cottage to a niece Jane Marwood, who was caring for her.

1741–1805 *Sturdys*

Jane married William Sturdy, a shuttle-maker; they settled at Oak Lea, where the husband followed his trade. They had two sons: William went to York, where he ended up running a glass and china business on Petergate; Thomas remained at Carlton where he worked as a shuttle- and stay-maker. Thomas died in 1799 and William the 'china man' from York was recognised as his heir. The house was rented for a time to William Kendall, probably the one who emigrated to Nova Scotia in Canada.

1805–1868 *Lancasters*

The plot was sold to William Lancaster, a butcher from Huthwaite, whose family already owned Holly House next door. By 1838 all belonged to William Lancaster of Marderby Grange, land surveyor. Some of the buildings and land at the rear had been detached and added to Holly House. Oak Lea itself was sub-divided for letting. In 1841 the occupants were Thomas Pratt, labourer, with his wife, two children and a lodger; and John Fox, stone mason, with his wife and three children; ten in all. Lancaster died in 1846 and the property fell into legal limbo. His widow Mary was entitled by manorial custom to keep one of his houses as her 'life estate', and she chose Oak Lea. The son and heir apparently refused to come forward to be admitted to his late father's properties, which were heavily encumbered with debt, so the procedure for seizure by the lord of the manor was put in motion. The customary boundaries at the back of the house were reinstated.

1868–1900 *Dixon*

Mary Lancaster died early in 1868. The lord of the manor was now able to take possession and he granted the copyhold tenure to John Dixon, who discharged the outstanding mortgage debt of £80. Dixon, the village blacksmith, made extra money by letting accommodation to the poorer inhabitants; so Oak Lea continued in multiple occupation. The Pratt family remained for many years. The Foxes were replaced by Thomas Elsworth, land-drainer's labourer, his wife and five children; they in turn by William Allanson, carpenter, his wife Elizabeth and five children. In 1871 one of the households was headed by Mary Ann Pratt, a 49-year-old widow who worked as a farm labourer to support her three school-age children. The other was headed by John Slater, a joiner, who had a workshop on the premises. Ten years later the Slaters were still there.

1900–1929 *Manfield, Smithsons*

In 1900 shortly after Dixon's death Oak Lea was sold for £145 to Robert Blyth Manfield of Thirkleby. Fifteen years later his widow sold it for £235 to Mary Lavinia Smithson, a daughter of the Ward family from the Old Hall and wife of Joseph Smithson, Carlton's self-made potato and flour magnate. As long as eight years after Mary's death, amid legal complications, her son Harry was recognised as heir to the property; in 1928 he sold it to his father for £300. (Village tradition states that Harry Smithson was given a good start in life, but wasted his chances and was always in need of money.) Joseph Smithson died in 1929 and the following year his executors paid a compensation fee to the manor in order to have all remaining 'manorial incidents' removed from Oak Lea.

127 Holly House

In the seventeenth century a cottage with one chimney stood on this site. No building history can be recovered, but clearly the present building was put up during the second half of the eighteenth century.

1625–1673 Thorntons, Fountains

Francis Thornton was a property-owner in Carlton by 1625. In 1631 his widow sold what was identifiably this plot to Christopher Newsam. A few years later Newsam sold two adjoining plots (127; and 127a, which see) to the resoundingly named Lancelot Fountains who had recently arrived in the village from Alne. In 1669 William Fountains succeeded to his father's properties. For the hearth tax of the following year 'Widow Fountance' was assessed as householder for one chimney at the Holly House plot.

1673–1782 Metcalfs, Barugh

William Fountains sold the plot to Francis Metcalf, owner of what is now Rose Cottage along the village street. At this time it was rented to Thomas Allanson, a butcher or grazier. In 1682 the property was settled on son Francis and his intended wife Arabella Nelson; these two married and probably lived at Holly House for a time before going to farm at Angram Grange. By 1771 the Holly House plot belonged to John Metcalf of Wildon Grange; he sold it to John Barugh from Sutton under Whitestone Cliff. Eleven years after that Barugh's executors sold it to John Lancaster, a butcher who until then had been renting Church Farm.

1782–1864 Lancasters

In 1812 Holly House changed hands within the Lancaster family for £120. By this time another of them had acquired the house next door, and buildings and land at the back of Oak Lea were attached to Holly House to form what was a small farmstead. By 1843 both properties belonged to William Lancaster of Marderby Grange, a land surveyor. He surrendered Holly House as part-security for a loan, and shortly afterwards died intestate. No further reference to Holly House can be found in the manorial records, but it seems that Lancaster's son and heir refused to take on the debt-encumbered property, so that the authorities began the process of seizure. The boundaries at the rear were restored to their customary lines.

1860?– Deighton

Seizure could well have been completed after about twelve years, but no reference has been found. The property then belonged to the lord of the manor, and it seems that he sold it off as a freehold. The Carlton village rate-book of 1874 shows that Holly House belonged to one Robert Deighton. Back in 1851 the tenants had been a family of shoemakers called Till; they remained for many years and from time to time had apprentices living in. By 1871 the tenant was an elderly James Till, who now described himself as a farmer. (His son George had taken the shoemaking business to the other end of the village.) James was still there ten years later, and farming thirteen acres. In 1910 the proprietor was Mrs Deighton; her tenant was a smallholder called John Robert Gatenby.

127a/128 The Old Hall

The present Old Hall and its grounds cover what were once three distinct dwelling plots. Ralph Kitchingman from Thirkleby bought most of the site in 1634. Property business conducted immediately before and after his death some twenty years later shows that he had a cottage and garth under what is now the the east part of the Old Hall, and a house with an orchard and another cottage filling the rest of the plot on the west. For much of the seventeenth century the present gravelled yard at the hall was an entirely distinct cottage-and-garth tenement belonging to someone else. Ralph's son William bought it in 1687, about the time he began building himself a splendid new house. The Old Hall is one of only two private dwellings at Carlton Husthwaite that Nikolaus Pevsner allowed into the North Riding volume of his *Buildings of England* series. The official schedule of listed buildings refers to it mistakenly (or perhaps just loosely) as a 'manor house', and draws attention to the 'unusually high quality' of the internal fittings. A tradition survives in the village assigning this building to the 1680s and to the initiative of someone called Kitchingman, who is supposed to have made money in the West Riding. The story, which has survived more than three hundred years, turns out to be true. The William Kitchingman who built the Old Hall had a cousin from across the road who bore exactly the same name (see also 135: Manor House). They both began life as ordinary yeoman but from the late 1670s turned into what would now be called property developers, with interests in land and manors in the Pontefract district. That was the source of the wealth on which the Old Hall was founded. The illustration here is one of Carlton's antiquarian mysteries. It is from a painting, once part of the Old Hall fittings, and thought to date from the William and Mary period or shortly after. The picture is undeniably of the Old Hall (note Hood Hill in the right background), but what does it mean historically? Was Kitchingman's house built with a hipped and stone-



slated roof, and did the structure prove so unsound that a complete redesign was necessary? A Kitchingman estate plan from 1760 has a small sketch of the main house; it is very crude but depicts M-pattern gables just like the ones seen today.

127a Cottage and garth, now a yard

1636–1687 Newsam, Fountain, Pinkney, White

In 1636 Christopher Newsam sold two adjoining plots to Lancelot Fountains (see also 127: Holly House). When Fountains later sold the one on the west to William Pinkney it was described as 'a frontstead on which a laith is built, with a garth and orchard'; thus it seems to have been serving as a barnyard for Holly House. Pinkney rehabilitated it, for in 1662 he sold it as a

habitable cottage to John White, carpenter. That year White paid the hearth tax for one chimney; eight years later he had two chimneys. The property eventually passed to a son, Valentine White, and it was he who sold it to William Kitchingman the younger in 1687. At that point it disappeared into the Old Hall grounds, and as the illustration above shows a stable block was erected on it. A building appeared here in the 1841 tithe survey, where it was treated as a distinct parcel. This appears to be the same structure that can be seen in old photographs of Carlton's west end.

128 The Old Hall main site

1607–1707 Kitchingmans

In 1607 Christopher Kitchingman surrendered to Bryan Kitchingman 'alias Render', both of Carlton Husthwaite, a dwelling house, several cottages, and about sixty acres of land. Twenty-seven years later the same were sold to Ralph Kitchingman of Thirkleby. The house, with a labourer's cottage, was on the west side of what became the main Old Hall site, and one of the cottages was in the eastern part. (The third cottage was elsewhere in the village, see 149.) By 1641 Ralph and his second wife Elizabeth were living in the house; Elizabeth's widowed mother had the cottage on the east side. Ralph fell ill in 1652 and on his deathbed settled the house with one cottage and an orchard on his son William. Manorial custom would take care of the other cottage: indeed it went to the widow, with provision for it to revert to Ralph's heir after her death. Elizabeth Kitchingman ran a middling-sized farm of her own for the next thirty years. For some time her step-son William was recorded as an ordinary Carlton yeoman; he then disappeared, to return about 1685, now obviously a wealthy man. Elizabeth died about that time and so he was free to do what he wanted with the whole property. Two years later he bought the next-door garth from Valentine White (see above), and building of the Old Hall must have begun at this time.

1707–1822 Kitchingmans as absentee landlords

William Kitchingman died in 1707 and his second son Christopher inherited as a minor. The property was then described as including a messuage and two frontsteads, confirming that the Old Hall site had once been three distinct plots. Christopher left Carlton and settled at Ripon. By 1720 the Old Hall was serving as an ordinary farmhouse. Twenty years later William Blyth was tenant, and his family remained for the rest of the century. Ownership passed down through the Kitchingman family until 1822.

1822–1954 Wards

On the sale of the late Mary Kitchingman's estate John Ward became owner and occupier of the Old Hall. Ward's first wife died young, and on remarrying he decided to move to Pickering. From 1830 the house was rented out and by 1841 was in multiple occupation: Thomas Howard, who also farmed the Carlton Hall land, lived in part of it; George Hall, a farm labourer, and his family lived in the other part. Eventually Ward decided that his two sons ought to become farmers and by 1851 the family had returned to Carlton. At this date their place was known as Carlton Hall, but later an agreement with Henry Peckitt along the road led to it being renamed the Old Hall.

Septimus, the son of the second marriage, did not take to farming and went into business in the south of England. In 1867 after the father's death the property remained subject to a trust; the trustees raised a mortgage on the Old Hall estate so that Septimus Ward could have his share sooner rather than later. (This gave him the means to buy into a brewery partnership at Sheffield.) The older half-brother James Ward, who was now running the farm, was given the 'equity of redemption' in the mortgage, but was never in a position to pay off the debt. In 1890 John Ward succeeded his father James at the Old Hall, and by 1910 his son Herbert Ward had taken over. Some years previously it had been agreed that Charles Blyth Ward, son of Septimus, should discharge the mortgage and become owner; so the Carlton Wards became tenants of a wealthy cousin. Herbert Ward was the last; he died in the late 1940s without a son to carry on the farm.

1954–

Charles Ward's daughter now decided to sell the property, and it eventually went to Jack Knowles of Barugh Hill. He had no use for the house, which began to fall into disrepair. It was then sold to Christopher and Joan Dicker, and they spent some years restoring it to former dignity.

135 The Manor House

Although Carlton was part of the Manor of Husthwaite, this house never had any manorial connections. The name first appeared about 1881, as a fashionable embellishment, when the property was being improved under the ownership of Sir George Wombwell of Newburgh. The plot on which the Manor House stands is unusually large and obviously made up from a number of older and smaller holdings. In 1656 and 1667 Thomas Kitchingman, the then owner, made settlements in favour of his son William. The documents identify three dwellings on the site: the White Stone House, a cottage or frontstead adjoining, and Old Agnes House. From the descriptions it is clear that at least two of these had been tofts-and-crofts of the standard Carlton pattern from medieval times. 'Old Agnes' was one of them and almost certainly lay next to the Manor Cottage plot. How the present Manor House buildings relate to the seventeenth-century layout is a matter for speculation. The east wing was extensively rebuilt in the 1960s; its predecessor appears in early photographs, but no age can be attached to it. The tall cross-wing at the west end can be dated (from general appearance and details of brickwork) to the middle of the seventeenth century; the hearth-tax records suggest that it was completed by 1662. The present owners have found evidence that it stands partly on the remains of an earlier building. Between 1662 and 1673 William Kitchingman and then his tenant paid the hearth tax for five chimneys, at that time the highest assessment in Carlton. There were four hearths in the new west wing, so the fifth was presumably in what remained of the older accommodation.

1638–1768 *Kitchingmans*

Thomas Kitchingman of Thirkleby began to buy land from the Renders of Carlton in 1638. Twenty years later he was living on his property, which comprised the White Stone House and a cottage. It is not known when he added Old Agnes House. (In 1638 a manorial transaction referred to

the place in Latin as 'Agnesse Render dom[us]'.) In the 1660s this house was occupied by George Chambers, who was too poor to have to pay the hearth tax. It belonged to Thomas Kitchingman by 1667 and Chambers may still have been living there in 1673; nothing more is known of it after that date. William Kitchingman rented his big house for a time to Christopher Goulton, heir to the Highthorne estate at Husthwaite. He returned to Carlton about 1680 considerably wealthier than he had been. (See also his cousin William Kitchingman under 128: Old Hall.) In 1709 his eldest son, also called William, bought the Manor Cottage plot (see 143a). William junior inherited the Manor House estate itself in 1716 but died young; the properties went to his brother Robert, a merchant at Leeds. Robert came to live at Carlton about 1738. After his death two daughters were recognised as co-heirs and their husbands immediately sold the whole estate.

1768–1847 Welbanks

John Welbank bought the Manor House and its farm, and moved from Upsall to be Carlton's leading (gentleman) farmer. When his son, also called John, inherited in 1804 the property list showed the house as two distinct dwellings. Two generations of the family had been living as separate households, a pattern that had probably continued since the distant Kitchingman past. In 1841 John and his brother William, both unmarried, were living in one part of the house; in the other part were their housekeeper and several male and female farm servants. The second John Welbank died in 1846. By will everything was left to his brother and heirs; failing heirs the house and land were to go to a godson, Leonard Peckitt of Carlton Hall. William Welbank died a year and a day after his brother, without heir.

1847–1867 Peckitt

Henry Peckitt took charge of the house and farm as trustee for his son Leonard. In 1851 Arabella Foljambe, annuitant and aunt of Henry Peckitt's wife, was living in part of the Manor House with her servant; Charles Flint, labourer, and his family occupied the rest. By 1861 there was only one household, headed by Nicholas Lishman, farm labourer. Even in this period of great prosperity in farming Peckitt seems to have done little to upgrade the property. In 1867 it was sold to Sir George Wombwell, a determined 'improver'.

1867–1922 Wombwells

By 1878 Wombwell had added a service range to the west wing, demolished nearly all the old farm buildings and built a large foldyard (now converted into housing as Manor Farm Barns). Early Wombwell tenants were Robert Plummer and Thomas Watson. Then William Todd was installed. His son Arthur J Todd was a photographer; he took many of the pictures of Carlton and district that are now valued as historical documents.

1922– Plummer, Green, Reids

George Herbert Plummer of Barugh Hill became owner of the Manor House and its farm in 1922. After his death it was sold to Herbert Green, former army captain, who lived and farmed there for the rest of his life. He was followed by Colonel and Mrs Reid. After the death of the two Reids their estate was divided for sale as numerous lots. The Manor House with its gardens and paddock remained the most substantial.

143a Manor Cottage

This was once a complete house-and-garth plot of the 'standard' Carlton pattern. In 1841 the long, narrow croft at the rear still extended down to the back lane. Probably about 1868 the lower end was fenced off and made part of the Manor House gardens, and this layout survives. The present Manor Cottage has a commemorative tablet high on its front wall with the entwined initials 'GOW', the device of Sir George Orby Wombwell of Newburgh Priory. Such displays are familiar around the district but this is the unique example in Carlton. It also has a date, eroded but still readable as '1868'. This was the year after Wombwell bought the Manor House estate, of which this plot was a part. He built 'Newburgh Cottage', as it was first called, to replace a much older dwelling as part of his programme of improvement.

1631–1709 Nelsons

The earliest-known owners of the plot were the Nelsons. Thomas, William, and John Nelson were named in a local record of 1604. Later a dispute in the manor court about a fence referred to this plot and confirms that in 1631 John Nelson was owner. Son William inherited and in 1662 paid the hearth tax on one chimney; his widow Frances paid in later years. The eldest son and heir, John Nelson, would in the normal course have taken over the family farm, but instead he was sent away to be apprenticed as a clockmaker. (Two long-case clocks from his Newcastle period survive in private collections.) After establishing himself in the north-east John Nelson settled most of the Carlton properties on his two daughters; by 1711 the house and its garth had been sold to William Kitchingman, heir to the Manor House.

1711–1867 Kitchingmans, Welbanks, Peckitt

Very little is known about the place during this 150-year period. What can be said is that it was used to house labourers and the 'poorer sort'. In 1792 John Welbank paid the manorial dues on 'Blaxill Front': so a member of the Blaxhill family, probably the one who was a carpenter, lived here. Thomas Buckle and family rented it in the middle of the following century, and the last inhabitants of the old house were seven members of the Dale family.

1867– Wombwells and after

Sir George Wombwell built a new cottage in 1868, as part of refurbishing the Manor House farm. The first tenant of Wombwell's new cottage was a labourer, but the accommodation was far from minimal and by 1881 Henry Peckitt, son of the Carlton Hall family, was living here. He soon moved to 144 (which see) and later tenants of Manor Cottage were Abram Dunning, Matthew Wilford, and Clifford Gaines. About 1948 David Morley moved in, on his appointment as manager at Manor Farm. The house became separately owned on the break-up of the Manor House estate.

144 Crofts

The house now called Crofts is one of very few in the old part of Carlton village for which a definite building date is known: work began in 1856. The tithe plan of 1841 shows that the old house previously standing on the plot had a markedly different alignment, was physically divided, and had a smaller garden than would be expected.

The sub-division was probably a result of the settlement mentioned for year 1778 below. The bottom part of the garden was taken away after 1822, when the Crofts plot was sold to Henry Hopps, already owner of 147 on the east side. Hopps's heir and successor, Ann Mettrick, took a liking to the family who rented her house at 144. She died childless and comparatively wealthy in 1856, leaving a cottage with a barn, stable, cowhouse and outbuildings to William Hall of Carlton Husthwaite, labourer. There was a condition: Hall must within a year of the testator's death build on the site a new substantial house suitable for himself and his family; it was to cost not less than £200, but Mrs Mettrick also left the essential £200. The house was completed within a year and the old boundaries of the plot were reinstated. Not long afterwards William Hall sold the property for £242; village tradition states that he and his family moved to a humbler lodging at the east end of the village and then emigrated to South Africa.

1625–1755 Allansons

The earliest-known owner of this plot was William Allanson. He appears in the manorial record for 1625, and a manorial court order dated 1631 makes it clear that he lived next to John Nelson, owner of what is now called Manor Cottage. In 1652 Allanson's son Richard inherited, subject to the widow's rights, and she continued to live here for some time. The house had only one chimney, and Alice was excused from paying the hearth tax by reason of poverty. Ownership then passed through several generations of the family until in 1755 Ann Allanson of Throstle Nest, Husthwaite, and others decided to sell it.

1755–1822 Franks

Thomas Frank of Carlton Husthwaite bought the cottage and garth. He was head of a family of tailors, which became plagued by tuberculosis. In 1733 an adult son Richard died of consumption, leaving a widow and two children; one of these died in the following year. Thomas Frank himself succumbed in 1778. The property was left to his wife Mary for her lifetime, on the condition that the widowed daughter-in-law, Ann Frank, should have 'a proper dwelling in the said cottage' for life or until she re-married. Eventually Thomas Frank the younger came into the property and worked here as a tailor until his death about 1822.

1822–1898 Hopps and Mettrick, Barley, Relton

Frank's trustees sold for £132 to Henry Hopps, who already owned the house and farm on the east side (see 147: The Cedars), and other properties in the Knaresborough area. In 1841 Hopps's niece Ann Mettrick, who was married to a Carlton farmer, inherited everything. At this date there were two households: William Allanson, carpenter, his wife and five children; and William Fothergill, farm labourer, and his two daughters. Ten years later George Hall, another farm labourer, his wife and daughter were living in one part of the house. The story of Ann Mettrick's relationship with the Halls, and the rebuilding of the house has been noted above. After the Halls' departure the new owner was StJohn Barley of Wildon Hill. He soon retired from farming and came to live in his house at Carlton. In 1877 the property passed to two nephews who immediately sold it to William Relton for £280. This marked the closing of a family circle: Relton was a nephew of Ann Mettrick and had earlier inherited her farm next door. The name

'Laurel Cottage' was now bestowed and in 1881 the occupants were David Green, a retired ironmonger, and his wife Jane.

1898–1920 Peckitts

From David Green the tenancy went to Henry Peckitt, eldest son of the late owner of Carlton Hall. After a long and mysterious absence the younger Peckitt had returned to Carlton, but not to any special favour. Now married and with a growing family he needed somewhere to live. After renting the new Manor Cottage for a time he moved into Laurel Cottage and 1898 the family solicitors bought it for £400. (A large and unexplained increase given the national trend of falling prices.) After Peckitt's death in 1905 the house belonged to his widow Arabella. She went to live at York but was still returned as owner and occupier; perhaps she and her five sons used the place as a country retreat. After Mrs Peckitt's death the house was unoccupied for a time.

1920– Smithson, Taylor

The Peckitt trustees sold the property 'formerly known as Laurel Cottage' for £500 to Joseph Smithson. (The enrolment of this transaction described, as no record had previously done, the southern boundary of the property: it explains why the back lane terminates part way along the end of Crofts, and why a barrier was erected there after the profitless 'right of way' confrontations of 1997–98.) In 1930 Smithson's executors sold the property for £410 to the sitting tenant Margaret Taylor. At Oak Dene, as it was now called, Miss Taylor took in 'paying guests'; her son Claude eventually inherited and sold the property to be turned back to private domestic use.

147 The Cedars

The cedars have long gone, but no other 'official' name is available. The whole plot is really a double one, made up of two of the long and narrow crofts that were the medieval norm in this part of the village. The ancient layout is partly evident in the housestead with a garden lying alongside, both fronting equally onto the village street. From one historical point of view this is the most remarkable property in Carlton: freehold throughout the long period when all other houses and cottages in the village were copyhold, and so more or less independent of the manor of Husthwaite. The explanation is that it once belonged to the Augustinian priory of Newburgh. This double plot appears to be traceable right back to the gift of two tofts and crofts to the priory, recorded in the Newburgh chartulary (property register) of the early fourteenth century. These lands in Carlton were seized at the dissolution of the religious house and were later sold by Henry VIII's agents to a private purchaser.

1539–1633

The valuation of Newburgh Priory at the time of the dissolution included a farm with an empty dwelling plot in Carlton village, which the canons of Newburgh had been renting to 'Robert Kychynman'. After confiscation this remained briefly under royal management. By 1558 it belonged to Christopher Kitchingman; seventy years later to the Freers, the rising family in Carlton, owners of the hall and much other property.

1633–1742 *Freers*

After George Freer's early death in 1633 his under-age son William inherited property including one freehold cottage. (For details of the Freer family complications see 121: Carlton Hall). In 1661 William surrendered all his Carlton holdings to another William Freer, his former guardian and now a person of some importance at Crayke.

1742–1813 *Coupland and Beckwith*

John Harrison became owner of the house and farm on his marriage to William Freer's granddaughter Grace. In 1742 he sold to John Coupland of Newton on Ouse. By 1760 the tenant was John Anderson, and he remained for many years. Coupland left the property in equal shares to his son John, a cutler at York, and his son-in-law Roger Beckwith, who was 'occasional curate' of the tiny parish of Nun Monkton. They came into the property in 1767 and ten years later Coupland surrendered his interest to Beckwith.

1813–1898 *Hopps and Mettrick and Relton*

By 1809 Edward Windross was tenant. His daughter Ann married William Mettrick, a Carlton farmer who was heir to Swan Cottage and little else. In 1813 Henry Hopps of Knaresborough, Ann Mettrick's uncle, bought the farm from the Beckwiths. He put the Mettricks in as tenants. In 1841 Ann Mettrick inherited this and much other property from her uncle. After her husband's death a nephew called William Relton, previously a labourer, was brought in to run the farm. Ann Mettrick left the property to him in her will and he assumed ownership in 1856.

1898–1932 *Smithson*

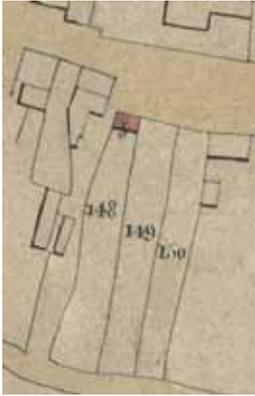
In 1861 Elizabeth Smithson, an elderly widow who worked as a labourer, was living in rooms at the back of The Cedars. With her were two young grandchildren, one of them the illegitimate Joseph Smithson. Ten years later Smithson was working for Relton as a farm-hand; he then discovered a talent for dealing and began to make money as a potato and flour merchant. He celebrated his success by purchasing property in Carlton whenever he could. In 1898 he captured The Cedars and some of its farmland. His eldest son Harry was considered unreliable, and Smithson decided that the farm should go to the younger son Septimus. It did become his in 1929, but he was more interested in dealing, and after only three years sold out to William Horsley, a coal-merchant from Burniston near Scarborough.

1932– *Horsley, Jefferson*

About 1954 the house and farmland were sold to Herbert Jefferson, formerly of Stockhill Green. Eventually Joe Jefferson took over, and he had the distinction of being the last working farmer within the actual village of Carlton, a place where there had once been seven.

148–150 The Old Orchard

Until 1857 this plot was still three distinct frontstead-and-garth tenures of Carlton's 'standard' pattern, dating from the middle ages. During the early nineteenth century the three cottages on the plots were allowed to become derelict and were



successively cleared. The illustration, adapted from the tithe plan, shows the situation in 1841, with just one cottage remaining, still standing but not inhabited. Within the next twelve years the internal boundaries had been thrown down, to create an area of grazing. Then the three properties came into single ownership and were made into an orchard. The width of the combined plot was reduced during the 1960s, when the Thatched Cottage next door was being restored and the owner wished to extend his grounds. The present house called The Old Orchard dates from the early 1990s.

148 (West)

1644–1691 Nelson

The Nelson family owned a cottage with one hearth on this site. (For more information on the Nelsons see 143a: Manor Cottage.) In 1677 John Nelson settled the property on his sister Arabella, probably in anticipation of her marriage to Francis Metcalf. Fourteen years later, after they had settled at Angram Grange, the Metcalfs sold the place to Everill Clark.

1691–1710 Clark, Kidd

In 1696 Ann Clark inherited the cottage from her mother and five years later sold it to the sitting tenant Thomas Kidd. In 1710 he sold it to Thomas Richardson, a shoemaker from Kirkby Moorside. Five years later Thomas surrendered it to George Richardson of Carlton, who already owned the cottage and garth at 150. From now on this western plot shared a common history with 150 on the east.

150 (East)

1631–1662 Newsams, Kitchingman, Metcalf

The earliest records are difficult to interpret but it seems that the plot was sold to Christopher Newsam and his wife Ann in 1631. The Newsams were related by marriage to the Renders, and indeed in 1662 Christopher Render was able to sell this 'cottage with garth or backside and barn' to Bryan Kitchingman. Some years later Kitchingman sold it to two brothers called Metcalf. Eventually Edward Metcalf married a Mary Kitchingman and brother Thomas gave up his interest in the property.

1696–1837 Richardsons

In 1696 Edward Metcalf sold to George Richardson, a plumber and glazier. As noted above Richardson bought 148 in 1715. The story henceforth is not well documented but seems to have become very repetitive. For many years the senior members of successive Richardson generations were always called George, and always worked as plumbers and glaziers. The fathers seem to have occupied one plot and the eldest sons the other. John Richardson, who inherited everything in 1800, was the last of the family line; not only did he have a different given name, he had abandoned plumbing for smallholding. By this time John lived at 148 and the cottage on 150 was soon allowed to fall into ruin. He died in 1837 without known heir or successor.

1837–1857 *Lord of the Manor, Peckitts*

Since no Richardson heir could be found the property was due to 'escheat' to the lord of the manor. A customary delay had to be observed and the process was completed by 1857. The lord now sold the two former Richardson garths as freeholds to Henry Peckitt of Carlton Hall, who already owned 149 in the middle.

149 (*Middle*)

1634–1650 *Kitchingmans*

Bryan Kitchingman alias Render of Carlton surrendered this plot to Ralph Kitchingman of Thirkleby in 1634. This was part of the sale by which Ralph established himself on the plot where eventually the Old Hall was built (128: which see).

1650–1790 *Dixons*

Kitchingman now sold to Francis Dixon, the sitting tenant. The Dixons held this cottage for many years; it had a 'shop' attached, and the family appear to have combined linen-weaving and smallholding. By 1785 the latest of the line had gone to farm at Harome; he mortgaged the Carlton property and five years later sold it to Robert Coates, a local cooper.

1790–1857 *Coates, Kitchingman*

In 1792 Coates sold the cottage and garth to Valentine Kitchingman, who had recently become owner of the Carlton Hall estate. Dixon's widowed mother continued to live there as a pauper until her death. The last known tenant was Peter Suffield, labourer and keeper of the village pinfold. In 1833 he moved to the Thatched Cottage, another Kitchingman property, and this was probably the date at which the house on 149 was demolished and the croft turned over to grazing. The Mettricks at The Cedars rented this and the two bordering garths, 148 and 150.

1857– *Peckitts*

In 1857 the whole Carlton Hall estate, including this plot, was sold to Henry Peckitt. In the same year Peckitt acquired the outer plots, 148 and 150 from the lord of the manor. The important point here is that the owner of Carlton Hall now controlled the whole area visible from his front windows, and it could be kept clear of rural clutter. It became an orchard and followed the descent of the Peckitts' Carlton Hall estate until its break-up (121: which see), and then went to Miss Avena Norfor of Swan Cottage. Village tradition states that after her death the executors offered the land on favourable terms to anyone from the locality who would undertake to maintain it as an open space. No-one was interested, and so it was sold to a house-builder.

151 The Thatched Cottage

This house is of course one of Carlton Husthwaite's architectural gems, and is well known among historians of vernacular building in North Yorkshire. Considered opinion states that it was erected as an 'open hall' house late in the fifteenth century, and modernised about a hundred years afterwards with the insertion of a central fire-hood and chimney. The illustration is a view from the rear taken probably in



the early 1960s, when the property was becoming neglected. In 1967 the house was rescued from near-dereliction and was extensively restored, and also thoroughly documented in the process. One of the old features not retained was the aisle (extension) along the back side, which appears clearly in this photograph.

1638–1700 Renders

The Renders were an important Carlton family in the sixteenth century; they had probably owned this house for a long time but the point cannot be proved. After Christopher Render's death in 1638 his younger son Hugh became owner. By the end of the century the heir was Hugh's nephew Christopher, a parchment-maker. After his death the properties passed to two Render brothers, one of them a carpenter at St Martin in the Fields, London.

1700–1796 Manfields and Falls

The Render heirs sold the house to Henry Manfield of Thirkleby in 1700. By 1761 it belonged to Manfield's son and he placed it in trust: first for his daughter, who was married to Thomas Fall, flaxdresser of Sowerby, and afterwards for her son. In 1791–96 complicated legal manoeuvres took place to defeat the trust and Thomas Fall sold the property to James Coates. During this long period there are only scraps of information as to who had the tenancy of the place.

1796–1833 Coates

James Coates belonged to a family of coopers. His brother Robert already owned the house on the east side (152: Beech House, which see), and the boundary between the two now appears to have been taken down. In 1830 John Coates became owner of both properties, and embarked on a series of mortgage transactions. It is not clear whether he was speculating shrewdly or getting himself into trouble. By 1822 the Thatched Cottage was conveyed to William Waites, who had discharged some of Coates's debts. For this transaction the garth had to be staked out so as to reinstate the boundary between 151 and 152. Waites immediately sold the Thatched Cottage to the Revd Philip Kitchingman, heir to the Carlton Hall estate.

1833–1941 Kitchingman, Peckitt

Kitchingman's tenant was Peter Suffield, labourer and keeper of the village pinfold. In 1857 this house, as part of the Carlton Hall estate, was sold to Henry Peckitt. He and his successors appear to have valued the building for its picturesque qualities, and the surviving photographic evidence suggests it was carefully maintained. By 1881 James Gaines, who combined labouring with a grocery business was head of household here. In 1901 it was Robert Stevens, and he was followed by his son Harry, both of them builders. The Thatched Cottage remained part of the Carlton Hall estate until the early 1940s. Maintenance problems then became more pressing, until in 1967, under new and sympathetic ownership, a thorough restoration was undertaken.

152 Beech House

This is a double-fronted house in the local architectural idiom, appearing to date from the later eighteenth or very early nineteenth century. The bay windows are a later addition. The plot is unusually broad for this south side of the village. Other wide plots such as the Old Orchard and Prospect House can be shown to have come about by amalgamation of several 'standard' crofts or garths. If this is how the Beech House property grew, then it was in the very distant past, for even in the seventeenth-century records it appears as one holding.

1662–1704 Calverts

Michael Calvert, from an extensive Carlton family, paid the hearth tax on this property; his house had one chimney. In 1689 Michael's widow died and two daughters came into full possession as co-heirs. In 1704 their husbands sold to William Barker of Sessay.

1704–1766 Barkers

William put his widowed step-mother Elizabeth in as tenant. In 1711 he surrendered the property to Elizabeth Barker and William Raper of Newcastle upon Tyne (the latter probably a trustee). After Elizabeth's death the house went to Thomas Barker of Sessay. His tenant was most likely John Coates, a cooper who moved to Carlton from Byland Abbey about 1751.

1766–1842 Coates, Rose

Now Barker sold the house to John Coates, who ran his cooperage business on the premises. He was succeeded by his son Robert; another son James later bought the Thatched Cottage and the boundary between the two premises was taken down. In 1805 Robert Coates made a will, leaving his 'stuff in trade' to his only son John Coates, and house-room in the west end of the building to his wife for her lifetime or widowhood. After Robert's death the manorial court found the last provision contrary to local custom, and Ann Coates was awarded 'an undivided half' of the property (that is, of its annual value) for her lifetime, without limitations. John Coates, who lived at Beech House, was the actual proprietor. He also occupied the Thatched Cottage, and eventually inherited that from his uncle. In 1821 Coates began a series of mortgage transactions. It is not clear whether he was speculating shrewdly or simply over-reaching himself. In 1833 he sold off all his Carlton properties to clear the debts. Beech House went to Thomas Rose, and Coates remained his tenant for a short time. By 1841 the tenant was James Till, shoemaker; he had his wife, seven children, an apprentice, and a female servant living in the house with him.

1842–1902 Mettrick, Dixon

In 1842 William Mettrick, acting for his wife Ann, cleared a debt Rose had run up on Beech House, and then completed the purchase. By 1851 the house was occupied by John Dixon, blacksmith and farrier, and his wife Alice. When Ann Mettrick died in 1856 it was revealed that she had left the place to her friends the Dixons for their two lives. Ann Dixon outlived her husband, and when she died in 1901 the property reverted to the Mettrick trustees. The following year they sold to Joseph Smithson for £290. (For his career see 147: The Cedars.)

1902– *Smithson, Vaux*

For a time Beech House was rented to Frances Peckitt, widow of one of the Carlton Hall Peckitts. She was followed by Robert Bagley, a civil engineer, and his sister; they were still there in 1925. In 1930 Joseph Smithson junior became owner. He and his wife Emily ran a boarding-house and café business, with a taxi service on the side. About 1955 Margaret Vaux of the Sunderland brewery family bought Beech House for a private residence and came to live there.

155 Rose Cottage

The present house was built in 1981, replacing a cottage of mid-eighteenth-century date. The old bricks were recovered and re-used in the process.

1604–1705 *Metcalfs*

Francis Metcalf was listed in the Husthwaite manorial roll for 1604. Twenty-four years later his house passed to Oswald Metcalf. In 1653 Oswald settled a cottage with an orchard and all the backside on his son Francis, and afterwards on the heirs of Francis Metcalf and Ann (formerly Hudson). The place was now clearly identified as 155; it had one chimney. Francis died in 1682; the probate inventory shows that he had been a farmer on a middling scale. His cottage, with a garth and barn, was to go to the eldest son William, but on certain conditions involving another son Benjamin. The property in fact became Benjamin's and by 1693 he was paying the land tax; six years later he surrendered to a younger brother Francis, who was farming at Angram Grange. Benjamin appears to have been considerably less successful than his brother; when he died in 1737 he was a pauper.

1705–1795 *Manfield, Marwood, Braithwaites*

Francis Metcalf sold the house to Henry Manfield, owner of the Thatched Cottage. Eight years later he sold it to Mark Marwood, a flax-dresser; by 1740 George Braithwaite was his tenant. In 1743 Marwood surrendered to John Farnell of York, another flax-dresser, and a year later Farnell surrendered to the sitting tenant. The Braithwaite family owned the place for nearly fifty years. Nothing is known about them or their occupations.

1795–1847 *Raper, Lawn*

Elizabeth Braithwaite sold to John Raper of Easingwold; he rented to Thomas Lawn, a blacksmith, who was able to buy it shortly afterwards. During his time the house was subdivided. In 1828 Thomas surrendered to Robert Lawn, another blacksmith, for £220 'one cottage house or tenement now divided into two with a shop, garth, garden and orchard behind'; the shop was most likely a forge. Robert moved to Hull and the property was sold to Elizabeth Lawn of Sessay Hall for £250. She then married John Ainsley and the two of them sold for £270 to Thomas Metcalf of Thirkleby, a shoemaker.

1847–1919 *Metcalf*

The place belonged to Metcalf and then his widow for the next seventy years, and was tenanted throughout. Long-term occupants were the Tills, a family of shoemakers, who later turned to farming and shopkeeping. By 1861 Henry Carris, a blacksmith had part of the house. In that year nineteen

adults and children were living in the divided accommodation under one roof. The head of the Till family died in 1882 and his elderly widow continued the family grocery business. In 1901 a daughter Annie and her niece Florence were running a post office and grocery at Rose Cottage. An old picture-postcard shows a sign on the east end of the building 'F. Till/ Grocer and General Dealer'; a more modern touch was the plaque stating 'You May Telephone From Here'. Ann Metcalf died in 1917 aged 90 and this property went to a grandson; he soon sold it for £550 to Joseph Smithson, the village's increasingly successful potato and flour merchant.

1919–1997 *Smithson, Neale, Rudd*

In 1929, after Smithson's death, the executors sold for £262 to Frederick Neale, newsagent at York. The property was described as two cottages and the parcel of land on which they were built with shop, garth, garden and orchard behind; the occupiers were Miss Annie Till, still running the grocery business, and Mrs Marwood. The paired names Jasmine and Rose Cottages seem to date from this period. Neale kept the place for six

years and then sold it to George and Laura Rudd. It now became a single dwelling and remained with the Rudd family for a long time. The old cottage was eventually demolished and a new house built on the site. The illustration shows Rose Cottage in March 1981.



156 The Green

This group of four houses is referred to here as 'The Green', the name of the whole plot on the modern Ordnance Survey plan. Although the land has been much subdivided its outer boundaries remain intact and delineate one of Carlton's medieval toft-and-croft holdings. The present row of houses has resulted from successive rebuilding works. A new house was erected about the middle of the eighteenth century, probably in several stages. Then between 1867 and 1871 a new frontage in machine-made brick was grafted onto the old structure(s) to provide a conversion into four cottage units. The fact that the frontage is uniform but not entirely symmetrical suggests there were difficulties in fitting it to an existing range. Some of the older, and irregular, brickwork is plain to see in the gable-end and rear elevation.

1635–1753 *Priestman and Blalock, Kitchingman*

Robert Priestman had a house and garth, with a Penny Land (quarter-acre 'allotment' in the town fields). By 1652 these properties belonged to William Priestman. His son John lived in half the house; his daughter, recently married to Thomas Blalock, in the other. In 1673 Blalock paid the hearth tax for one chimney, and four years later was recorded as owner of the house. Eventually the Blalocks left Carlton, and one is recorded as a linen-draper in London. In 1732 this one surrendered to Robert Kitchingman of the Manor House: this may have been as security for a mortgage, or Kitchingman may have agreed to act as trustee for members of the Blalock family.

1753–1867 *Barker and Cox*

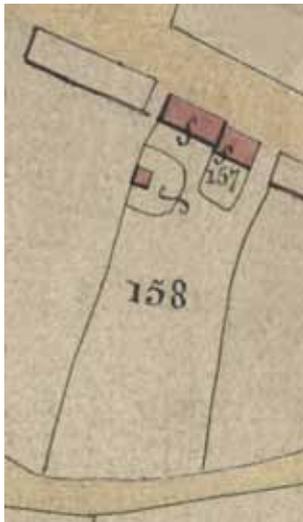
After twenty-one years Kitchingman surrendered to William Barker, who was married to Rachel Blalock. A younger William Barker, joiner by trade, lived here until his death in 1810. He was followed by his daughter Ann Barker, 'otherwise Cox', and her son Robert N Cox, who appears under several designations: watchmaker, silversmith, ironmonger. In 1840 the house was described as two adjoining buildings, one of which had been further sub-divided. This arrangement continued for another quarter of a century, the occupants generally being farm labourers. Robert Cox died in 1854 and his widow surrendered all her interest in the property to her son William Barker Cox, who was in business at Pickering. Thirteen years later Cox sold for £170 to John Dixon, blacksmith at Carlton.

1867– *Dixon, Smithson, Smithson*

Between 1867 and 1871 Dixon converted the old buildings into a row of four cottages. In 1881 one of the tenants was Jane Banks, former laundress; her son Joseph Smithson, until recently a farm labourer but now described as a potato merchant, lived with her. Smithson was in fact becoming successful and would soon be buying property all round the village. (He is mentioned many times elsewhere in these notes.) John Dixon died in 1899. The Green, described according to the long memory of manorial record-keeping as 'three tenements formerly in one, now in four', was then sold for £350 to Smithson. In 1929 after his death it went for £400 to Thomas Smithson, a grocer at Sessay.

157/158 Prospect House

Until about 1780 this plot was two tenements on the typical Carlton toft-and-croft



pattern. When these first appear in the records, which is comparatively late, they belonged to the Carlton Hall estate. It is likely that they were acquired by the Freers of Carlton Hall fairly early in the seventeenth century. Although no direct proof can be found, it is even possible that they were used at times to house poorer inhabitants of the village on a semi-charitable basis. The present main house, on the western part, must have been built shortly after the plots were amalgamated in 1780. Sixty years later the tithe plan, from which the illustration comes, showed a small semi-detached cottage with its own little garden added on the east. Within another forty years this became part of a small farm yard; eventually to be re-converted to domestic use.

1731–1780 *Harrison, Bell*

John Harrison of York, owner of the Carlton Hall estate after his marriage to Grace Freer, had two adjoining cottages here. George Lawn was tenant of one; John Bell, carpenter, of the other. In 1737 and 1741 the cottages were sold to Bell. After his death, son James inherited and then mortgaged the properties to Mark Foster for £30.

1780–1878 Foster, Bentley, Metcalf

The loan was not repaid and Mark Foster, a linen-weaver, completed the purchase. He came to live here, where he followed his trade for over sixty years. In 1841 Foster, now a very old man, occupied the main house along with his brother William, and Elizabeth Bentley, the housekeeper. Thomas Metcalf, farm labourer, and family lived in the attached cottage. Mark Foster died later in 1841: the whole property went to Elizabeth Bentley, conditional on William Foster's right to an annuity and house-room. Bentley later married George Metcalf; the two lived in the main house and the place became a small farm. By 1851 the cottage was let to the Rymer family. Ten years on, difficult though it is to believe, the cottage had been subdivided and was in multiple occupation. John Pease, labourer, his wife and three children had one part; William Rudd, coachman and groom, his wife and five children the other. After Elizabeth's death George held the property as a 'life estate' and then it went to trustees to be sold. By 1878 it was described as two cottages, one of them now converted into a stable and cowshed.

1878– Cleasby

The new owner was William Cleasby of Islebeck, who let it initially to John Ingleby, a joiner and wheelwright. In 1892 the tenancy went to William Butler, recently arrived and the first of that family to live at Carlton. For a time he ran a business dealing in agricultural feed-stuffs and fertilisers, then moved over the road to Sunny Bank farm. In 1901 the elderly Francis Pullen declared for the census that he was running a 'farm (small) ... own account' here. A few years later Mrs Sarah Peacock had the smallholding. In the 1930s William Butler's son John was tenant for a time.

159 The Old Stores

The present building is long cottage of mid to late eighteenth-century date. It seems to have a conventional ground-plan of three bays with a cross-passage between the middle and eastern bays. However there are clear signs that it was constructed in two stages. A shop-front was inserted during the twentieth century, and removed at the beginning of the twenty-first.

1639–1784 Calverts and Websters

In 1639 Ralph Calvert acquired a cottage and garth here from William Nelson, and in 1662 he paid the hearth tax for a house with one chimney. After Ralph's death in 1690 three daughters were co-heirs. Daughter Elizabeth was married to William Webster of Carlton and at some point these two got sole control. They put their son Francis in as tenant and in 1726 formerly settled the property on him. He was succeeded as owner by his son William, who had left Carlton and settled at Sunderland. For many years a Hannah Webster paid the land tax on the property; she was probably Francis's daughter and probably lived there. The Hannah Shepherd of Sunderland, formerly Webster, who became owner in 1781 was definitely William Webster's daughter. She and her husband soon sold to Joseph Pallister of Sessay; he may have been speculating or acting as agent for he very soon re-sold to John Bosomworth of Hutton Sessay.

1784– Bosomworths and Till and Carver

Bosomworth followed his trade of carpenter at Carlton until his death about 1823. Then his widow held the property for her lifetime and afterwards it went to a younger son Richard, who farmed at Bagby. He put in as tenant the youngest Bosomworth brother, Edward, a carpenter and smallholder. In 1841 Edward, his wife Mary, and a servant occupied one part of the house; Elizabeth Lawn had her own household in another part. Edward was able to buy the house for £155 in 1865. He left it to his niece and housekeeper Elizabeth Bosomworth, who married George Till, one of the shoemaker family. Soon he was running his business at his wife's place with two journeymen and an apprentice living in. By 1890 Till had followed the new fashion by giving the house a name, 'The Laurels'. In 1916 after Elizabeth's death the property passed to a niece, Jane Carver of Oulston. By 1935 it was rented to J R Todd. Shortly afterwards Frank Butler bought it, and he would run a general store here for many years.

160 Lyndhurst

No trace of the historic house remains. The present buildings appears to have been put up in late Victorian times and modified not long afterwards. Material for the early history is disappointingly thin and the plot does not become properly visible in the records until 1737. At that date it was part of the Carlton Hall estate, and may have been so for more than a hundred years previously.

1713–1768 Harrison, Kitchingman, Richardson

In 1713 Charles Webster was living here. John Harrison and wife, owners of the Carlton Hall estate, sold to Robert Kitchingman of the Manor House in 1737. One of Kitchingman's early tenants was John Coates, who came from Byland Abbey and set up a cooperage business at Carlton. John Richardson, plumber and glazier (see also The Old Orchard) took on the tenancy and in 1757 bought the house and garth.

1768–1875 Thompson, Bosomworth

John Thompson of Carlton, butcher, bought the house from the Richardsons and lived in it. His widow Esther remained until 1801 and then the place was empty for a time. In 1804 the Thompsons' son William, a toy-maker at York, sold to John Bosomworth. He was a carpenter, originally from Sessay, and lived next door on the west side. The property remained with the Bosomworth family for about seventy years.

1875–1935 Thurlow, Smithson

The house and garth were next sold for £140 to Thomas Thurlow, formerly in the alum trade at Boulby and now a farmer at Saltburn. He soon retired and with his wife Jane came to live at Carlton. By 1894 he had gone back to Cleveland and had surrendered the property to his son Levi, flour merchant at Middlesbrough. In 1897 Levi sold for £190 to Joseph Smithson of Carlton, potato and flour merchant, who was making money and buying up property all round the village. In 1901 John Banks, tailor and draper, was tenant and had two employee tailors living in. In 1910 part of the building

was recorded as a 'shop', presumably this was a tailoring workshop and not one of the village retail outlets.

1935– Tebbs

After Smithson's death his estate was broken up. This property was sold in 1935 to George Tebb contractor, and Alfred Tebb bus proprietor, both of Husthwaite, who acted as trustees for Elizabeth Tebb. The Tebbs ran part of their bus service from here.

161 North View

Old picture-postcards of Carlton's east end show a brick-built house filling almost the full width of the North View plot. The written documents suggests that it was erected in the later eighteenth century as a double cottage, replacing an older building.



By 1841 it had been divided into three. Population growth and poverty created the conditions for this kind of sub-letting; and when large families were the norm the result was overcrowding inconceivable today. Nearly the whole of this lower east end of Carlton Husthwaite became a warren and remained one into the early twentieth century. But warrens could be respectable and neatly kept, as old pictures of this part of the village clearly show. Some time after the date of the photograph the building on the North View plot was turned back into two dwellings and one of the doorways was blocked up. During the early 1960s the place was condemned as unfit. The site was acquired by the local authority and cleared; two semi-detached houses were then erected.

1637–1743 Calverts

John Cunny of Sessay conveyed a cottage and garth at this location to Ralph Calvert. In 1662 Bryan Calvert, probably the son, paid the hearth tax for one chimney; his widow Luce (or Lucy) paid the tax in later years. The inventory of moveable property taken after her death shows that she had a cheese-press in the house. This plot then went to son Christopher. In 1713 Christopher, now elderly and with no direct heir, gave the cottage to his younger brother Michael, a linen-weaver. Conditions were attached, expressed in rather touching terms: Christopher was to retain a 'convenient bedroom' in the house, with 'freedom and benefit of the fire, and likewise wash his close'; Michael was to pay him seven shilling and sixpence a year in two equal instalments at Michaelmans and Lady Day. In 1731 Michael Calvert, now elderly himself, settled this property on himself and his wife for their two lives and then on Prudence Wade. She was born at Coxwold, but how she came into this picture is not known. A gap in the records follows.

1743–1836 Lawns and Brown

In 1743 the house was occupied by George Lawn, shoemaker. He was owner by 1758, when he surrendered the house as security for a loan of £25. (This

loan acquired a life of its own: it passed through five mortgagees and was not discharged until nearly eighty years later.) In 1770 Lawn surrendered the property to his younger son Robert. A mention another thirteen years later shows the house as in two: John Lawn occupied one part, and John Lumby the other. In 1806 the property passed to Lawn's widow for her lifetime, to go afterwards to a son-in-law George Brown (who had previously worked at the short-lived Birdforth colliery). From George it passed to a sister, Mary Brown of York, and she put the house out to rent. In 1835 her heir, a nephew called Luke Bland, sold the house and garth for £118 to John Taylor, the well-known innkeeper and small-time landlord from Husthwaite.

1836–1960s Taylor and Cass

The property then passed to John Taylor's son William. According to the 1841 census there were three separate households here, all headed by agricultural labourers. The situation was the same in 1851, when seventeen adults and children lived under the one roof. In 1891 John Taylor succeeded his father William as owner and the place was still described as 'a messuage now divided into three'. From John Taylor it passed to a sister, Ellen Cass, and was then placed in trust for a nephew, William Cass. In 1935 Tom Galloway occupied two of the divisions, and Thomas Smelt the third.

162 Jasmine House

The two adjoining houses on this plot are treated here as a single tenure, which they in fact were until comparatively recently. The manorial record of a cottage standing on this plot in 1762 stated that the next-door house lay to the north-west, and that can only have meant that the building of the time stood well back from the village street. A new house fronting directly onto the street was erected not long afterwards. It seems to have begun life as a typical three-bay house of the period, but perhaps built in two stages. About 1820 there were three households on the plot; the best guess is that two of these were in the main building and the third in an extension at the back. Such multiple occupancy contributed to the dire overcrowding at this end of the village, noted in the previous entry for North View. By 1897 the set-up had reverted to two dwellings, still in single ownership; at some later date these became separate tenures.

1643–1723 Nelsons, Calvert

The Nelson family established itself at Carlton in the first years of the seventeenth century. Thomas and Jane Nelson lived on this plot in the 1620s, and Jane had widow's rights in the place until her death in 1643. At this point the Nelsons' son Richard became owner, and six years later he sold the property to Francis Calvert. (A Richard Nelson, with his brother-in-law George Denham of Baxby, took part in the armed rebellion of 1663. Both were tried for high treason; Denham was convicted and executed, Nelson narrowly escaped with his life. This Richard certainly had family connections with Carlton Husthwaite, but whether he was the one who once owned the Jasmine House plot remains uncertain.) In 1672 Francis Calvert made a settlement for his son Ralph of a cottage and garth, 'being the first house on the east end of Carlton', in the words of the manorial roll.

1723–1820 Atkinson and Jermain, Smithson

Ralph Calvert surrendered the cottage and garth to Francis Atkinson, a skinner, to whom he was related by marriage. The house was let to Robert Thornton, smallholder and almost certainly the man who died in 1782 a pauper and allegedly one hundred years old. From Atkinson the property passed to a nephew Thomas Jermain of Farlington. The tenants at this time, and for several generations after, were the Smithsons, a family of tailors and smallholders. In 1810 the last Jermain, an excise officer at Clitheroe, sold the house to Thomas Smithson.

1820–1897 Cox, and others

In 1820 Smithson sold to Robert Cox, variously described as watchmaker, silversmith, or ironmonger, for £350. When Cox left Carlton to set up shop at Pickering the building was converted to multiple occupancy and by 1840 there were three households. The son William Barker Cox inherited in 1854, and he surrendered the property as part of the security for loans he was taking out. It then passed out of his hands and was owned in succession by Elizabeth Wells, Elizabeth Sanderson, and Mary Lavery.

1897– Peckitts

In 1897 Mrs Lavery sold the house for £250 to Arabella Peckitt, wife of Henry Peckitt the son of the late owner of Carlton Hall. The tenure, recorded as 'several tenements heretofore in three' was now in two, the households being headed by William Coverdale and Mrs Gaines. In 1919 Mrs Peckitt's five sons inherited as joint tenants. When in 1930 they paid the compensation fee to have all 'manorial incidents' abolished 162 was described simply as 'one property divided into two'. Some years later the main part of the building had been turned into a grocer's shop which was run by the Stevens family.

55 Sod House



This small house with its orchard formed an L-shaped plot at the corner of Spring Lane and the Coxwold road. The building was demolished in 1941 and the site has since been ploughed over; almost no trace is visible today. This was one of a series of Carlton poor-houses and it was laid out on what were then wide road-verges, still managed as common land. The peculiar shape of the plot, as depicted on maps from the nineteenth century, clearly betrays its origins. The name seems to have referred to the

material with which the roof was originally covered. There are some fanciful village stories about Sod House, but no real historical information. To judge from the plan accompanying an Old Hall estate survey of 1760 it did not exist then, but it was mentioned in a township account book of 1811. In the tithe records of 1841 it was entered as property of the lord of the manor or the overseers of the poor. By this time the occupants were not paupers in the strict sense: Sod House would be better described as 'social housing'. At the time of its eventual demolition the house

had two storeys, in stone to first-floor level, then in thin hand-made bricks to the eaves; it was roofed with pantiles. In this final form it had a kitchen and best room downstairs, two connecting bedrooms, and a small outhouse.

1811–1940 Township of Carlton Husthwaite

In 1811 William Allanson paid one shilling to the parish overseers, rent owing from the previous year on his 'House and Garden, sited in Low Lane'. The Allanson family continued to occupy the house for many years. In 1841 they had two agricultural labourers lodging with them. By 1861 James Allanson had the tenancy. Ten years later it had passed to the Daghish family. In 1882 Mrs Daghish was accused of allowing her ducks and geese to damage the fruit trees in the orchard and a meeting of ratepayers decided that she should be given notice to quit. George Marwood then took on the tenancy at a yearly rent of £5.10s.0d. The Marwood family remained at Sod House for at least fifty years. In 1939 the local authority announced that the building was becoming unfit for habitation and that repairs were urgently needed. At this point the Carlton parish meeting discovered that it held no deeds or proof of ownership. An improbable explanation was offered: the cottage and orchard must have become parish property on the death of some person (name unknown) who had originally enclosed and built on the land (at date unknown). The negotiations that followed led to conflict and bad feeling within the village. Ratepayers refused to foot the bill for repairs, but also turned down a private bid to purchase for £70. In the end a parish meeting decided to accept the local authority's offer to take the site and buildings for £20. Sod House stood empty for a time and by 1941 had been demolished.

9 Thorns Hall

This property was known until recently as Common Hall. It has every appearance of being a typical enclosure farm of the eighteenth century, with a house and yard standing in the middle of regularly laid-out fields and well away from the village. In fact it was not so deliberately planned. About 1664 Carlton Common was enclosed; freehold shares were awarded to individual proprietors in proportion to their existing holdings in the township. The owner of the Carlton Hall estate was entitled to about forty-two acres and these were marked out in one block at the north end of the Common. There is no evidence that in early years this land was worked as a distinct farm. That had to wait until the early 1740s, by which time a house had been built and a tenant installed.

1740–1803 Harrison and others, Whitaker and Hailstone

The property belonged to John Harrison, owner of the Carlton Hall estate in the right of his wife Grace (formerly Freer). From him it passed somewhat indirectly to Ann Whitaker of York. No house was mentioned in a transaction of 1740, but three years later the parish register named a John Waring living at Carlton Common. A 'dwelling house lately erected' appeared in a deed of 1746, and this time John Bell was tenant, living according to the parish register 'nigh Carlton', later at 'Carlton Common'. By 1755 Robert Allanson was tenant; ten years later it was John Foster, and he would remain for many years. In 1764 after Ann Whitaker's death the property passed to her

two children, Thomas Read Whitaker of York and Elizabeth Hailstone of Hemingborough. Mrs Hailstone later released her interest in the farm to her brother; by will he left it in trust for her son John Hailstone. In 1782 Hailstone, then an undergraduate at Trinity college, Cambridge, came into his property. (He was later elected fellow of Trinity and university professor of geology; his distinction did not rub off in any way on Carlton Husthwaite.)

1803– Rose, Imeson Trustees

In 1803 the farm (which had been considerably enlarged by this time) was sold to Thomas Rose of Kilburn Parks, and he later moved to Common Hall. In 1841 Thomas and a much younger William Rose were living in the house, with a farm servant called Jane Bosomworth. Ten years later the farm was again tenanted, and for the rest of the century appears to have been let on fairly short rental agreements. Thomas Kirby and family were followed by the Douthwaites, the Barleys, and the Hutchinsons. By 1910 the farm belonged to the Imeson Trustees, and William Duffield was tenant. Details for the inter-war period remain to be uncovered, but it is said that about 1938 George and Fred Natrass and their sister lived in the house.