



Primrose Cottage (Old)	
Location:	The Green
Post Code:	IP29 5HX
Year Built:	Unknown
Status:	No longer in existence
Notes:	Original Primrose Cottage pictured in the 1950s - Building was destroyed by fire in the 1970s.

The original Primrose Cottage

Primrose Cottage (Old) Once stood on the site that is now occupied by "The Willows" and "Primrose Cottage" (New). It is believed that it was once two or more cottages put together and was almost certainly used as a farmhouse at some point. By early 1970 it was in a poor state of repair. A fire broke out in late April 1970 and was almost completely destroyed as a house. The owner of Corner Cottage, just across the road from Primrose Cottage, saw the flames and called the fire brigade. He then spent the next few hours squirting water onto the thatched roof of his own house to prevent that from catching fire from the sparks and debris that were coming his way.

It is believed that some of the oak beams that survived the fire have shown up in other neighbouring properties of a similar age, well before any of these buildings were 'listed'.

The building occupied quite a large plot of land and after the fire, plans were approved to build two new houses on the site.

Brief History



This 1836 tithe map indicates two main buildings on plots 50 and 51, listed as cottages with gardens.

At that time the smaller southern building (plot 50) is tenanted by Abraham Serjeant (75) and Rose Rowling (65).

The larger building (plot 51) is further described as being subdivided into three tenements.

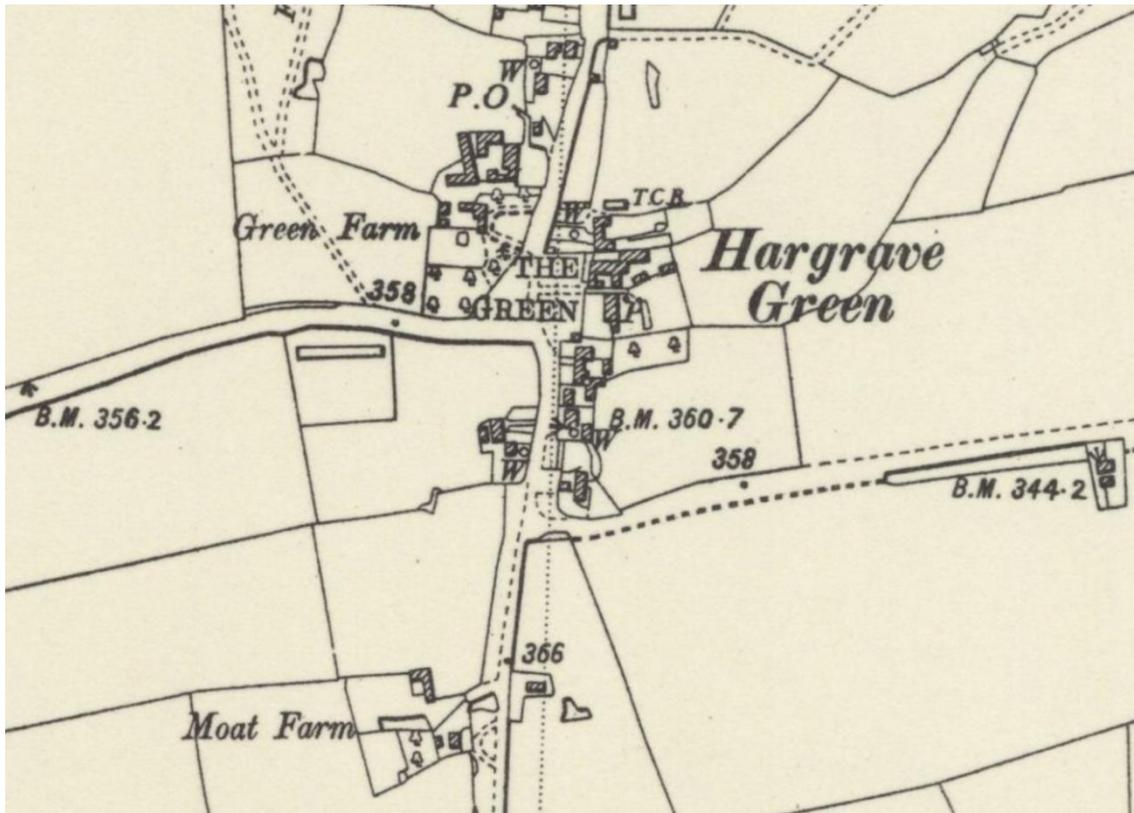
These are occupied by:

William Barrell (45), Anny Barrell (45) and Ann Barrell (80)

James Plummer (35), Sophia Plummer (30), William Plummer (13) Mary Plummer (8), James Plummer (2) + Robert Sharp (20) and Eliza Sharp (20)

James Evett (55), James Evett (15) and James Evett (75)

Information from the 1841 census.



This snippet from the 1950 map still shows two buildings on the plot and indicates the presence of a well.** The main building was almost certainly converted from three tenements to two by now.

** In the early 21st century, part of the front garden of The Willows started to subside and on investigation the soil was eroding inside the well which now exposed a circle of bricks. This was excavated down a few feet and a cap fitted over the well to prevent further issues.



The Adult School ??

The smaller building on the site may well have been that used as an adult school in the early 20th century. The picture above from about 1912 shows the building used as the adult school and the description of its location suggests it was adjoining Primrose Cottage and opposite Corner Cottage. See more in 'Education in Hargrave' in the History section.



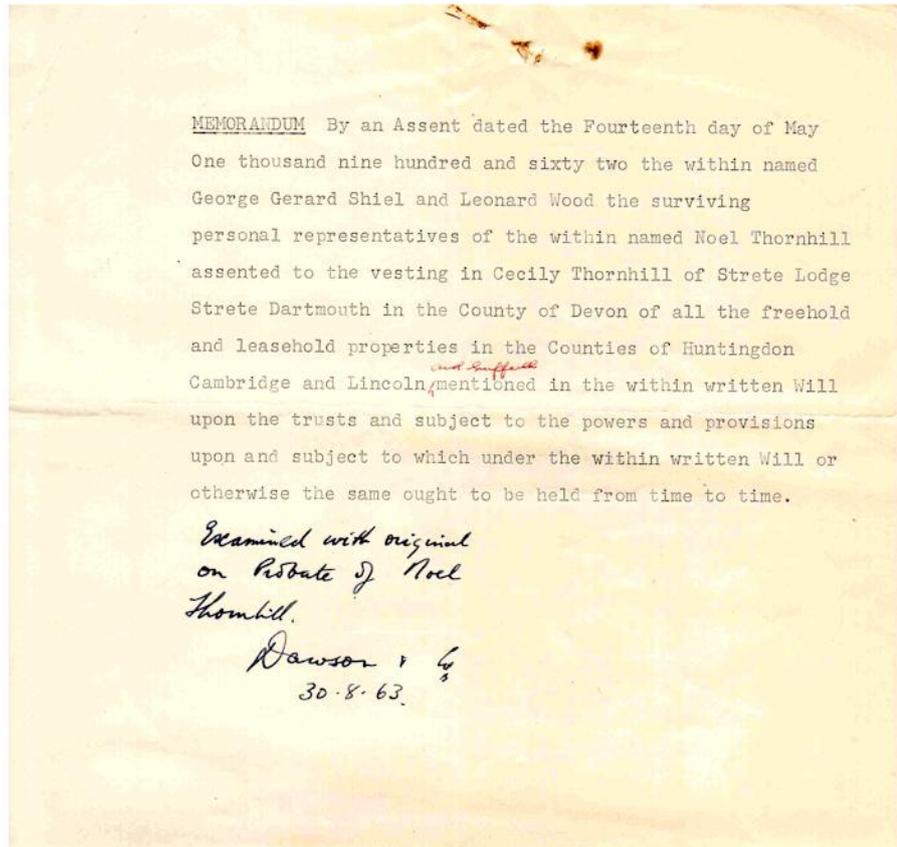
A drawing of Primrose Cottage drawn by S. Knights around 1959

??? - 1909

There is no firm evidence of when this property was built but early maps show this as being three cottages with outbuildings akin to a farm. The drawing above suggests that in the 1950s it had been converted to two dwellings and later it became one dwelling, then known as Primrose Cottage. The earliest documentation that has come to light is an 'Abstract of Title' which dates back to 1909 where the property was held in a portfolio along with many other properties across the country including some at Lady's Green.

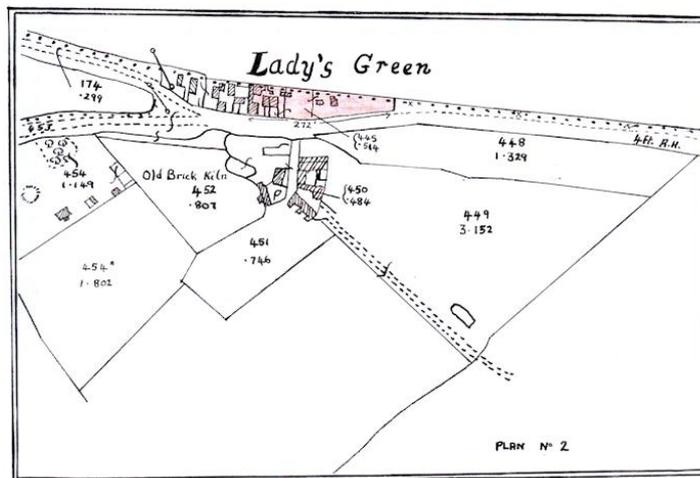
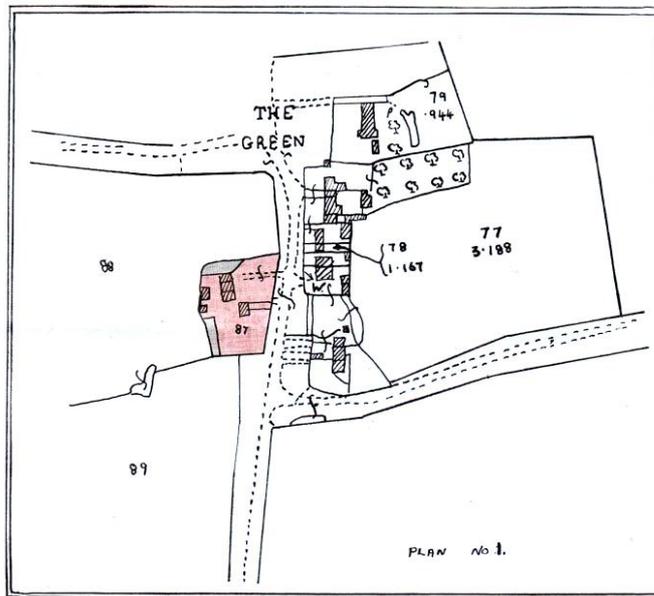
14/05/1962

This seemed to be the case until the holder, Noel Thornhill, died in 1956 and most of the estate passed to his wife, Cecily Thornhill (Robinson). However it took until 14/05/1962 (6 years) for his will and the estate to be settled.



30/08/1963

Part of the family estate was sold in 1963 including Primrose Cottage and other properties on Lady's Green. These two properties were sold for £600 to Stanley Howard Meddever of Southwood Park Farm.



31/10/1969

Primrose Cottage was sold by Stanley Howard Meddever to Glen Rowe Crawford who was a builder, possibly in partnership with Ronald Alexander Patterson.

01/05/1970

Fire at Primrose Cottage Hargrave April 1970

The following item was printed in the Bury Free Press on the 1st May 1970.

Dog freed as cottage burned

In a fire which destroyed the 50-ft. thatched roof of Primrose Cottage, Hargrave, a 12-month-old Labrador bitch had a lucky escape.

The dog's name is Amber and she belongs to the owner of the cottage, Mr. Glen Crawford, was away at the time.

Villagers who gathered when the cottage was ablaze thought that the dog might be alone inside.

*A man who went to look, found Amber there and helped her to jump through a
ground floor window.*

The attic part of the cottage was severely damaged in the blaze. The first floor was also damaged by fire, smoke and water.



Glen Rowe
Crawford

Nearly all the ground floor furniture was saved.

A fire spokesman said the cause of the fire was unknown.

14/05/1970 G. R. Crawford & R. A. Patterson both declared bankrupt.

28/05/1971 Planning application approved for the building of two dwellings on the site.

17/07/1970 **Glen Rowe Crawford Bankruptcy**

The following item was printed in the Bury Free Press on the 17th July 1970.

Floods put him out of business

A former chicken breeder blamed the 1968 floods for his business failure at the public examination into his bankruptcy at a registrar's court in Bury St Edmunds on Tuesday.

But the examination of Glen Rowe Crawford, c/o Chapel Cottage, Hargrave, was adjourned until October for further information.

He said floods caused about £3,000 damage, suffocating chickens worth almost the same amount.

Mr Crawford was the former owner of Primrose Cottage, Hargrave, which was destroyed by fire earlier this year.

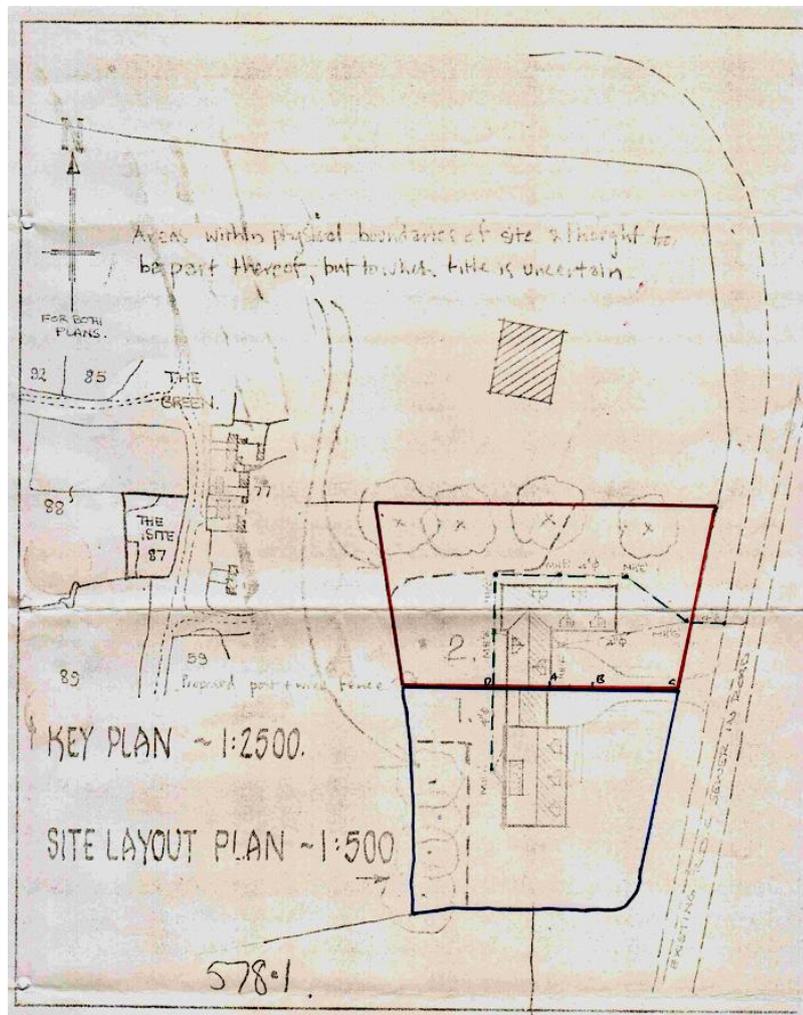
20/10/1971 The title of the property passes from Crawford to Rona Developments Ltd.

23/03/1972 Property sold by Rona Developments Ltd. to Gerald Dixon.

21/11/1972 NHBC Certificate issued for Plot 1 (The Willows) so assume newbuilds now complete. Both of the newly built houses were rented out, mainly to American Servicemen from local USAF bases, for a number of years.

14/04/1976 Plot 2, called Primrose Cottage like the previous property, is sold to Daniel John Bebbington.

10/05/1976 A Deed of Rectification is issued to split the land into two plots. Plot 1 for The Willows and Plot 2 for Primrose Cottage.



27/06/2000

Plot 1 (The Willows) is sold and now has an owner occupier for the first time.

25/05/2023

As the first owner occupiers of 'The Willows' prepare to move on, the picture below shows 'The Willows' to the left of the dividing wall and 'Primrose Cottage' to the right of the dividing wall. The properties are linked by the garages.



Paul Rogers
February 2022
Updated May 2023