

Rose Cottage	
Location:	Bury Road
Post Code:	IP29 5HP
Year Built:	19 th Century
Status:	Building of Interest
Notes:	Picture is Rose Cottage taken from the front in the summer of 2018.



The History of Rose Cottage, Bury Road, Hargrave

Within the following article, is information gained from the research of online resources by Nicholas Newman, along with the reminiscences of his father Ron Newman who was a long term resident of the cottage. Additional material is provided by Kathleen Patterson the current owner, and Beryl Woodroffe local resident and former visitor to the property in her role as a Professional Home Carer.

1. Introduction

The success of the BBC TV programme 'A House Through Time' has led to a growth in the number of owners researching the history of their own homes. The programme now in its third series, charts changes to a house, its owners and inhabitants over time. Through examination of records and interviews with those with a connection to the property who are still living, a picture is painted of changing times for the house, its neighbourhood and society in general. This article attempts to achieve the same for a modest sample property from Hargrave which has special significance to the article contributors.

2. Early History

Rose Cottage is located on Bury Road immediately adjacent to Hargrave Village Hall and opposite the old School House.

The property in its original built form was of a style adopted in the late 18th century and which continued to be popular until the mid to late 19th century. Before being rendered over, the front elevation of Flemish bond brickwork featured a particularly attractive pattern achieved by the use of contrasting burnt faced stretcher bricks. This is a break from the more common examples of light red stretchers and black headers found on many Suffolk farm houses and cottages of this period.

External brick walls to the rear were plainer and of single skin in places. Windows were a mix of wooden sash and casement design. Internally there were clay lump dividing walls, mud floors and lath and plaster ceilings. As such resistance to damp and the retention of heat would have always been a challenge.

The precise year of construction is not known, however a rough estimate of the start of the 19th century is probably not far from the mark. Where documentary evidence is sparse a good starting point to help assess the potential age of a property is to look at the presence or absence of that building on contemporary maps.

3. Map Evidence

One of the earliest representations of the layout of buildings in Hargrave can be found on the Joseph Hodskinson Map of Suffolk published in 1783. Although relatively detailed compared to attempts made by earlier cartographers, Hodskinson tended to concentrate more on the houses of the wealthy, perhaps because they were probably the only section of society likely to afford the then purchase price of one and a half guineas.

Within the boundary of Hargrave the position of Hargrave Hall, South Park and Hargrave windmill are very clearly illustrated. However, the marking of other features is on occasion unclear and probably not that accurate. Whilst there are indications of structures on 'The Green' and on the road leading north and south from it, no definitive conclusions regarding the appearance or not of Rose Cottage can be drawn from these.

The next useful source is the Ordnance Survey Map First Series published in 1836. Clearly marked are the areas of Hargrave including Frogsend, Birdsend, The Wash, Hargrave Green, Hargrave Place, Great and Little Knowles Green. The Bull Public House is also named and there are a considerable number of buildings indicated on the main road north to south. Tantalisingly Rose Cottage appears to be missing. Was this a mistake or was it yet to be built?

Things become a little clearer with the next resource being the Tithe Maps of 1838 which were used following the passing of the 1836 Tithe Commutation Act. This new legislation required the 10% tax gathered to support local church and clergy to be made through more convenient monetary payments rather than the previous method of providing a percentage of produce from cultivated land.

The records for Hargrave indicate that there now appears to be a building occupying plot 116, the site of the present day Rose Cottage. The Tax Register records provide a description of the property as a 'Cottage and Garden' divided into '3 Tenements'.

Much of the adjoining land (20 plots) to the north was in the possession of a non-resident landowner Henry Bower. His exact origins have yet to be traced, but at that time there was a major countrywide landowner based in Hammersmith, London by that name.

In the main his land in Hargrave was cultivated by a James Calver (1789-1852) who was the then tenant at Stonehall Farm, with his wife Catherine (1795-1874) before they moved to farm at Hessematt to the east of Bury St Edmunds in the 1840's.

Henry Bower also owned Prats Meadow which appears to immediately surround Rose Cottage, but this land was tenanted by Charles Phillips (1783-1872). He was a farmer living at Birds End, with the 1851 Census indicating he farmed 75 acres and employed four labourers. He also owned several properties from Bush House south including White Cottage (2021).

Green Farm and much of the adjoining land to the south was then owned and cultivated by the then resident farmer Francis Nunn (1787-1861).

4. Early Victorian Residents

In addition to the property description there is an indication that at that time the three tenements at Rose Cottage were occupied by 'Parish Officers' named as Lucy Suttle, John Fenton and William Rowland. It is unclear if they were true officers of the parish or living in the tenements supported by the parish.

There is only one Lucy Suttle of the right age appearing in Hargrave in this era being born Lucy Death in 1783. She can be found listed in the 1841 Census and also in the following census of 1851 still living in Hargrave prior to her death in 1853. In this later listing under 'Occupation' is written (being at the) 'Relief of Parish'. This would have been through the provision of Alms provided by the parish for the purpose of supporting the poor, sick or elderly.

Of the two John Fentons recorded in Hargrave around this time, the first was born in 1794 and became a bricklayer who moved to Chevington where he lived until his death in 1853.

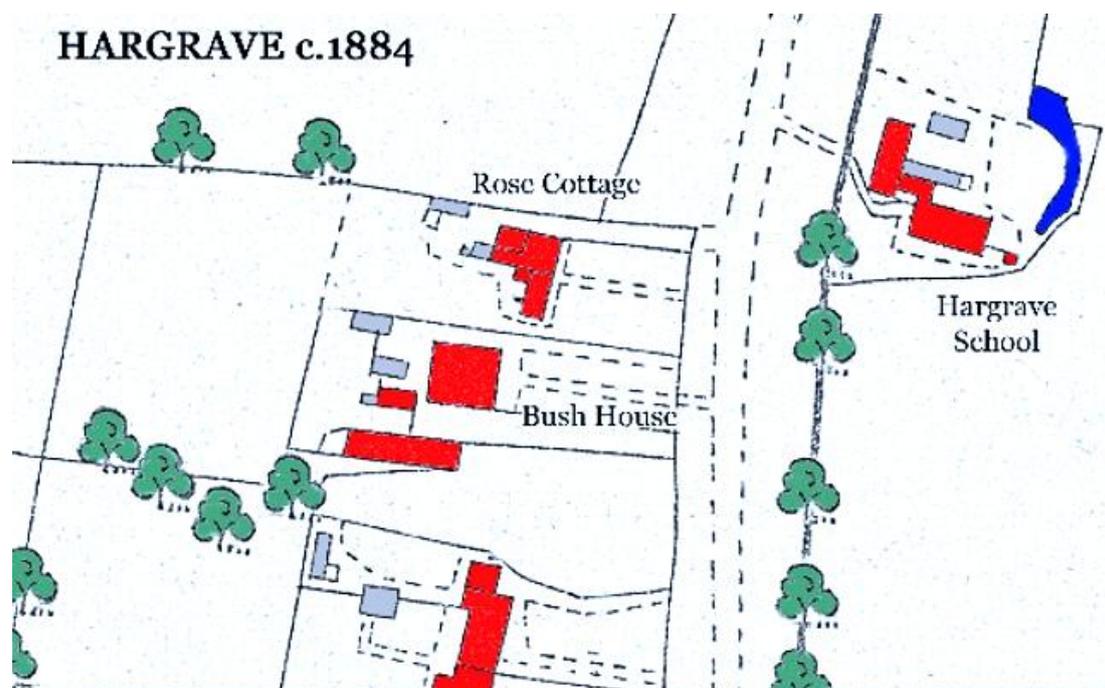
The second John Fenton was born in 1799. He appears to have fared much better in life being listed in the 1851 census as 'Farmer of 80 acres' and employing '3 Labourers and a boy'. The earlier Tithe records indicate he farmed land which he owned and was a tenant for. He then appears to take over the running of Green Farm in the 1850's and continues to appear as a farmer in the 1861 and 1871 censuses before his death in 1872.

For the third resident in 1838, there are three possible Hargrave villagers called William Rowland. The first William Rowland was born in 1779, but he died in 1833. However, it could be his son William (1811-1846), or his nephew William (1817-1869). These records are in part taken from the Bishop's transcripts for the Archdeaconry of Sudbury which record christenings marriages and burials for the area. It is difficult to be more accurate as all three appear to be missing from any census records for Hargrave.

However there were several other Rowlands living in the village around this time. For example in the 1861 Census, there is an Elizabeth Rowland living with Lucy Shuttle's daughter Lucy (1815-1865) with them both being classed as Almswomen and there is a Maria Rowland working as a servant for John Fenton at Green Farm.

5. Late Victorian Residents

The next positive evidence of the existence of Rose Cottage can be found clearly on the Ordnance Survey Maps of the 1880's. It is marked in the expected location and is shown as a large property with distinctive rear additions opposite Hargrave School and next to Bush House.



This illustration is adapted from the Ordnance Survey Map published 1886. Buildings in red are made of brick or stone and those in grey are made of wood or iron.

Whilst the cottage is now clearly present, the identity of the occupants in the mid to late Victorian and Edwardian periods are far more difficult to identify.

As can be seen by earlier examples above, the go-to source for this type of information is normally the modern version of the national census introduced in 1841 and carried out every 10 years from that point onwards. Unfortunately Rose Cottage is consistently not specifically identified on the census schedule of properties for Hargrave.

Within the early censuses more precise designations were more commonly reserved for public buildings, large country houses, farms, school houses, trade buildings, shops and public houses etc. More minor dwellings were simply listed by a schedule number and without a map to cross reference. Thus Rose Cottage could be one several properties in the same general area.

Although it is tempting to assume that the entries immediately following either StoneHall Farm, The Bull Public House or the School House, will be those for Rose Cottage, without any corroborating evidence this is a dangerous approach to take.

However the records from this era do indicate that many of those families living in the vicinity, were made up of adult male agricultural labourers and adult females often with no profession entered because it was assumed they kept house. Where an occupation is recorded it was commonly as a tailoress. Children of school age are recorded as scholars. It is probably safe to assume that this household make up is representative of the generations of families living in Rose Cottage during this period.

6. Edwardian Residents

Although Edward VII reigned from 1901 to 1910 to be succeeded by George V, the Edwardian period is generally considered to have ended at the outbreak of the First World War in 1914.

The 1911 census records therefore provide the opportunity to search for potential occupants of Rose Cottage during this period. There is unfortunately the same issue with the lack of specific addresses for the cottages on Bury Road. However the family of John Cross (1877-1942) are recorded as living in the right general area and we have evidence from Ronald Newman (see later) that they were living in part of Rose Cottage in the inter war years.

The 1911 census was the first to be completed by the householder and John Cross listed his details as born in Hargrave and his occupation as a 'Horseman on Farm'. His family group at that time included his wife Rosa (Bailey) Cross (1882-1965) from Ousden, his daughter Edna Cross (1905-1943) and his sister Margaret Cross (1884-1957) who was working as a domestic servant.

Further family information was also required to be recorded for the first time, such as the total number of live children born to a marriage and how many were still living and how many had died. The family are recorded as just having had one child Edna.

Interestingly the number of living rooms also had to be counted which including kitchens but excluding bathrooms. The Cross family recorded four rooms. However because we have evidence that Rose Cottage was subdivided in to several dwellings over time, it is possible that any or all of the Hargrave residents listed in the census immediately before and after the Cross family could have occupied one of the other dwellings, although this cannot be corroborated.

They were:

- a. John Phillips (1845-1924), a farm labourer born in Hargrave occupying three rooms.
- b. His brother William Phillips (1855-1928), a farm labourer born in Hargrave with his wife Harriet (Plummer) Phillips (1861-1923) born in Hargrave occupying two rooms
- c. Walter Stutters (1884-1951), a gardener working for the Marquis of Bristol, born in Horringer occupying two rooms.

Interestingly the parents of John and William Phillips were John Frost Phillips (1820-1857) and Maria (Sargent) Phillips (1822-1893). This couple were also who the great great grandfather and the great great grandmother of Ronald Newman (see later) tracing back through the paternal line.

Walter Stutters parents were Walter Stutters senior (1858-1931) and Susan (Evered) Stutters (1857-1903) who appear to have frequently moved from village to village with Walter seeking work as an agricultural labourer; with the evidence being that their many children were born in Horringer, Glemsford, Cavendish, Chevington Whepstead and Boxted.

Walter Stutters junior would have been 30 years old at the outbreak of World War 1 and would probably have volunteered or been conscripted in to the armed forces. However the trail for him goes cold with no services record. Fortunately with the release of data from the 1921 Census, he can be found employed as a road labourer lodging with the Hutchingson family at Loftus, near Whitby on the North Yorkshire Coast. Further documentary evidence then finds him working as a farm cowman in 1939, and living in the same area of the country until his death in 1951.

Tragically the situation is much clearer for three of his brothers:

- a. William Stutters was born in 1881 and joined the Middlesex Regiment 4th Battalion. He died on 12th April 1917 and is buried at Dusans British Cemetery, Etrun, France.
- b. George Stutters was born in 1886 and joined the Lincolnshire Regiment 10th Battalion. He died on 3 November 1917 and is buried at Boulogne Eastern Cemetery, France
- c. Martin Henry Stutters was born in 1897 and joined the Queen's (Royal West Surrey Regiment) 2nd Battalion. He died on 4th September 1916 and is buried at the Thiepval Memorial, France.)

Walter Stutters senior is recorded as collecting the war pensions for George and Martin Stutters in the early 1920's.

7. Interwar Owners, and Interwar and Postwar Residents

7a Owners

Another recommended place to start a search of the more recent history of a property is the HM Land Registry. Unfortunately information is not always available on every property or plot of land, and sadly this is the case with Rose Cottage.

Another route is examination of 'The Property Title Deeds' if they exist. This route proved more successful as these are held by the current owner Kath Patterson. The earliest entry in these documents dates from 1931 and indicates that Rose Cottage was still divided into three dwellings.

Two owners are mentioned, Elijah Bradfield (1876-1967) and his sister Eliza (Bradfield) Fincham (1893-1966). They were two of the six surviving children of Joseph Bradfield (1851-1926) and his wife Lucy (Woollard) (1849-1919) whose family origins were from the Mildenhall area of Suffolk.

The 1911 Census return finds them as a family farming at Chevington Hall Farm. This was a livestock and arable farm which included its own dairy, with elder daughter Mary Jane (1882-1974), listed as the Dairy Manageress making cheese and her sister Eliza acting as her assistant.

See watercolour painting of Chevington Hall Farm by Dennis Flanders.



Probate records for Joseph Bradfield indicate that on his death at the age of 74 years, he was a Hargrave resident, and the 1921 Census helpfully confirms he was actually living next door to Rose Cottage at 'Holly Bush' (now Bush House). Sharing his home were his daughter Mary Jane and a boarder Ernest Peter Sellars (1899-1941) a Primitive Methodist Minister of Religion from Glossop, Derbyshire.

Joseph left his entire estate of £3,240. 14s 9d (equivalent to £133k today) to Elijah and Eliza, who were still working at the family farm in Chevington, hence their early entry as owners in the property Title Deeds for Rose Cottage.

By the '1939 Register' Elijah had moved on to run his own farm in Hitchin in Hertfordshire with his wife Mary and he also performed the role of Special Constable. Eliza had moved to Smallburgh in Norfolk where her husband Arthur Fincham who was working as a farm horseman.

(The 1939 Register was introduced by act of parliament and was designed to capture information on every member of the civilian population as an emergency measure at the start of the Second World War. Some records remain closed to protect the privacy of those who may still be alive.)

The Title Deeds then indicate the next owner as being a 'Mr Hardy', with the 1939 Register confirming that at that time Mr Alfred Hardy (1891-1945) and his family lived next door at Holly Bush. His occupation is recorded as retired structural engineer, 'Village Organiser' and ARP warden.

Whilst the 1939 Register provides us with further useful information, it also complicates matters slightly as it appears that the name Rose Cottage was then also being used for the house currently known as Madawaska (2021). This is probably a mistake, although the name Rose Cottage is very common, and has consistently been in the top five most popular house names where one is given.

By the outbreak of World War 2, our Rose Cottage now appears to be in use as two dwellings. The first being the larger front portion and the second accessed to the rear via the cart track. This runs from Bury Road between Rose Cottage and the Village Hall.

The track is 186 metres long and forms part of the local network of Public Rights of Way which are required to remain accessible and unploughed. It links to other paths running to Church Lane to the north, Dunstall Green Road to the west and Ousden Road to the south.

7b Residents

The 1921 Census lists the Rose Cottage residents as Walter Cross (1863-1946) a stockman working for Lonsdale Boldero at Grove Farm, his second wife Maria Matilda (Newman) (1875-1923) and his son Arthur Joseph Cross (1895-1955). Despite the evidence that the property was subdivided, no other occupants are indicated.

By the time of the 1939 Register Maria had passed away and Walter had married his third wife, the widow Ada Newman (Plummer) in 1924. Living with them was her grandson Ronald Newman (1927-2017). Ronald's mother Violet Newman (1902-1933) had also lived there until her untimely death due to tuberculosis at the age of 31 years.

Ronald was then cared for by his maternal grandmother Ada and her husband Walter who was still working in to his 80's as an agricultural labourer until his passing in 1946. When Ronald moved out Ada then lived alone in the predominantly rear portion of the property from 1952 until the late 1960's when she was moved in to a Nursing Home.

Ronald later recalled that another part of Rose Cottage was occupied by the family of distantly related John and wife Rosa Cross. Their daughter Edna Cross was still living with them along with Rosa's mother Sarah (Woollard) Bailey (1859-1945) who had replaced John's younger sister Margaret.

Ada Cross seen here with her grandson (Ron's son) Stephen Newmanto the rear of Rose Cottage in about 1955



This cart track to the side of Rose Cottage also originally gave access to another separate bungalow to the rear. There is also reference to an orchard that was at one time located behind Bush House.

This bungalow first appears on the 1900's village maps and was still there in the 1950's but was subsequently demolished, and there is no remaining evidence of the former orchard.

In the early 1930's the bungalow was occupied by Walter and Ethel Hurst, and when they moved out the next occupants were Arthur and Violet Phillips and their daughter Doreen.

8. Resident Recollections

The first detailed records covering the occupation of Rose Cottage come from the reminiscences of Ron Newman who lived in the rear of the property from his birth in 1927 until 1952. He then moved in to the recently built, 15 School Cottages with his new wife Doris.

The front view of the house is shown in the photograph here, probably taken in the mid 1950's



Ron recalled that the house had no electrical supply with lighting provided via oil lamps and heating from the coal fire supplemented by a paraffin heater.

Drinking water was taken from a stand pump on the other side of Bury Road, and the house was without mains drainage. There was no bathroom, just an outside privy with a normal seat and then a child's seat on hinges that could be lowered. Waste was collected in a bucket underneath, which had to be regularly emptied on the garden. Ron always said this produced a tasty crop of runner beans and a lovely display of roses.

There was also a large water tank to collect rain water for the garden and a shed with a mangle for wringing clothes. His grandmother would light the inbuilt copper boiler with wood faggots on a Monday morning, wash the clothes, and then hang them out on long lines to dry.

9. 1960's Memories

The next set of memories come from Beryl Woodroffe, who was a professional Home Carer employed by the local council to assist longstanding resident Ada Cross (Granny Cross) in her later life in the 1960's.

Around this time Beryl lived in the cottage at Grove Farm with her husband Stan and their son Andrew when he was born in 1965. She then moved to 21 School Cottages in late 1969. Interestingly the first occupants of No.21 when they were built in the early 1950's were the Bailey family. Syd and Pat (Snowy) Bailey later went on to purchase and move to the main part of Rose Cottage. They were followed in to No 21 by Norman and Joan Foot and their two children.

Beryl remembers visiting Granny Cross via the cart track. She would walk past a lovely show of large orange lilies on the right, and enter the cottage via a door at the end of a single story back addition which Ada used as a day room. By that stage her bed had been moved downstairs to the front sitting room accessed via a corridor cum larder. There was the original bedroom on the first floor which could be reached via a steep winding staircase. This room was subdivided in to two by a partition to make two small sleeping areas.

When Beryl visited in the morning Ada would often be found making a breakfast of porridge over a small paraffin stove with a ring on top. The fireplace with bread oven would be freshly laid and lit each morning which Beryl assumed was made up by neighbours or relatives. Beryl would try and keep the cottage clean and tidy and would remake Ada's bed each day. It was a common sight to see mice scurrying around searching for food and somewhere to nest.

On occasion Ada received respite care at Glanely Rest Home for the elderly in Exning to the west of Newmarket, and her grandson Ron would cycle the 12 miles there and back at weekends to visit her.

With continued concern for her health and safety and with Ada then in to her early 90's, Dr Forsyth or Dr Batt from the Wickhambrook practice would visit her on most days. No doubt with their support a successful case was made for her to be rehoused permanently to a nursing home, and she moved out of her home of 50+ years in the late 1960's.

10. Modern Day Rose Cottage

During the early 1970's the whole property had deteriorated to a poor state of repair and was vacant. Sadly it soon became a magnet for activities including the illegal appropriation of building elements and materials.

On inspection by the local district council's Public Health Department, it was deemed to be unfit for human habitation taking in to account such matters as structural stability, disrepair, dampness, water supply, heating etc. Improvement at that point was not considered viable with reference to the relevant legislation, and this resulted in a formal Demolition Order (DO) being issued under Section 17 of the Housing Act 1957.

The property was put up for sale as two dwelling with the then owner and former occupier Snowy Bailey having moved to Ousden. Young couple Bill and Kath Patterson who were then living in Exning showed interest in buying the property, and they eventually managed to negotiate the purchase as a single dwelling for £6,500.

The sale took some time to complete as plans had to be drawn up which met the requirements of the local council for lifting the DO, and which would then legally allow them to live in the house on completion of renovation and conversion works.

Following purchase, the first issue was to negotiate with Mr Albert (Bert) Pearson who lived opposite in the School Cottages and had been unofficially using the front garden to grow fruit and vegetables.

Bill being a professional builder took on most of the work with the assistance of his contacts in the building trade. The cost of works were assisted by a council Improvement Grant, but money was tight for the family paying both rent on a flat in Exning and making the early mortgage repayments on Rose Cottage.

Major works at Rose Cottage included:

- demolition of many of the rear outbuildings including some of those previously occupied by Ada Cross;
- stabilising one of the main house gable walls that was on the point of collapse;
- replacing the earth floors including lowering the level in part of the front building due to lack of height;
- replacing all the internal clay lump walls;
- connecting to services and fitting a new kitchen and bathroom;
- renewing each roof including laying new clay pantiles to the upper mainhouse roof to match the existing on the lower roof;
- fitting new doors and windows throughout;
- installing damp proofing to walls and floors and rendering over the original external contrasting brickwork;
- installing insulation to the standards of the day, and,
- repurposing the attached rear privy as a wood shed.

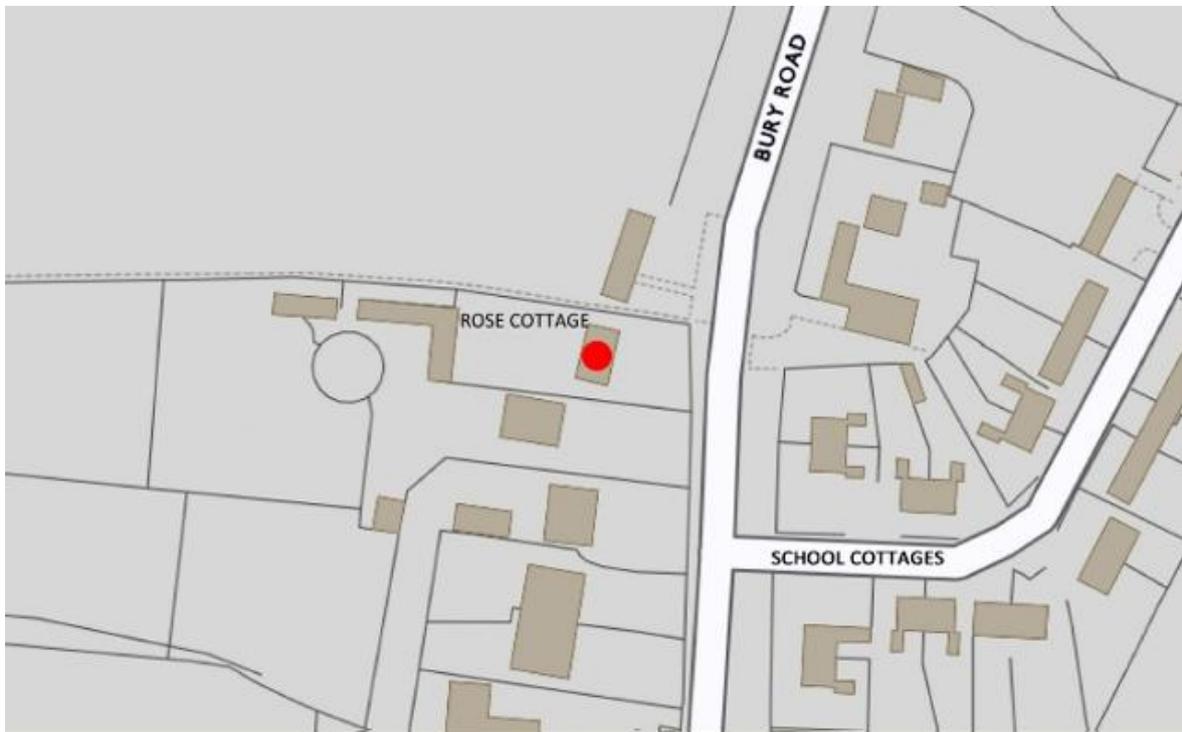
After two years of hard work the family finally moved in around 1977 and the couple successfully brought up two young children in their new home. Now grown up, Kath's daughter Lisa has particularly fond memories of 'the little cottage'. So much so that despite now living in California USA she is very keen that the cottage should remain within the family for generations to come.

More minor works have continued over time enhancing the house and garden. Recently the large stone used to block the cart path on the right has been removed along with the hedge now replaced with a white picket fence incorporating the original gate.

Sadly following illness Bill passed away in 2019 and is buried at Hargrave Church, but Kath is still actively enjoying life in Rose Cottage.

This photograph shows Rose Cottage in the summer of 2018





The above article covers the history of Rose Cottage known to the contributors. However there may be more to discover. Should you have any further information that would add to the history of Rose Cottage please contact the Heritage Project Team or the contributors to this article.

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With contributions from Kath Patterson and Beryl Woodroffe.

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