



The Old Grove	
Location:	Wickhambrook Road
Post Code:	IP29 5HY
Year Built:	16 <sup>th</sup> Century
Status:	Grade II Listed
Notes:	

**Grade II Listing**

Entry Name: **The Old Grove**  
 Listing Date: 2 October 1981  
 Grade: II  
 Source: Historic England  
 Source ID: 1205236  
 English Heritage Legacy ID: 363127  
 Location: Hargrave, West Suffolk, Suffolk, IP29  
 County: Suffolk  
 Civil Parish: Hargrave  
 Traditional County: Suffolk  
 Lieutenancy Area (Ceremonial County): Suffolk  
 Church of England Parish: Hargrave St Edmund  
 Church of England Diocese: St. Edmundsbury and Ipswich



House, early C16, altered and extended C17 and C18. 1½ storeys and attics. Timber-framed, rendered. Thatched roof with C17 axial chimney of red brick; C20 eyebrow dormers with oak mullions. C20 oak mullioned windows and boarded entrance doors. A small 2-cell open hall house with traces of soot-blackening to wall-framing; evidence for original doorways into 2 service rooms to left. Further C18 extensions to left, and to right of hall. The roof rebuilt C18 re-using sooted rafters over hall area from original coupled-rafter type roof. Restored c.1970.

### Report produced for a previous owner

1 1/2 storey in-line house of four bays built with an open hall and chimney stack against it's cross-passage. The presence of the chimney is indicated by a framed gap in the present rear wall which probably extended to the cross-passage door jam although this area is lost within the depth of a modern partition. The open truss of the two-bay hall also demonstrates the existence of an original chimney as it seems not to have contained an arch brace against the rear wall (which would have interrupted the fireplace) The existing brace in this position is very different to that of the front wall, being straight rather than curved and of 17th century or later appearance and extends some two feet closer to the centre of the beam. Both hall windows are shallow with lintels which lie well beneath the top plate to confirm that open hearth ventilation was not required.

The presence of what appears to be heavy sooting to the front arch brace and timbers of the low-end bay of the hall is ostensibly at odds with the existence of a chimney however no sooting exists at the high-end and even allowing for the effects of cleaning it is difficult to believe that the sooting ever extended this far. The hall windows which show no signs of reconstruction, obey the ceiling over the hall (now removed) and raise the question of whether the hall may have been ceiled from the outset. A pegged mortice in the rear high-end corner post suggests that the "clamp" which supported the joists against the studs (which lacked mid rails) may have been an original feature (although no such mortice can be detected in the admittedly less visible post) However no mortice for a binding joist appears in the posts of the open truss, and the original arch brace would have extended beneath the level of any

ceiling. The decorative bracing of the high-end wall, with doors to both parlour and stairs (the later rebated on the hall side) flanking the bench position would moreover have been spoiled by the existence of a ceiling. The hall ceiling must therefore be taken as a later insertion and we must assume that the original chimney, consisting perhaps of a brick fireplace with a timber framed chimney above did not work very well. It may even have taken the form of a hood which allowed smoke to disperse into the roofspace without penetrating the roof. No evidence of a smoke bay, whether original or later, can be discovered. The precise explanation of the sooting in the low-end bay, and to the high-end side of the open truss, remains elusive. Many short lived experimental forms of hearth containment are known to have been in use during the 16th century, few of which have survived in sufficient detail to be understood and perhaps our confusion is not too surprising.

The low hall windows would have made the building appear relatively modern to outside observers as it would have given the impression of a floored hall of a type more usually found at this period in larger and better quality houses. The nature of the windows is puzzling. The sills were evidently substantial timbers at least six or seven inches in depth, but the lintels are little more than four inches thick and contain no mullion mortises in their soffits. Presumably they projected as shallow ones. The overall quality of the building is reasonable and would have extended to some forty feet in length suggesting a substantial but less than affluent 'yeoman' farmstead or it's equivalent. Oriel windows seem incongruous and the thin lintels are more reminiscent of glazed and framed windows of the 17th century (a clear anachronism here and not borne out by the sills).



Aerial Photo of Old Grove Cottage taken 1971

In later years the original chimney was replaced by a double brick chimney which obstructed the cross-passage and converted the service room or rooms of the hipped low-end bay of the house into a parlour or hall. The low-end wall of the hall, which probably contained two service doors was removed accordingly. The similarity of the fireplaces, both the substantial hall cooking type without a smaller, decorative parlour fireplace, suggests that the house was split into two tenements with back-to-back halls. If this is so, the bay added to the service gable would be consistent with the 17th century date of its ceiling and have served as the parlour of the second house (it is reputed to have been added in the 20th century however) The service bay may yet have become a parlour (if its fireplace had been much altered) with the original parlour demoted to the service end as the house adopted a lobby entrance plan and filled its redundant cross-passage with a chimney stack. If this common development did occur here, the house would have turned around in two ways. The original chimney stack would have undoubtedly have abutted the front wall of the building, and have served in lieu of a timber cross-passage screen so the house was approached from the modern rear. By the building of the present chimney during the later 17th century the original rear had become the front of the building, with visitors no longer expected to cross the farmyard. Once again, this double turnaround is a remarkably common development in rural Suffolk.

Close dating is problematic here as no decorative features survive (if they ever existed). The house almost certainly pre-dates Mill House and Wash Cottage a little further down the road in Hargrave yet both of these also had chimneys against their cross-passages and share several other features such as twin high-end doors. Mill House and Wash cottage are almost identical in type, and were fully floored with clasped purlin roofs and medium-close studding without bracing in contrast to Old Grove's archaic open hall, high-end decorative bracing and collared rafter roof (the latter built in the 18th or 19th century using original components). Where the other examples date from the second quarter of the 16th century at the earliest and probably from the third quarter. Old Grove is likely to date from the first quarter of the same century, and but for those 'fashionable' windows may even have been a little earlier.

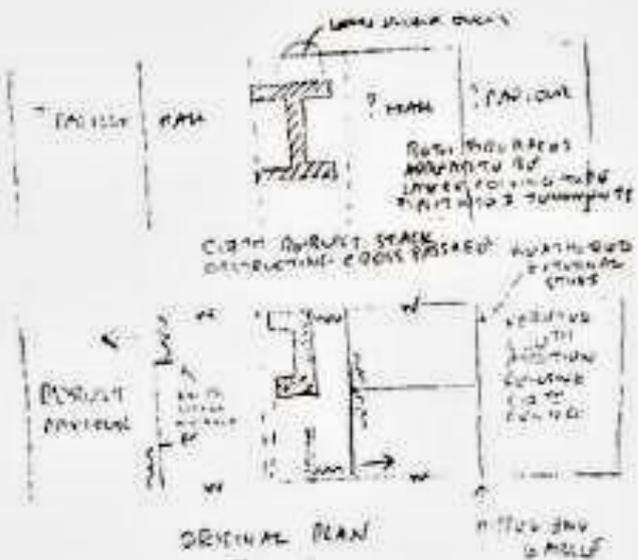
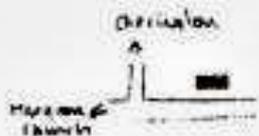
**Leigh Alston**  
**October 1998**

REPAIR

OLD GROUND COTTAGE

ANN HUSHTON (ANGELA SUE RECEPTIONIST)  
(01264) 850523

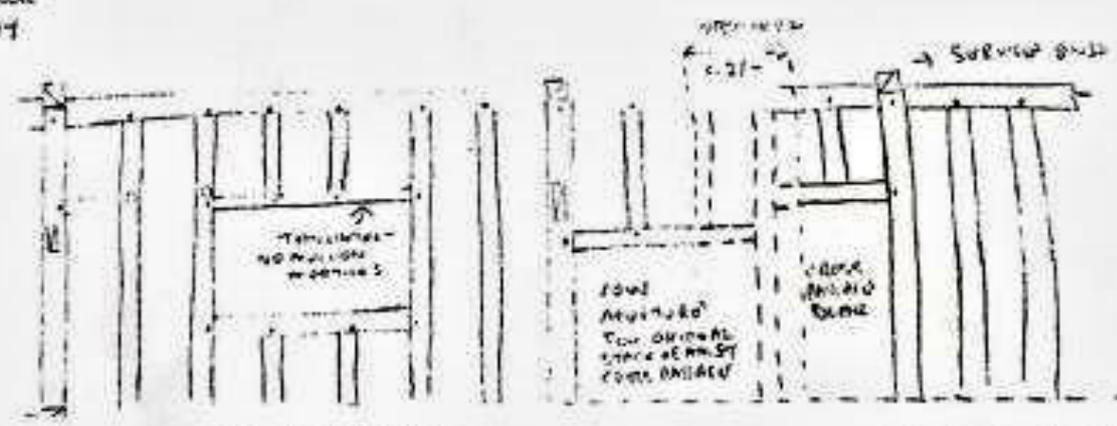
12 OCT 1992



PROSHT REAR WALL - ORIGINAL FRONT WALL  
SKETCHES NOT TO SCALE

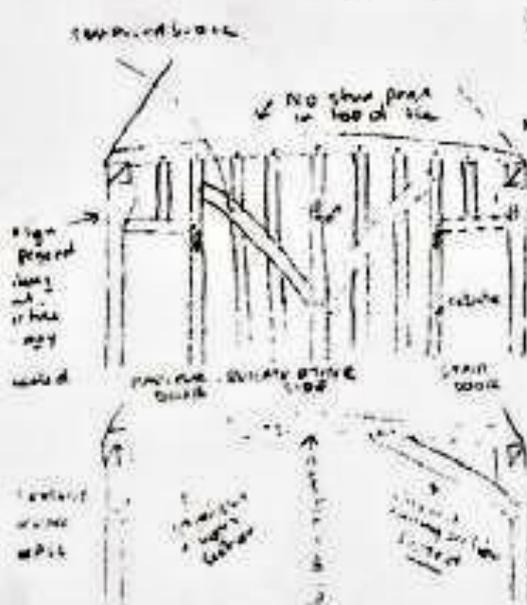
REPAIRS TO WALLS - WALLS BATTERS

← REAR WALL  
INCLUDE  
BAT

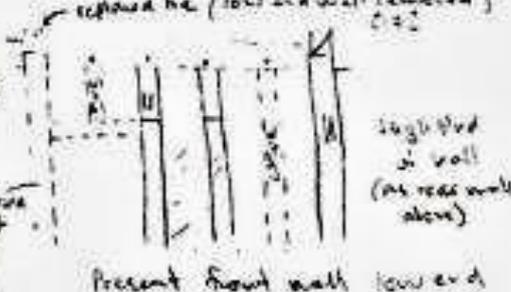


HIGH END OF WALL

repair to (low end wall removed) 0.21



Notes:  
1. Is this masonry present in the original? Is it a wall or a partition?  
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0.16m Apparent open hall with back and front cross passage and low wall windows looking to open front suggests chimney for fireplace but flared top suggests remnant of open hearth. This may be later. The wall is made of brick and masonry.

## The Old Grove in the press – 1990 and 1998

The following item was printed in the Newmarket Journal on the 25th October 1990.

### *PROPERTY*

#### *Outstanding features*

*THE OLD Grove at Hargrave, approached by a gravelled driveway from Wickhambrook Road, backs on to tree-lined meadows, enjoys a secluded unspoiled location and has its own large duckpond in its attractive two-thirds of an acre gardens.*

*The 16th Century building was tastefully restored in the mid-seventies by an architect, partly thatched by a local thatcher and has recently been redecorated and extended. It is listed Grade II as a building of architectural and historic interest.*

*Outstanding features include the vaulted ceilings in the sitting and dining rooms with the massive exposed Tudor brick central chimney piece with two impressive ingle-nooks and a wealth of well preserved exposed timbers.*

*There is full double glazing and oil-fired central heating in this four bedroom, three bathroom property.*

*Jackson-Stops and Staff invite offers over £280,000*



The following item was printed in the Bury Free Press on the 27th March 1998.

### *Town and country choices*

#### *A look at homes for different lifestyles*

*Inside and out, the Old Grove, Wickhambrook Road, Hargrave, is the stuff that dreams of made of. Thatched and dating from the late 16th century, it offers the best of both worlds the timeless appeal of centuries with the more modern feel of a sympathetically added extension. Renovations to the old part of the property have made the most of features such as rooms with vaulted steel gallery landings, ceilings, inglenook fireplaces and exposed timbering Both the sitting and dining rooms have impressive open fireplaces with exposed brick chimneys.*

*The more recent accommodation includes a comfortable family-living room and a study taking advantage of the views of the garden and and open countryside. The kitchen is fully equipped and there is a utility room. The main bedroom is on the ground and has a wealth of exposed timbers. It has dressing room and an en-suite bathroom complete a Whirlpool bath and shower.*

*There are two further bedrooms on the ground floor, and two first floor bedrooms are each approached by an individual minstrels gallery-landing with views to the dining and sitting rooms.*

*The gardens which extend to about two thirds of an acre are a feature and a gravel drive sweeps via an electrically operated five bar gate to the side and rear of the property where there is ample parking for several vehicles. There is also an attached garage and two carports.*

*Listed Grade II, Old Grove has a guide price of £285,000 through the agents Richard Green.*



Old Grove.....one of the fireplaces in the old part of the property.

**Nicholas Newman**  
**February 2024**