

A history of
Baker's Cottage
Compton, Surrey.

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AD2000



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Introduction

Baker's Cottage is a part of a larger house that was sub-divided in the early nineteenth century. The house, plus ten acres of land that was traditionally associated with it, was known as *Lynam's* after the family who held it during the early part of the sixteenth century.

Because the sub-division occurred so recently in the history of the house, and because Baker's Cottage is for the most part indistinguishable in the records from the rest of the property, this is a history of *Lynam's* and the name is used throughout this report.

With any historical research there is a danger that once something is on the printed page it becomes regarded as fact. It must always be remembered that the records consulted in this research were created, not with the intention of recording information for posterity, but for other, more mundane reasons. They do not present a full picture and are merely pieces of a jigsaw puzzle. This story is, therefore, an interpretation of various historical sources and observations.

This history of *Lynam's* was commissioned by Mrs Gaye Pearson who is the current owner and occupier of Baker's Cottage.

I would like to acknowledge the help of the staff of the Surrey History Centre, Godalming Museum Library and Major James More-Molyneux for making the Loseley Collection available for research. Help was also received from Nick Baxter of Stores Cottage, Michael Palmer of Compton and from Hazel Dewey, recently owner of the antique shop that currently occupies one third of the house.

The house and its site

The village of Compton lies on an outcrop of the Hythe Beds, a part of the Lower Greensand. Its site is dry and well drained being just a few feet above the damp Atherfield clay that outcrops to the north-west of the Street and the house plots. It is a favourable site for settlement and there have been people living here since at least Anglo-Saxon times: the church contains Saxon work and the village name itself is of Saxon origin. Moreover, the manor of Compton is described in the Domesday Survey of 1086 and it is evident that the village and church existed prior to the Conquest. It is likely, therefore, that there have been house plots in the street since that time and that people have been living on the site of Lynam's since that period. The current house is at least the second building that has been on the plot. According to the Domestic Building Research Group it dates from the late sixteenth century but we know from the manorial records that there was a house in existence during the early part of that century.¹

Lynam's was a copyhold property which takes its origins back to the early medieval period. Copyhold tenure originated in the villein (unfree) tenure of medieval times. Originally, the right to hold land was subject to manorial custom and an obligation to undertake certain work for the lord of the manor. Copyhold tenants held their land by right of a title entered in the manor court rolls and a copy of the entry was given to the tenant, hence the name. Most copyhold tenures dated from early medieval times and few, if any, new copyholds were created beyond the 1550s.

The majority of medieval houses were not as substantial as those built from the sixteenth century onwards. They were poorly constructed, often with timbers thrust directly into the ground. Consequently, they had to be rebuilt frequently and it is likely that houses had to be replaced roughly every generation or so. The manorial records of Westbury reveal that the copyholder of 1577, Edward Stovold, had allowed a house on his customary tenement of Lynam's to fall into a ruinous condition. The present building dates from that period suggesting that it may have been a direct replacement.

¹ Domestic Building Research Group 1991, report no. 4189.

A glance at an Ordnance Survey map reveals that there are a series of house plots lining Compton Street (see addenda). They are irregular and globular in plan, the typical shape of a medieval land holding: pre-renaissance man did not think in straight lines. All the plots are situated on the Lower Greensand outcrop. Opposite White Hart Cottage, in the area now known as Church Meadows, can be seen two small fields. The boundaries have been lost but the hedge banks can still be traced in the fields. Comparing their shape with others in the street it is evident that these, too, were also house plots and that they have subsequently lost their buildings.

The plot just to the west of The Limes was once a part of Lynam's (plot 237 on the 1913 OS sheet). Indeed, the land on which The Limes stands was sold separately in the early 1820s and recorded in the Westbury court book as being ". . . *part of certain customary lands called Lynam's . . .*". The original extent of the Lynam's house plot took in both the house and gardens as they are today, together with The Limes and plot 237.² Given its size, it is possible that this plot may once have had more than one house upon it.

The farmland of Lynam's

From the earliest record of 1515 until the sale of 1818 there were ten acres of land that, with the house itself, made up the traditional holding of Lynam's. Most of the land was not adjacent to the house but scattered in various parts of the parish. Other houses in the manor of Westbury and elsewhere had land distributed in a similar manner. This was the typical pattern and was a hangover from the medieval pattern of landholding whereby individuals owned strips of land scattered throughout the common fields that once surrounded the village.

The land associated with Lynam's remained unchanged for at least three hundred years and was described in the manor court records as follows:

² Tithe Survey, 1841 and Westbury manor court book, doc. no LM/S/4, both at SHC (Surrey History Centre).

". . . one messuage with a curtilage and ten acres of land with appurtenances adjoining the same messuage called Lynam's . . ."

This description was to remain substantially unchanged until 1818 when the house was sold separately from its ten acre land holding. At that sale approximately one acre of land stayed with the house and the rest was were sold to William Moore, a Compton farmer who lived at what is now called Moors Cottage.

We cannot be sure of the exact position of the land but the tithe map and manor court documents of the nineteenth century give an indication of their spread throughout the parish. When William Moore died in the 1820s his wife inherited his property. The tithe map 1841 shows that she owned 25 acres of land scattered about the parish some of which was Lynam's. Unfortunately, it is not possible to identify which of these were the nine acres of Lynam's but, as all of the separate parcels were less than nine acres, we know that it was not one coherent piece of land.

The origin of the name

Court baron

The court baron was the manorial court which enforced the customs of the manor. It was the property of the lord of the manor and was a private jurisdiction. The jury, known as the homage, was made up of the copyholders and freeholders of the manor. The court dealt with property transactions, surrenders and transfers of lands, the management of common lands and the rights of lord and tenants.

The earliest surviving documents for the manor of Compton Westbury date from 1515, in the seventh year of the reign of King Henry VIII. The first reference to the property itself is in the record of the court baron held in March 1527/8 when the death of the owner, William Lynam, was reported to the court and his son, Henry, was admitted as the new tenant.³ However, we know that

William had been in possession of the property at the time of the August 1515 court as he is listed as one of the homage.

³ Westbury Court Roll, LM 181, SHC. Court Baron 3 Mar. 19 Hen VIII (1527/28).

We thus have the origin of the property name, one that was to continue in use until the last year of the nineteenth century. Properties were frequently identified in manorial records by the names of current or previous owners and, as happened in this case, the names could remain attached to them for hundreds of years.

The Lynam family was to own the property for another two generations after William. His son Henry was admitted as tenant in March 1527/28 and he surrendered Lynam's to his son, John, in 1552. It was John who was the last of the family to own the house and it was he who passed it to Edward Stovold in 1563. However, John remained with his family property as Stovold leased it back to its previous owner, having obtained the permission of the lord to do so. But Lynam was not sub-tenant for long. At the court of 1567, Stovold was presented to the court for leasing Lynam's to one John Banders without seeking the permission of the lord. He was before the court for the same offence in 1572, having leased the property to Richard Baylye.

Dating documents

Manorial records, in common with other legal documents, showed dates as "regnal years", i.e. the number of years from the monarch's accession to the throne. Thus, the Court Baron of 1527/28 was held in the nineteenth year of the reign of Henry VIII. In 1752 the old style Julian calendar - in which the new year started on the 25 March - was superseded by the present Gregorian calendar. Before 1752 historians customarily show dates between 1 January and 24 March by a double date. Thus 31 December 1576 is followed by 1 January 1576/77 and the 24 March 1576/77 is followed by 25 March 1577.

Edward Stovold evidently did not acquire a house in good condition because, fourteen years later in January 1576/77, he appeared before the manor court accused of allowing it to fall down. It was the duty of the manorial tenants to maintain the condition and thus the value of their property. A number of other tenants, including his brother, Henry, were accused of similar offences at this court. One gains the impression that a significant number of houses in the village were in poor condition and the sudden interest in the problem by manor court represented the lord's attempt to rectify the situation.

Edward's house was in a worse condition than that of his brother. Henry's house on his tenement of *Barber's* was said to be "*ruinous and in decay, both in the roof and in the walls and the timbers*" but it was evidently not beyond repair as he was given leave to cut timber from manorial lands to restore it.⁴ Edward's property, however, was beyond hope. In one of his now familiar disagreements with the lord of Westbury manor, he was accused of permitting

" . . . a house called *Aum Outlett*, a part of his customary tenement in *Compton*, to fall and to be wholly destroyed for want of repair".⁵

A new house was evidently required and, as a consequence of his neglect, Edward was deprived of his tenure.

Barbers

The principal house of Henry Stovold's tenement known as Barber's was in Compton Street where South Cottage now stands. It was in a state of bad repair in the winter of 1576/77 but survived until the seventeenth century when the present structure was built. It remained in the same family for over 350 years until the late nineteenth century.

However, Stovold must have improved the property to the satisfaction of the lord because he was re-admitted as tenant at the court held in September of that year on payment of a £5 fine. As the old house had all but fallen down, and as the present structure dates from the late sixteenth century, it is quite likely that the part of the building that is now Baker's and Stores Cottages was a direct replacement for the old house and was built during the

spring and summer of 1577. However, given the size of the Lynam's plot in the village street it is possible that it was not built directly on the site of the old structure. At that same September court, Stovold belatedly sought licence from the lord to lease Lynam's and its new house to Richard Baylye.

⁴ South Cottage in Compton Street was known as *Barber's* until the end of the nineteenth century.

⁵ Court Baron, 3 Jan. 19 Eliz. I, doc. no. LM/182, S.H.C.

The village alehouse

The name of the house, *Aum Outlett*, is a sixteenth century term for a cask tap, an aum being a cask or barrel.⁶ It is a name that suggests that an alehouse once stood on the tenement of Lynam's. This confirmed by a 1577 register of drinking places in the Hundred of Godalming that lists Richard Baylye as the only alehouse keeper in Compton.⁷

Baylye was granted a lease for ten years from September 1577 and he evidently continued to trade as an alehouse keeper at the *Aum Outlett* after its rebuilding. To be the proprietor of an alehouse was something of a privilege due to an Act of Parliament of 1552 which gave Justices of the Peace the authority to licence and suppress drinking places.⁸ Until then anyone could open a house and many small unruly establishments existed with no control over the way they were conducted. Under the new regime, the licensees had to be of good character and it is no coincidence that Richard Baylye was a servant to Sir William More who was a J.P. himself, lord of the manor of Westbury and a powerful man in the government of the county and the hundred of Godalming.⁹

It is evident, therefore, that the timber-framed part of the present house, what is now Baker's and Stores Cottages, was once the village pub. Unfortunately, there are no other references to *Aum Outlett* or to Richard Baylye after 1577 and it is not certain for how long it remained an alehouse.

Ale versus beer

The sixteenth century was to see the eclipse of English ale by an upstart drink, beer. Ale was a fermented liquor of malt and water. The fashion of flavouring ale with hops to create the drink called beer spread from the Low Countries during the century. Thus, despite its classification as an alehouse, when The Aum Outlett was rebuilt, beer had become the dominant drink.

⁶ Shorter Oxford English Dictionary, 1933.

⁷ In 1577 a census of drinking establishments was made to raise taxes for the repair of Dover Harbour. A list that survives in the Loseley Collection appears to be a part of this process. Doc. no. LM/1034/2, S.H.C.

⁸ A history of the English public house, H. A. Monckton, Bodley Head, 1969.

⁹ Lease, 26 Sept. 19 Eliz. I. Doc. no. LM/348/115, S.H.C.

			? Stovold		
	Thomas		Edward d. 1603/4		Henry d. 1577
	Anne Diclesford		no issue		Edward 1563-1608
	Thomas 1595-1661		Stephen 1597-1639		
	John d. 1650				Stephen 1635-1692
			Jane = 1669-1716	James Cobbett d. 1715	
	Ann = d. 1731	James 1705-82	=	Elizabeth d.1777	John
Ann 1728	James 1730	James 1731	Jane = Thomas Hinton	James 1743-1817	John 1749-1768
			Thomas Hinton	no issue	

The Stovold and Cobbett family tree.

Owners of Lynam's are shown in bold type.

The year 1577 was an eventful year for Edward Stovold. Not only did he rebuild the alehouse but his brother Henry died during the summer and Edward's nephew, Edward junior, became the new tenant of Barber's. However, because he was only twelve years old, his Uncle Edward was admitted as tenant until the boy came of age.¹⁰ Edward junior continued to live at Barber's with his mother whilst Edward senior was living and farming in Farnham.¹¹

In about 1603/04 Edward senior died and Edward junior became master of both Lynam's and Barber's. It is likely that he continued to live at Barber's, which was the principal of the two houses, and that the other house continued to be leased to a sub-tenant.

¹⁰ Court Baron, 26 Sept. 19 Eliz. I. Doc. no. LM/182. S.H.C.

¹¹ Lease, 19 Eliz. I, op. cit.

However, Edward junior was not master for many years. He made his will in May 1608 when he was in his early forties and aware that he was probably suffering in his final illness.¹² The will does not mention who should inherit his copyhold properties because that was decided by the custom of the manor. However, the manorial records show that he left both holdings to his sons, even though they were still minors. His youngest son, Stephen, aged eleven, inherited Lynam's whilst Thomas, aged thirteen, was left Barber's. It was the acquisition of Barber's by Edward's eldest son that implies that it was the principal of his two houses. In his will Edward instructed that the fines due to the lord of the manor and other expenses should be paid out of his goods and chattels. The residue of his estate was left to his wife, Anne, who had the task of bringing up the two boys on her own "*to her best endeavour*". Edward did not last the summer: by the time his will was proved in September 1608 he had been buried in Compton churchyard according to his wishes.

Copyhold tenure

Both Lynam's and Barber's were copyhold tenements. Copyhold tenure originated in the early middle-ages when villeins held their land from the lord of the manor in exchange for feudal obligations such as military service or work on the lord's land. After the Black Death in the 1340s manorial lords had difficulty finding tenants for their lands. Competition between lords to tenant their land ensured that the unpopular labour services were replaced by an annual cash payment known as a quit-rent.

From about 1590 onwards Queen Elizabeth began to raise extra taxes by imposing dues on holders of feudal properties. For some reason, in 1591 Edward Stovold was discharged from paying his dues and Mr Fortesque of her Majesty's Privy Council wrote to Sir William More, collector of what is euphemistically called a "loan" for the county of Surrey, informing him of the fact¹³. What special circumstances led to this decision are unclear.

The quit-rent was fixed by custom and, like many aspects of the manor, remained unchanged over the years. Indeed, such was the inertia of

¹² Edward Stovold's will, proved in the Archdeaconry Court of Surrey, Sept. 1608. Microfilm, SHC.

¹³ LM 1509/4, SHC.

manorial affairs that the entries in the manor court rolls as late as 1552 refer to tenements being held from the lord in return for "*rent, work and services*" although by then the work had long been commuted to an annual quit-rent. However, the tenants of the manor were still obliged to attend the periodic meetings of the court and were fined if they failed to do so without good reason.

The County Militia

Before 1660 there was no standing army and county militias were the principal means of defending the kingdom. All able bodied men between 16 and 60 were liable for service and formal inspections (musters) were held every three years. Each man was expected to keep appropriate equipment e.g. a longbow or a pike. Edward Stovold is listed in the muster roll of 1596 when he would have been in his early thirties.

Copyholders were seen to be inferior to freeholders. However, inflation, particularly that of the sixteenth century, reduced the value of the rental payments to almost nothing and the copyholders all but owned their land on the same basis as freeholders. Although the stigma had virtually disappeared there still, nonetheless, existed certain social distinctions between copyholders and freeholders. Freeholders, or yeomen, were still considered superior to copyholders. They had certain privileges, such as the

right to vote in elections for officers of the Hundred or the County, indeed they were eligible to stand for such positions themselves if they chose. But they were also liable for jury service in the county court - an privilege unlikely to have been envied by their copyhold neighbours!

In his will of 1608 Edward Stovold described himself as a husbandman, i.e. a tenant farmer, and his sons were to follow in his footsteps. Both lived by the land and his son Stephen was to die on the land. The parish register records that he was killed by a harrow in November 1639 when he was aged about 42 years. He left a widow, Jane, and three children, John, who was to succeed him as owner of Lynam's, Joan and Stephen.

A decade later John and Joan died within a few days of each other, the proximity of their deaths suggesting that they both succumbed to the same disease. Joan was buried on 31 January 1649, the day after the execution of King Charles. What a bleak, confusing time it must have seemed to their

grieving mother: the owners of Lynam's appeared fated not to make old bones.

Thus it was her youngest son, Stephen, who was to inherit the house and land but, as had often happened in the past, he was too young at fifteen years old to be admitted as tenant. Consequently, his mother was admitted until he came of age. When she died in 1657 he was twenty-two, had become tenant in his own right and he was to remain so for the next 35 years.

The Cobbett family

When Stephen Stovold died in 1692 his only daughter, Jane, was his heir. Consequently, at the court baron held during the following April her husband, James Cobbett I, was admitted as the new tenant of Lynam's. The property was to remain in the ownership of three generations of the Cobbett family until 1817. However, during this period Lynam's itself was leased to tenant farmers and the Cobbett family continued to live at their at house at Polsted. During the 1740s Lynam's was occupied by a farmer, John Mills and then, from 1750, to William Mills who remained in occupation until 1768.¹⁴

James and Jane Cobbett had only two children, James and John, and it was the former who was to inherit Lynam's on the death of his father in January 1715 but, as in earlier generations, he was too young to be admitted as tenant in his own right. The following summer his mother died leaving the eleven year old James as an orphan.¹⁵ Who his guardian was is unknown as the manorial records for this period are incomplete.

Despite his difficult upbringing, James Cobbett II was to prosper later in life becoming a wheelwright, one of the most respected and skilful of craftsmen.¹⁶ However, his life continued to be disturbed by untimely death in his family. He had three children by his first wife, Ann, but all died in infancy. The first born was named Ann and, eager for an heir, their first

¹⁴ Overseers book (rating assessments) 1701 - 1750. Doc. no. COM/6/4, SHC.

¹⁵ Compton parish register, microfilm, SHC.

¹⁶ Description of manors of Eastbury and Westbury 1761, doc. no. LM/187/53, SHC.

son they named James in April 1730 but he died later that month. A second son was born in May the following year and he was also named James. Two months later Mrs Cobbett died, followed in September by the infant James.

In the late 1730s, James II married Elizabeth by whom he had four children, Jane, Elizabeth, James and John. At last he had an heir and it was James III who was to inherit Lynam's and the property at Polsted in 1782.¹⁷

During that same year, a new sub-tenant came to Lynam's, Richard Burl. He was a farmer who, with his wife Mary, produced a particularly large family. Between 1780 and 1801 they had ten children, two of whom died as infants.

In September 1818 Richard and Mary, plus two of their young grandchildren died within a few days of each other. Unusually, the cause of death is noted in the parish register: they all died of dysentery. The outbreak seems to have been confined to the Burl family as no other references to the disease are made in the register at that time. Dysentery is contracted via contaminated food or water supply and this suggests that Richard and Mary were living in the same house as their son James and his children.

The land tax returns indicate that Richard Burl leased Lynam's from Cobbett until his death in 1818. However, Burl's will states that he lived at Polsted. This inconsistency may be because he sub-let Lynam's to other tenants or, because of the size of his own family and his seven grandchildren, Burl may have left some of them to occupy the house whilst he lived at Polsted. After his death Lynam's stayed in the family and his son George is listed as the occupier.

Edward Compton's shop

The death of their landlord, James Cobbett III, coincided with the departure of the Burl family from Lynam's.

¹⁷ Compton parish register, op. cit.

James Cobbett II's will had specified that if his son, James III, should die without issue, the property was to pass to his married sister, Jane Hinton, and then to her son, Thomas Hinton. James did indeed die without children but his sister had died before him and it was Thomas who inherited Lynam's. He sold the property almost immediately.

The sale of 1818 split the farm land that had been traditionally associated with the house. Nine acres of land were sold to farmer James Moore for £265 and the house and one acre of land were sold to Edward Compton for £145.¹⁸

Compton was a local man who had been born in the parish around the year 1780. At the time of his purchase of Lynam's he was a blacksmith but he was to turn to the grocery trade in later years although the reason for the change is unclear. Was he perhaps looking for less physically demanding work perhaps as the result of injury or illness? We will probably never know.

He was married to Ann and they had two children, Edward and Mary. Ann died in 1829 and two years later Edward remarried.¹⁹ By the time of the 1841 census, he had become a grocer, had set up shop in the house and was running a bakery with his new wife, Elizabeth, and Edward. There was a considerable difference in age between Elizabeth and her husband: she was sixteen years younger than Edward, an age difference that was far more common during the nineteenth century than it is today.²⁰

The three of them ran the shop and bakery together until the 1850s. By then Edward the elder was nearly eighty years old and, although he is still described as a grocer in the census returns of 1861, it is evident that his powers were declining: the business was now employing James Farebrother, a man in his early twenties, to assist in the bakery. In the same year the ownership of the property was transferred to Edward the younger who was admitted as tenant of Lynam's. His father died five years later aged 86.

During the 1850s young Edward had married Sarah Hepburn from Hampton Wick in Middlesex. Like his father, Edward exhibited a

¹⁸ Westbury Court Book, court of 19 Jun. 1818. Doc. no. LM/S/4, SHC.

¹⁹ Compton parish register, microfilm, SHC.

²⁰ Census returns, microfilm, SHC.

preference for younger women: Sarah was almost 21 years his junior. The grocer's shop and bakery were evidently thriving. They had sufficient trade to employ Farebrother and, in March 1855, Edward was able to expand his business further following his appointment as a sub-postmaster.²¹ His shop became the village's first Post Office.

By 1871 Edward's father had been dead for five years but his place had been taken by members of Sarah's family. Her father, Thomas Hepburn was widowed and lived with his younger daughter Elizabeth. They were listed as a separate household in the census returns and probably lived in one of the sub-divisions of the house. Despite being in his mid-seventies,

The Post Office

It was in 1840 that Rowland Hill persuaded Parliament to introduce the Penny Post, a scheme whereby a standard rate was charged for delivery of letters irrespective of distance and pre-paid by means of an adhesive stamp. It rapidly improved communications, particularly for the poor and those in rural areas whose ability to communicate had been hampered by the cost involved.

Post was delivered to Compton by foot. In 1890 it was brought from Guildford to arrive at the post office by 7.45 am and again at 12.30 PM when a collection was also made. A further foot collection was made at 5.35 PM. The men who did this work were paid about 30 shillings a week which was less than the pay of a skilled craftsman but more than that of a labourer and with much more security of employment.

The introduction of universal education after the 1870 Education Act increased the flow of communication still further and the number of post offices grew during the last quarter of the nineteenth century.

Thomas was still employed as an agricultural labourer while Elizabeth did not appear to be working - her former trade of milliner would have been rather out of place in rural Compton.

In January 1880 Edward Compton died leaving Sarah running the business as postmistress, baker and grocer. Her sister Elizabeth assisted as sub-postmistress. They were, between them, supporting their father, by now in his late eighties. Edward's death had left the business short-handed and it was necessary to employ the young Thomas Hart, a qualified baker, who came to live in their household.

What effect the arrival of a young man in his mid-twenties had on the relationship between the two single women one can only speculate. Did he ever pay court to the younger Elizabeth who was much closer to him in age? We will never know. However, whatever may have been

²¹ Doc. no. POST 58, 155, p.127. Post Office Archives, Mount Pleasant, London.

their individual merits, it was Sarah, the owner of the property, who became his wife in 1886.

By 1891 Thomas was ensconced as the head of the household with Sarah and the still unmarried Elizabeth all continuing to run the shop and Post Office.

About the time of her marriage Sarah took out a loan of £200 on the strength of her ownership of Lynam's.²² She paid it back in January 1893 but then took out another loan of £450 that was paid back later that same year. Why? It may have been in connection with their imminent move from Compton to Womersley. The entry of the Westbury court book that records the loan reveals that they had moved to Chinthurst by October 1893 where Sarah had set up a business running "flies", fast horse-drawn carriages, which presumably plied for hire from nearby Bramley and Womersley railway station.²³

At the same time the grocery shop and post office were taken over by John Mayne, a change of management that brought some changes. During 1893 his Post Office was given authority to issue Money Orders and a telephone exchange was newly installed.²⁴ When Mayne became owner of the property itself is uncertain: he is listed as the proprietor in the 1895 Kelly's Directory but it is not until 1898 that his purchase of Lynam's was recorded in the court book.

The subdivision of the building

There are scraps of evidence that indicate that the subdivision of the building has changed over the years. The Ordnance Survey maps of 1871 onwards show the tripartite division that still exists today but the census returns suggest that they were not continuously occupied. Indeed, the 1891 returns show that there were two uninhabited cottages.

For how long this division existed before the 1870s is unknown. It may have been comparatively recent as the size of the Burl family suggests that they needed more accommodation than could be provided by just one third of Lynam's.

²² Westbury Court Book, court of 1 Sep 1886. *op. cit.*

²³ Westbury Court Book, court of 3 Oct. 1893, *op. cit.*

²⁴ Post Office minute books, POST 35 & 38, vol. 505, 13059 & vol. 512, 18052. Post Office Archives.

A village survey of 1841 (based on the tithe survey) lists the household of Widow Edsell as occupying the building together with the Compton family but this survey nor the census of that year list a third household in the building. Indeed, the later census returns show no separate households occupying the cottages and one is lead to believe that they were used over the years as extended accommodation for the various members of the Compton family, their lodgers and employees. The existence of a blocked doorway on the first floor between Baker's Cottage and the rooms over the shop certainly suggests that this was the case.

The twentieth century

By the beginning of the twentieth century Compton was an estate village with most of the houses in the Street belonging to the owner of Eastbury Manor. Throughout the nineteenth century the estate had bought properties, one by one, as they were offered for sale. What had been, one hundred years earlier, a village of independent small farmers had become what amounted to a privately owned dormitory for the workers of Eastbury Manor Estate. This enclosed society existed until the estate was sold in 1963. It lasted longer than many similar estate villages and was an anachronism, a Victorian survival in the post-war world.

In the early 1960s most of the houses in the Street were lived in by Eastbury estate workers and their families, some of whom were retired with a life tenancy. The rents were small: North Cottage and South Cottage, for instance, were each let for the sum of 7/6 per week and Mrs Walker at White Hart Cottage had a rent free tenancy for life. Many of the houses were somewhat basic with no bathroom and only an outside lavatory.²⁵

Although the shop would eventually be absorbed into the estate it was, during the first part of the century, proudly independent, owned and run by Mr Mayne. He was to remain as a grocer and baker, serving this community for about eighteen years until about 1911. It was a time that saw significant changes in the business and it was then that the single storey shop extension was built onto the front of the house. In 1900, Mayne faced competition in the village with the opening of Alfred

²⁵ Sale particulars for, Eastbury Manor Farm estate, 1963. Doc. no. G1354/2 SHC.

Challen's shop further up the street. Moreover, Challen gained the franchise for the Post Office in February of that year where it was to remain until the business closed in the 1980s.²⁶

Around the year 1911 Thomas Parfitt took on the business but he was not there for long and by 1913 Alfred Johns was in charge.²⁷ He was owner for about a decade but his business declined and by 1924 he was bankrupt.²⁸ Johns remained in the village, however, and traded as a watch repairer for a few years.

By 1926 the property had come into the ownership of the Eastbury estate whilst the business itself was bought by W. A. Jupp who was to run the shop until the late 1940s. He had intended that his son, Thomas, should carry on the business after him. Sadly, Tom was killed in the war whilst serving in the R.A.F. after which his father lost heart. He sold the shop and bakery business to George and Doris Ellis in 1949 who ran it until the early 1970s.²⁹ In 1954 they bought the freehold of the house and shop from the owner of Eastbury manor, Alexander Hagart-Speirs.³⁰

The sale of the Eastbury estate in 1963 heralded the end of the old village way of life. On the open market the Eastbury cottages commanded prices far higher than could be afforded by their tenants and, as those holding life tenancies died or left their old homes, the houses in the Street were improved and new occupiers moved in. This major social change occurred in the village over a very short time. The metamorphosis from a tied estate village to one that was almost entirely middle-class and owner-occupied took place within about ten to fifteen years.

Although not now a part of the estate, the shop was also subject to this change. The retirement of George and Doris Ellis was precipitated in 1971 when decimal currency was introduced - they felt that they did not wish to make the changes necessary to continue trading. Mr & Mrs Ellis sold the "goodwill" of the shop to the owners of the Compton Post Office and thereafter it ceased to be a grocer's shop. They continued to live in the house after their retirement but in 1974 their house was sold to Robert and Violet Riddell from Haslemere. They improved the property and re-established the two separate cottages. The Riddells sold them after the

²⁶ Post Office minute books, POST 35 & 38, vol.680, 5244

²⁷ Kelly's Directories, microfilm, SHC.

²⁸ Information from Hazel Dewey, owner of the antique shop until 2000.

²⁹ History of Compton in Surrey, Cecilia Lady Boston, 1987 edition.

³⁰ Deed in the possession of Nick Baxter of Stores Cottage.

conversion and they have remained in separate ownership ever since. The shop itself was bought in 1971 by John Hancock, an antique dealer, and, although it has changed ownership several times since then, the shop still sells antiques.

The occupations of the subsequent owners of Baker's Cottage illustrate the social changes that had occurred elsewhere in the village and the frequent changes in ownership reflect the very mobile lives of the new inhabitants of Compton.

In 1984 the cottage became the home of Martin and Sarah Blogg. He was an estate agent and after a couple of years they moved up the property chain to a larger house.

They were succeeded by Vicky and Ian Maddox, an Australian couple who worked for *Dun & Bradstreet*, the international financial communications corporation. They used the house as a base when working in this country but his work often took Ian out of the country with frequent visits to New York. They, too, were only at Baker's Cottage for a short time and in about 1991 Yvonne and Norman Warner bought the cottage.

They lived at Baker's Cottage until 1998 when it was bought by the present owner and occupier, Mrs Gaye Pearson.



Appendix 1

Manorial records and the ownership of the house

Manorial records provide the local historian with a wealth of information about many aspects of parish life from medieval times onwards. The ownership and transfer of property were controlled by the manor and it is from the minutes of the manor court that successive changes of property ownership can, with luck, be traced.

The manor was governed by its court, a periodic meeting of the manorial tenants. It was presided over by the lord or his steward who was very often a man trained in the law. The two meetings of the court were the Court Leet, which appointed officers such as ale-tasters and constables, dealt with minor offences and oversaw matters such as highway maintenance, and the Court Baron that dealt with property matters such as the transfer of land and houses and the management of common land.

Tenants held their property from the lord of the manor and all changes of ownership had to be reported to the court. By the eighteenth century courts were often held only every year or two in many manors. Consequently, the date of the formal admittance to the property as recorded in the court rolls could be several years after the change of ownership actually took place.

Lists of quit-rents due to the lord from the manorial properties were often made and these rent rolls are frequently included amongst collections of manorial documents.

Thus the manor, amongst other things, was a system of land holding and this aspect of their activities persisted, although with many changes, until the 1920s. The court rolls and rent rolls are extremely important sources for tracing the history of property.

Records relating to Lyman's, Compton, a copyhold property of the manor of Westbury.

All manorial records are to be found in Surrey History Centre.

Court Baron **13th Aug. 7 Hen. VIII, (1515).** **LM/181**
The earliest surviving record of a court baron in the manor of Westbury. William Lynam listed as one of the homage.

Court Baron **3rd Mar. 19 Hen. VIII, (1527/28).** **LM/181**
Death of William Lynam and the admission to Lynam's of his son, Henry.

Court Baron **8th Jul. 33 Hen. VIII, (1541).** **LM/181**
Surrender of another property by Thomas Woodyer. Henry Lynam was sub-tenant.

Court Baron **27th Oct. 6 Edw. VI, (1552).** **LM/183**
Surrender of copyhold of Lynam's by Henry Lynam and admission of his son, John.

Court Baron **23rd Sep. 5 Eliz. I, (1563).** **LM/183**
John Lynam surrendered *Lynam's* to the use of Edward Stovold. Stovold given licence to let the property to John Lynam.

Court Baron **23rd Sep. 9 Eliz. I, (1567).** **LM/183**
Edward Stovold presented to the court for sub-letting the property to John Banders without seeking the permission of the lord of the manor. He was ejected from his copyhold tenancy as a result.

Court Baron **17th Jul. 14 Eliz. I, (1572).** **LM/182**
Edward Stovold re-admitted as tenant of Lynam's and given permission to lease property to Richard Baylye.

Court Baron **3rd Jan. 19 Eliz. I, (1576/77).** **LM/182**
Edward Stovold presented for allowing the house named *Aum Outlett* on his copy hold property of Lynam's to fall down. He was again ejected from his tenancy.

Court Baron **26th Sep. Eliz. I, (1577).** **LM/182**
Edward Stovold re-admitted as tenant of *Lynam's* and once again given permission to lease the property to Richard Baylye for a period of ten years.

Court Baron **25th Jul. 2 Jas. I (1604).** **LM/182**
News of the death of Edward Stovold was presented to the court. His niece, Anne Didlesford was his next heir and was admitted as tenant but immediately surrendered the tenancy to the use of her cousin Edward Stovold junior.

Court Baron **26th Jul. 6 Jas. I (1608).** **LM/182**
The anticipated death of Edward Stovold presented to the court. His youngest son, Stephen (aged 11) was admitted as tenant with his mother as guardian.

Court Baron **14th Mar. 14 Chas. I (1639).** **LM/182**
News of the death of Stephen Stovold presented to the court. His eldest son, John, was admitted as tenant of *Lynam's*.

Court Baron **26th Mar. 1650.** **LM/185**
News of the death of John Stovold presented to the court. His brother Stephen, a minor, was admitted as tenant with his mother, Joanna, as guardian.

Court Baron **15th Apr. 14 Chas. II (1662).** **LM/185**
Stephen Stovold came to the court to acknowledge his copyhold tenure of *Lynam's*.

Court Baron **8th Jun. 34 Chas. II (1682).** **LM/185**
Stephen Stovold came to the court to acknowledge his copyhold tenure of *Lynam's*.

Court Baron **18th Apr. 4 Jas. II (1688).** **LM/185**
Stephen Stovold surrendered *Lynam's* to the use of John Maynard. Stovold has borrowed £26 from his neighbour with the property as security. Maynard held *Merehouse or Coppid Hall*, another Westbury Manor property across the Street from *Lynam's*.

Court Baron **19th Apr. 5 Wm. & Mary (1693).** **LM/185**
Death of Stephen Stovold. *Lynam's* was inherited by his daughter, Jane, whose husband, James Cobbett, was admitted as tenant.

Court Baron **18th Oct. 58 Geo. III (1818).** **LM/S/4**
Recital of the will of James Cobbett III. Admission of his grandson, Thomas Hinton, to Lynam's followed immediately by his absolute surrender of the property. James Moore was admitted to nine acres of Lynam's whilst Edward Compton was admitted to the house and one acre of land.

Court Baron **6th Dec. 7 Geo. IV (1826).** **LM/S/4**
Absolute surrender by James Moore to Hester Hooker of 10 rods of land, which was to become the site of *The Limes*.

After about the middle of the nineteenth century, courts were held too infrequently to keep up with the changes in property ownership. Consequently, many of the transactions were recorded by the steward in his office, "out of court".

Out of court **10th Sep. 1861.** **LM/S/4**
Absolute surrender of part of Lynam's, i.e. the house and one acre of land, by Edward Compton to his son, Edward.

Out of court **10th Nov. 1885.** **LM/5/17**
Death of Edward Compton the younger. Admission of his widow, Sarah.

Record of a deputation **1 Sep. 1886.** **LM/5/17**
Sarah Compton requested the conditional surrender of her part of Lynam's to Stephen Baker, outfitter, of Guildford.

Out of court **28th Sep. 1886.** **LM/5/17**
Conditional surrender of her part of Lynam's by Sarah Hart (nee Compton) to Baker. Sarah was raising a loan of £200 at 5% on the strength of her property.

Warrant to vacate **12 Jan. 1893.** **LM/5/17**
Record of loan from Baker being repaid and the conditional surrender "vacated".

Conditional surrender **13 Jan. 1893.** **LM/5/17**
Conditional surrender of her part of Lynam's by Sarah Hart to James Shears of Pyrford, farmer. Sarah was raising another loan, this time of £450 at 5% on the strength of her property.

Appendix 2

Known owners and occupiers of Lynam's.

Date	Owner	Occupier
1515	William Lynam	
1527/28	Henry Lynam	
1552	John Lynam	
1563	Edward Stovold Sen.	John Lynam
1567	" "	John Banders
1572	" "	Richard Baylye
1577	" "	" "
1604	Edward Stovold Jun.	
1608	Stephen Stovold	
1639	John Stovold	
1650	Stephen Stovold	
1693	James Cobbett I	
1715	James Cobbett II	
1782	James Cobbett III	Richard Burl
1818	Thomas Hinton	George Burl
1818	Edward Compton Sen.	Himself
1861	Edward Compton Jun.	"
1885	Sarah Compton (later Hart)	"
1898	John Mayne	"
1911	?	Thomas Parfitt
1913		Alfred Johns
1927	Eastbury estate	W A Jupp
1949	" "	George & Doris Ellis
1954	George and Doris Ellis	Themselves
1974	Mr Riddell	?
1984	Martin & Sarah Blogg	Themselves
1986	Vicky & Ian Maddox	"
1991	Yvonne & Norman Warner	"
1998	Gaye Pearson	Herself

Appendix 3

The history of the house in relation to national and world events.³¹

1515	Earliest record of Lynam's.	1515	Wolsey made Lord Chancellor.
1527	Henry Lynam became tenant of Lynam's.	1528	Henry VIII sought divorce from Catherine of Aragon.
1552	John Lynam became tenant.	1552	Second Book of Common Prayer.
1563	Edward Stovold became tenant.	1563	Severe outbreak of Plague: 20,000 died in London.
1572	Lynam's leased to Richard Baylye.	1572	Wm. Byrd & Thos. Tallis became joint organists of the Chapel Royal.
1577	The public house, named the <i>Aum Outlett</i> , rebuilt during the summer.	1577	Francis Drake left Plymouth in the <i>Pelican</i> to circumnavigate the world.
1604	Edward Stovold jun. admitted as tenant of Lynam's.	1604	First productions of <i>All's Well that Ends Well</i> & <i>Measure for Measure</i> .
1608	Death of Edward Stovold and admission of his son, Stephen.	1609	Plantations of Protestants begin in Ulster.
1639	Stephen Stovold killed by a harrow. John Stovold admitted as tenant.	1640	Charles I dissolved the Short Parliament after they refused his request for money.
1649	Death of John Stovold. His son Stephen inherited.	1649	Execution of King Charles I.
1688	Stephen Stovold raised loan from his neighbour, John Maynard.	1688	James II deposed. William & Mary of Orange became joint monarchs.
1693	Admission of James Cobbett I.	1694	Bank of England established.
1715	Death of James Cobbett I.	1715	The " <i>Fifteen</i> " a Jacobite rebellion.
1782	Death of James Cobbett II.	1782	Admiral Rodney defeated French off Dominica.
1818	Death of James Cobbett III and admission of Edward Compton.	1818	Agreement with USA fixes Canadian border on 49th parallel.
1861	Surrender of Edward Compton Sen.	1861	Prince Albert died of typhoid fever at Windsor
1866	Death of Edward Compton Sen.	1866	Charles Kingsley published <i>Hereward the Wake</i> .
1885	Death of Edward Compton Jun.	1885	General Gordon killed at Khartoum.
1893	Marriage of Sarah Compton & Thomas Hart.	1893	Independent Labour Party founded by James Keir Hardie.
1898	Admission of John Mayne.	1898	First successful submarine built for the Royal Navy.
1900	Enfranchisement of Lynam's.	1900	Relief of Mafeking
1911	Thomas Parfitt, grocer.	1911	Lloyd George introduced National Insurance scheme.
1927	W. A. Jupp, grocer.	1927	Edwin Lutyens completes Menin Gate memorial at Ypres.
1949	George Ellis, grocer.	1949	National Parks Bill enacted.
1971	Closure of grocery shop.	1971	Introduction of decimal currency.

³¹ Information from various sources but principally from *The Pimlico Chronology of British History*, Alan & Veronica Parker, pub. Pimlico, 1996.

Addenda

1. Nineteenth century census returns.
2. Ordnance Survey maps from 1872 - 1913.
3. Will of Edward Stovold, 1608.

