

Vernacular Buildings
Research Section

Report No 19/1984.

OS No:- SU 701 819.

'COLMORE FARM'.

Parish:- Rotherfield Peppard, Oxon.

This survey was carried out by kind permission of Capt. and Mrs. A.E.Stenhouse. Planning permission for conversion into house granted in June 1984.

COLMORE FARM is situated just off Kingwood Common on the east side of Colmore Lane, with splendid views across a steep valley, where most of its fields lay according to the 1842 Tithe Map. It was then a farm of 104 acres, mainly arable and belonged to the Stonor Estate. It is interesting that a 'modern farm house' is mentioned in the 1894 Sales Catalogue (see enclosed copy) and comparing the two maps one notices a quite different position for the farm house on the Tithe Map. This would substantiate the story that the house was burnt down in ca 1848. The present farm house could certainly be of early Victorian date and so could the other farm buildings (see detailed description).



AERIAL VIEW.

Farmhouse in left foreground, barn to its right in centre of picture, stable range to the left of barn facing garden.

It ceased to be a working farm in ca 1940, some of its fields are now farmed by Mr. Ramsey from Checkendon.

Capt. and Mrs. Stenhouse bought the property in 1974 and now own ca 5 acres of paddocks and gardens. A somewhat incomplete list of former owners and tenants is enclosed.

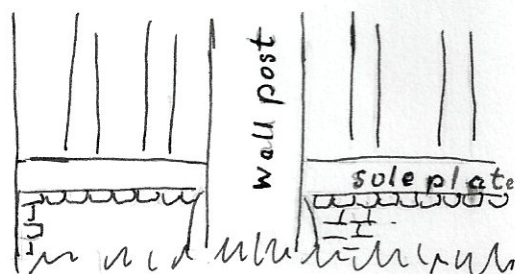
The architectural evidence:-

THE BARN.

The barn is of brick and flint construction with a tiled roof. It has five bays of 7.40 m width by 4.00 m length, its total length is 21 m (exterior measurement). There are two large openings in the central bay, one only still has wooden door posts (on the farmyard side). The roof timbers are of machine cut soft wood. Inner curved principals support the lower purlin with the help of a wedge and the collar which supports the upper purlins. There are 8 ventilation slits in 2 rows in each wall section and gable. All the evidence of its machine made standard size bricks and soft wood timbers point to a late building date in the last century; possibly it is contemporary with the mid-19th century farm house. Some alterations took place after its construction. A door, giving access to the milking parlour was put in to the south-east gable. Bays one and two had been converted into a house in the war, there is still a door, three windows and a chimney, all of which will no doubt be useful for its next conversion, which is becoming very urgent, as the roof tiles have begun to slide off alarmingly, and the soft wood timbers, which are still in very good conditions, would not withstand wet for a long time.

THE MILKING PARLOUR.

Although this building could well be older than the barn, it is, or rather was, attached to one barn gable, but has come away from it slightly. There is no tie beam or wall posts at this end, and I assume that the building was longer before the barn was built. It has a low brick plinth, and one visible wall post appears to be sitting on the ground, between the sole plate, rather than on top, which is the norm with timber framed constructions in this part of England. (The interrupted sill found frequently in Yorkshire). The internal framing consists of queen struts from tie to collar. The floor is concrete, so are the troughs, manure passage, and pillars. Separating the stalls are iron rails. The last bay of this building is a loose box.



Sketch of wall exterior showing interrupted sill

THE STABLE.

This is an attractive timber framed building with weather boarding on a low brick and flint plinth. It has two hoist doors, one at the south gable end

and one in a central dormer in the roof. It is a 4 bay building with tie beams and inner curved principal rafters to the collar. The hay loft is reached by a wall ladder on the west wall. Its floor is supported by braces. A feeding gap at the back facilitated the dropping of the hay into the mangers. One window has vertical iron bars, an original feature. The end bay is now a garage, but could have been a bull pen originally.

We did not investigate the brick and flint lean-to at the north gable end.

A copy of this report will go to the National Monuments Record Office and the Oxon County Museum, Woodstock.

Recorded by:- Members of the Henley Archaeological and Historical Group.
Photographs:- P. Anderson.
Drawings by;= J. Howard and R. Gibson.
Report by:- R. Gibson.



Farmhouse south side



BARN
at
Colmore
Farm
1984



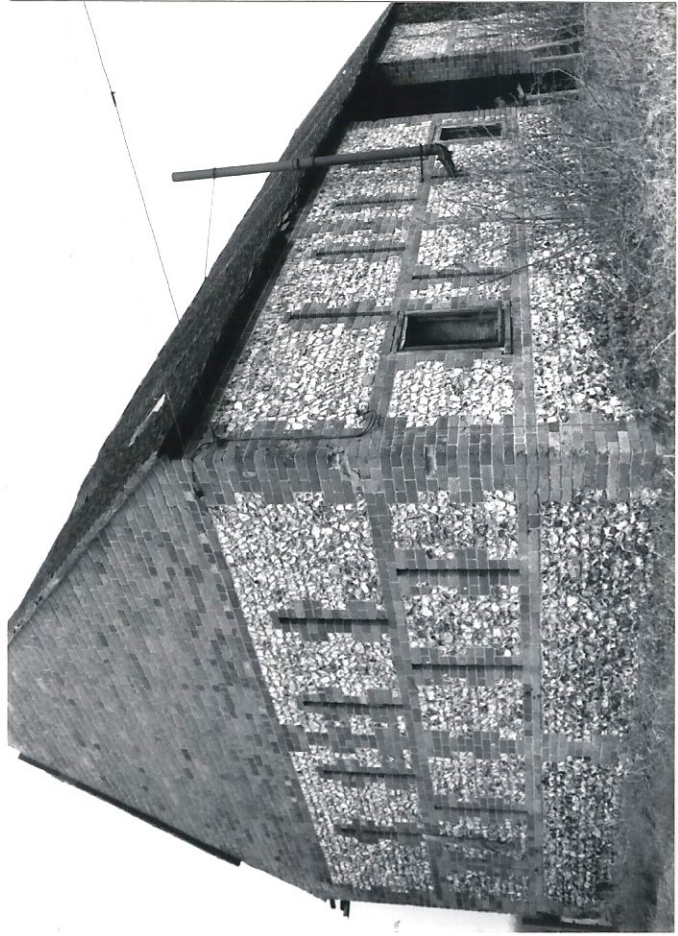
Wall of hay Ist, which contained accommodation



North-East Wall, showing ventilation slits

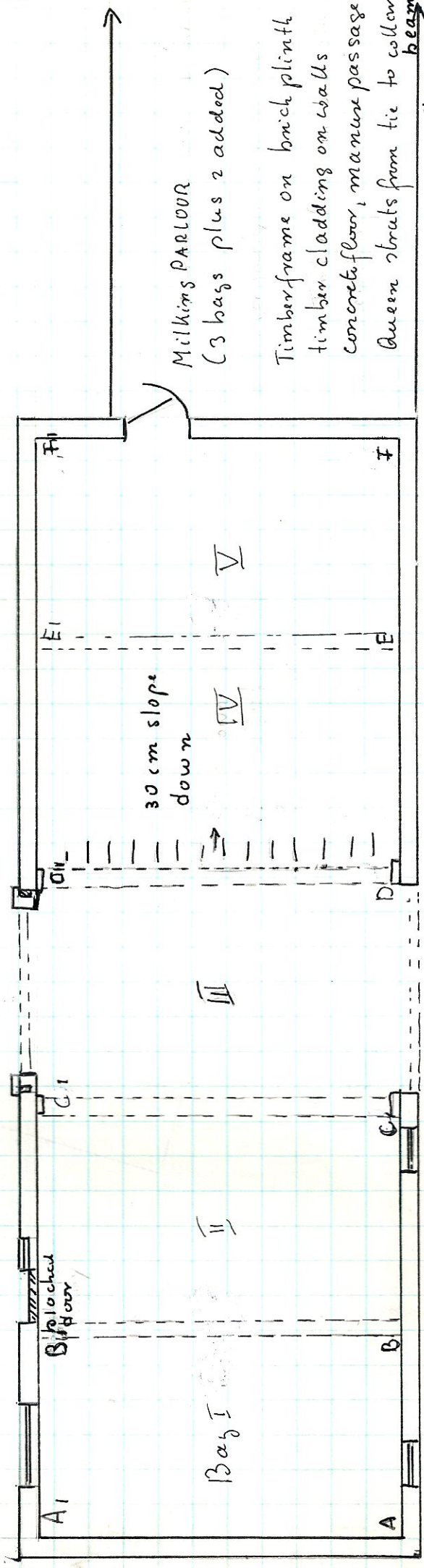
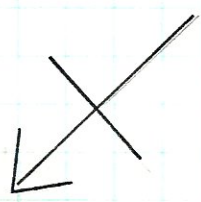


Side of stable range, looking down its north west side



North-West Gable, hay I

COLMORE FARM



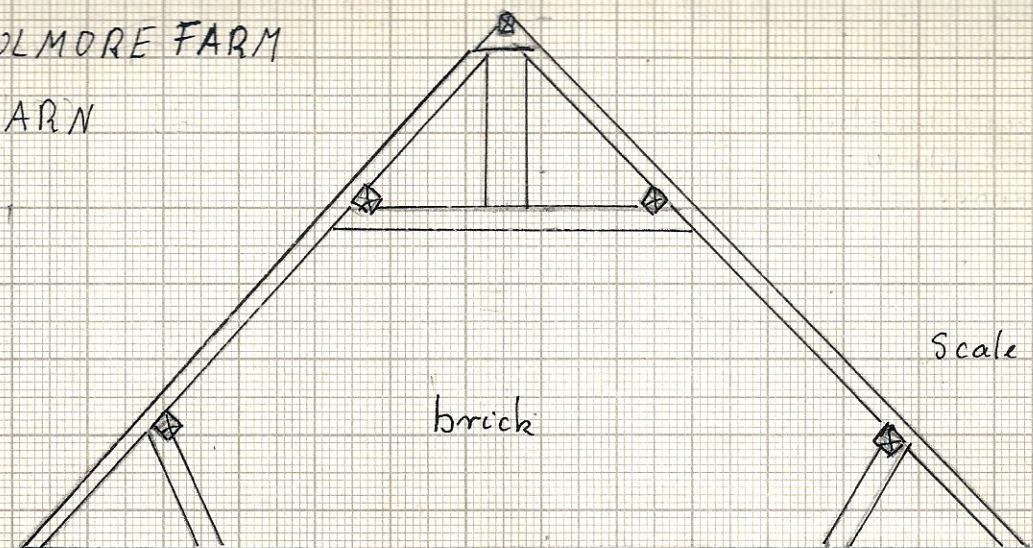
GROUND PLAN of BARN

Scale 1:100

JH 84

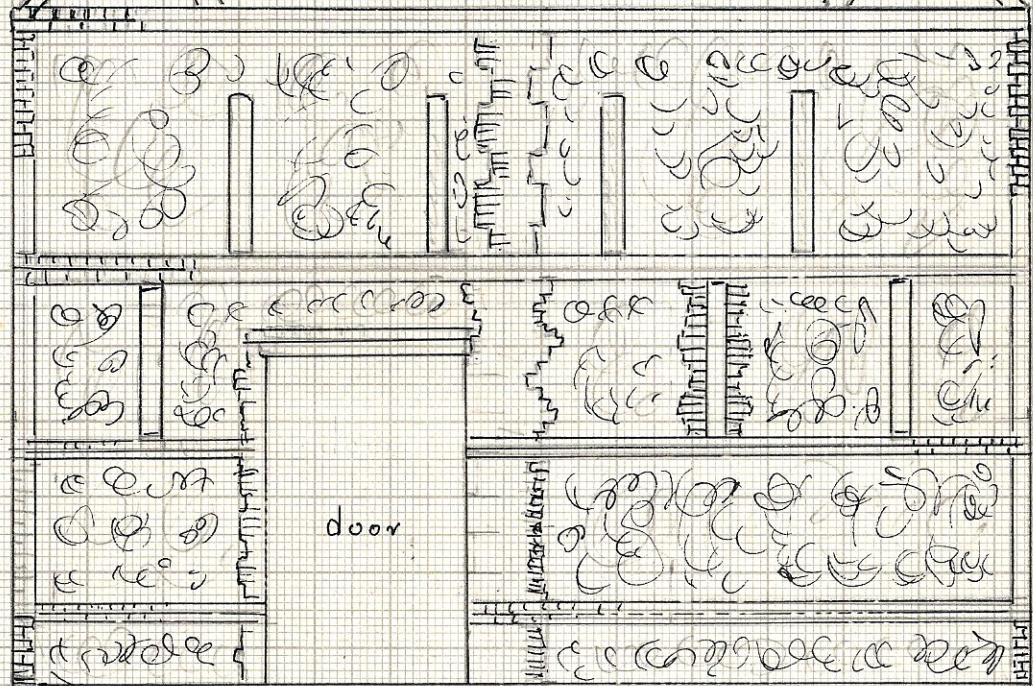
COLMORE FARM

BARN



Scale 1:50

brick

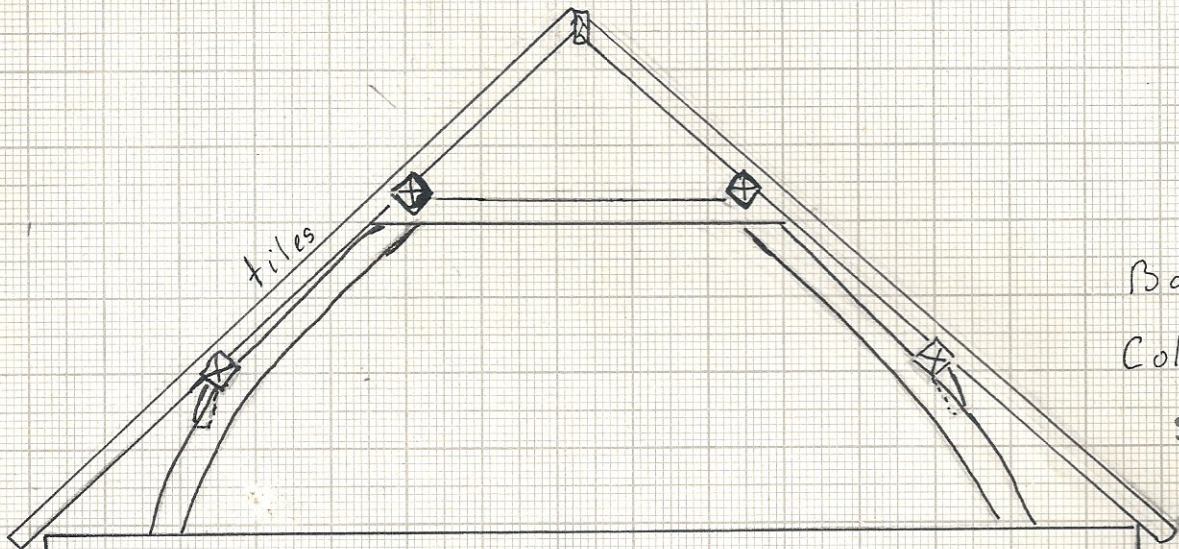


bricks
not drawn
to scale

F1

South West Gable

F



Barn at
Colmore Farm
Scale 1:50



Bas level

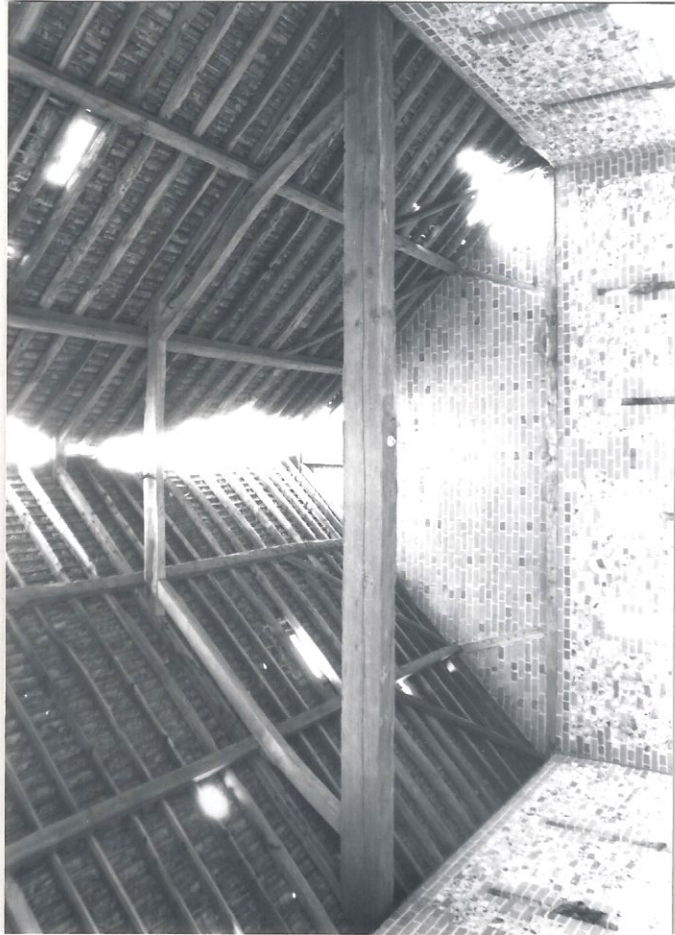
G. Level

D1

D

C O L M O R E F A R M

1984



Barn interior looking at south-east gable



Barn Interior looking south-east, note later door



Tie beam & inner curved principal rafter supporting purlin

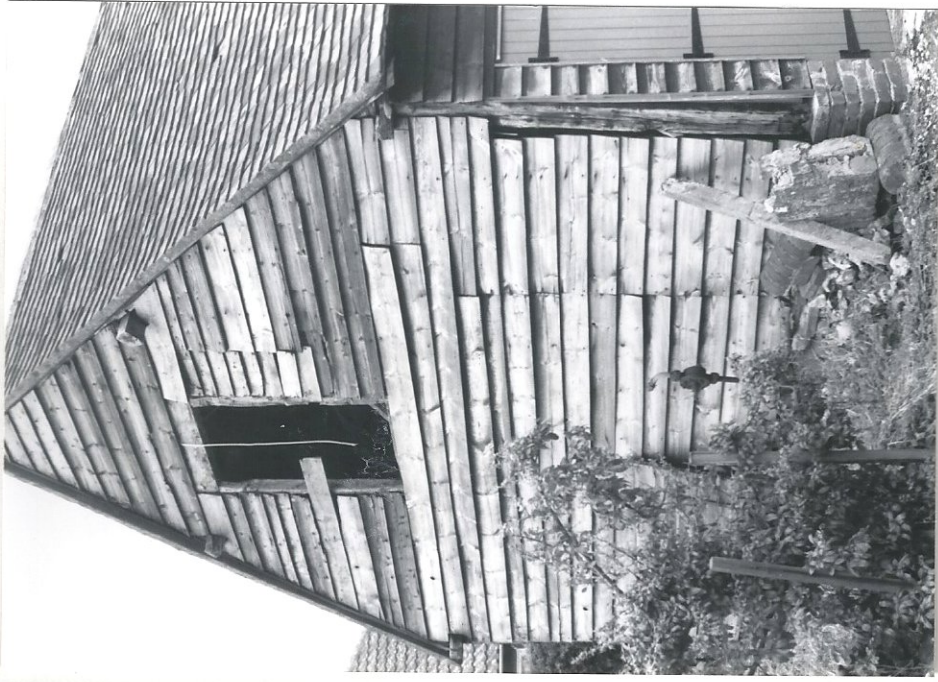
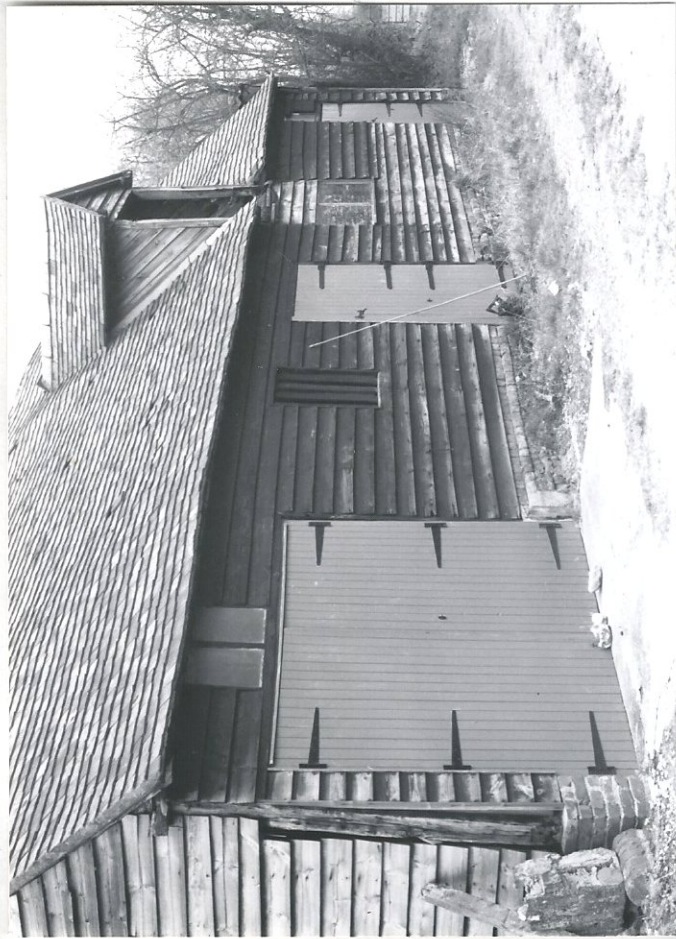


Pine tie beam showing marks & letters (shipping marks?)



Stable Range seen from lean-to

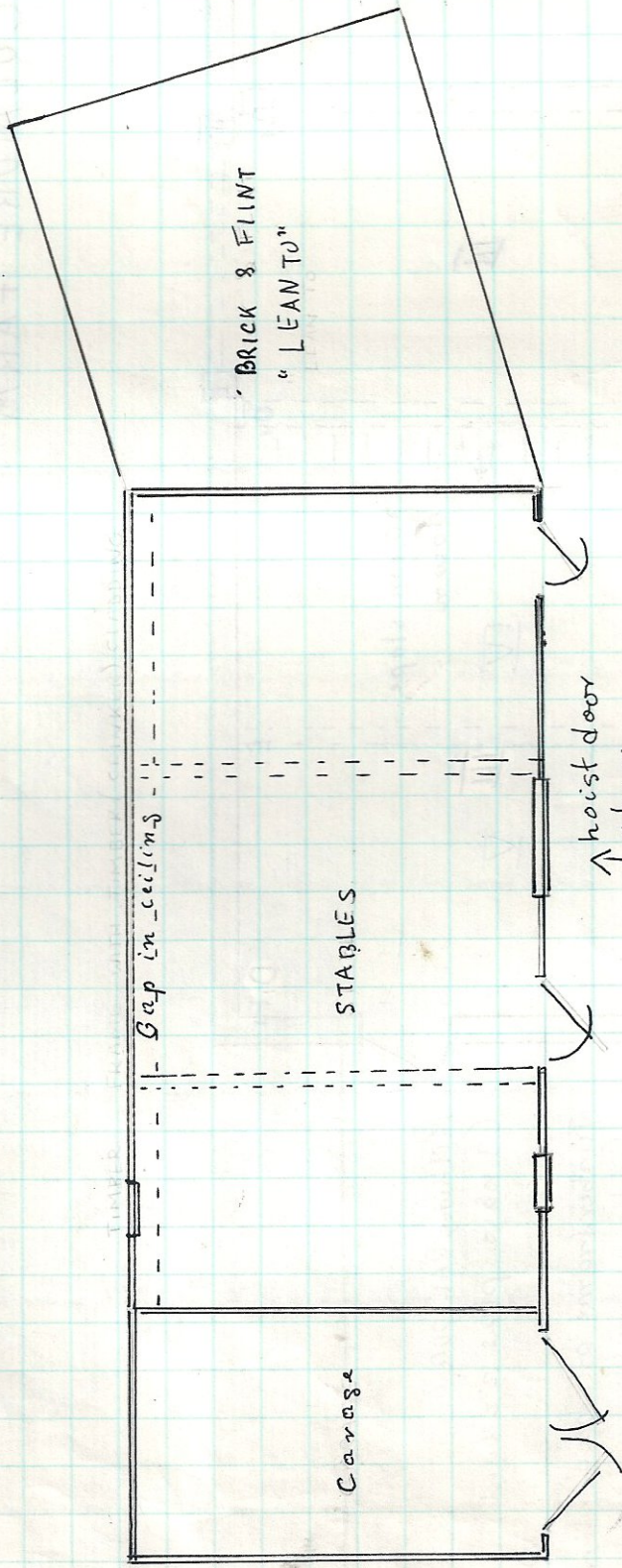
Front View



Colmore Farm 1984

Rothf. Pippard

South



Scale 1:100
JH/84

GROUND PLAN
OF STABLE



1842 Tithe Award of Rotherfield Peppard

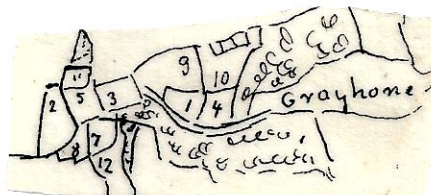
(- original at Oxfordshire Record Office -)

<u>Owner</u>	<u>Tenant</u>	<u>No.</u>	<u>Name</u>	<u>Acerage</u>		
Lord Camoys	Edward Allaway	108	House and Gard.	.21		
		109	Yards and build.	1.25		
		111	Orchard	1.1.23		
		110	Garden	29		
		113	The Bit	5.		
		115	Broad Field	7.1.57		
		116	Grey House Field	5.3.24		
		118	Misleap Hanging	5.1.16		
		120	Sidelong	7.2. 1		
		122	Further Field	7.1. 2		
		123	Middle Field	6.3.18		
		196	Upper Hill	6.-.22		
		197	Misleap Ground	13.2.27		
		207	Peppard Pightly	9.2.27		
		83	Peaked Field	<u>20.1.30</u>		
					Total	104.1.20
					Tithe £	31.2.6

Excerpts from 1725 Stonor Estate Map

The manuscript map at Stonor shows 'John Clarks Liveing' in Rotherfield Peppard as a 62 acre farm. It is not possible to absolutely identify Colmore Farm with it, but at least 4 fields correspond through name, position and acerage with those of the Tithe map.

- | | | |
|---------------------------|---------------|-------------------------------|
| 1) Broad Feild | 7.0.15 | (see No 115 on Tithe Award) |
| 2) Further " | 7.0.17 | " " 122 " " " |
| 3) Further Hill | 3.1.36 | |
| 4) Grayhone | 5.3. 7 | " " 116 " " " |
| 5) Heatherhill | 3.1.15 | |
| 6) Homestead | 3.0.18 | |
| 7) Lower Hill | 5.0.35 | |
| 8) Mainy Craft | 1.2.36 | |
| 9) Picked feild | 10.3.11 | } both together make up No 83 |
| 10) Piddle by Col
more | 8.0.12 | |
| 11) Thisly Craft | 2.3.14 | |
| 12) Upper Hill | <u>5.0.14</u> | |
| | | 62.3.20 |



Copy of map from Professor Ulanov's book on Stonor.

Copy from Sales Catalogue by Messrs. Simons & Sons, 1894

(Stonor Estate Sale)

Lot 4 "Clarks and Colmore Farms" Residential and Sporting Estate
330.a.1.r.4.p. with part of Satwell Farm

Modern Farm House, brick-built and tiled, entrance hall,
dining, drawing room, breakfast room, kitchen, scullery,
pantry and offices, 5 bedrooms.
Compact farm homestead.

Excellent flint-built and tiled double barn, capital
cow houses, tiber-built and tiled cart and nag stable with
loft, coach house and harness room, open slated cart shed,
brick built piggeries, sheltered enclosed yard.
2 good lab. cottages, known as 'Colmore Cottages'

Tenancies: John Butler 123a.1.12 rent £ 80
William Brazil 100 a.3.8 rent £ 50

