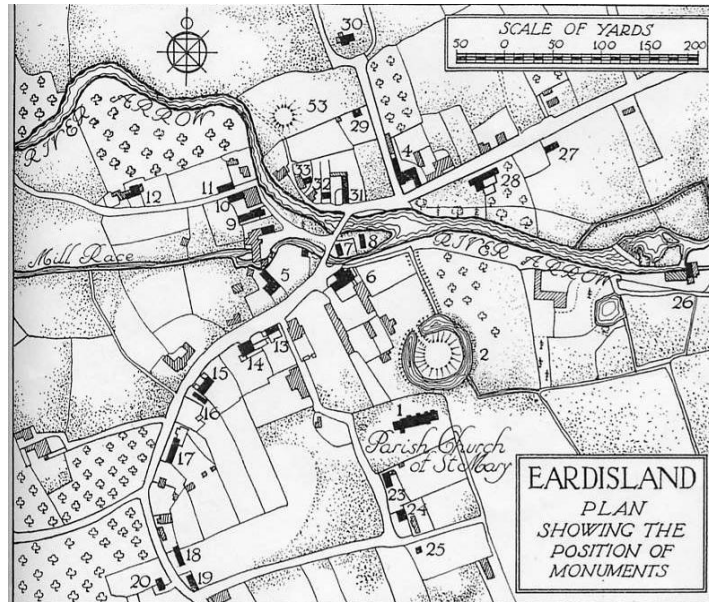


ARROW LAWN.

The part of the village where the property now known as “Arrow Lawn” is situated is shown on a *Plan* at page 49 of the Report of the Royal Commission on Historic Monuments of 1934.[RCHM].¹



Monuments numbers nine and ten are relevant to Arrow Lawn and are at present² in the same ownership. Monument nine is described in the text at page 48 as:

“Range of cottages and barn (Plate 21), 260 yards N.W. of the church. The Cottages are of three periods, the W. block being of mid 16th-century date, the E. block of the early 17th century, and the middle portion rather later. The upper storey projects at the W. end. The E. cottage has been heightened.

The Barn, S. of the range, is of three bays.”

A photograph is at Plate 21 thereof:



EARDISLAND. (9) Range of Cottages, etc. 16th-century and later

¹ Royal Commission on Historic Monuments. Herefordshire, Volume 3. HMSO 1934

² 27th April 2010.

Monument ten is described as:

“Arrow Lawn, house, 20 yards N. of (9), is modern except for the W. range, formerly of two storeys but with upper floor removed.”

The date of the “W. range” is covered by the heading to that part of the text:

“Monuments (7-52) The following monuments, unless otherwise described, are of the 17th century and of two storeys, timber-framed, and with tile or slate-covered roofs. Most of the buildings have exposed external timber-framing and internal ceiling-beams. Condition-Good or fairly good, unless noted.”

The house itself “Arrow Lawn” is described as *“modern”*³. The Royal Commission was set up to record Historic Monuments *“... from the earliest time to the year 1714, ...”*⁴ from which it is clear that it was considered that Arrow Lawn was first built after 1714. Is it possible, from contemporary documentary sources, to establish the exact date of its first construction?

In his ‘Record Book’ the Reverend P.A.H. Birley⁵ wrote: *“In the un-restored⁶ church there were three pews held by Faculty.....3. New House (now named “Arrow Lawn”). Faculty dated 25th April 1814. Pew No.4”*⁷

Ten years earlier *“James Fencott New House”* served as Overseer of the Poor and Churchwarden.⁸

In the light of these last two references it is rather surprising to find the house described as *“newly-erected”* in 1825. This was in a:

“Sale by Auction...At the Bull Inn, in Eardisland, on Saturday, the 8th day of October, 1825, Between the hours of One and Five in the Afternoon...” of “Lot I. All that newly-erected Brick-built Dwelling-House, called ‘The New House’, with the large Kitchen, Back-kitchen, large Parlour 17 feet by 14, Dairy and Cellar, Five handsome Bedrooms on the first Floor, and Three large Attics...”

But the property was made up of considerably more than only the Dwelling-House itself. It included:

“...a Tenement adjoining the Fold, large TAN-YARD, with 28 Pits or Troughs, 17 Handlers, 3 large Limers, and one Grainer, Drying Lofts, Bark Sheds, Bark Mill, Two Barns,

³ Royal Commission on Historic Monuments 1934. [RCHM].

⁴ RCHM page xii.

⁵ Vicar of Eardisland 1917-1938.

⁶ Therefore pre 1864.

⁷ An early copy of this Faculty, dated 31 July 1829, has the wording granting this permission to *James Fencott owner of a messuage or tenement called or known by the name of New-house within the Parish of Eardisland* [Boulton Deeds No.30].

⁸ HRO AJ32/58.

Two Stables, Cowhouse, Malthouse, Garden, Fold and Orchard, containing...” [one acre, three rods and twenty five perches of land in all].⁹

Another document reveals that the purchaser was Mr Stephen Haywood. Because of the chaotic legal circumstances which soon arose, the wording of the actual purchase agreement has survived. This gives a detailed list of the major items of the contents of the house, which, taken with the Sale Details already recited, creates a fascinating ‘snapshot in time’. I quote the preamble and agreement in full¹⁰:

“Mr Stephen Haywood in Novr 1825¹¹ contracted with Mr Jas. Fencott for the purchase of a Copyhold Estate.¹².....Agreement made the 16th day of Novr 1825 between Mr James Fencott of the Newhouse in the parish of Eadisland and Mr Stephen Haywood of the Lime in the said parish as follows.

Mr Fencott agrees to sell to Mr S. Haywood the Newhouse together with all the Barns Stables Cottage House and Buildings thereunto belonging together with the Garden orchard farm yard and premises thereunto belonging now in the occupation of Mr Fencott and Ambrose Morgan together with the following things in the Kitchen Buffett, Jack, great fender, Sway and Bacon Rack, Parlour Fender and looking Glass, Back kitchen furnaces and Grates and Stone Sink, Cellar, Iron Sway and two Cob Irons. Dairy Salting Stone, Cupboard and Shelves three Grates, up Stairs Cyder Mill ropes and all the pumps and tools belonging to the Tan yard Stone pump Trough and Stone pig trough for the sum of £125. Mr Haywood agrees to pay the Expenses of coming in Copy according to the custom of the Courts. Mr Fencott agrees to put Mr Haywood in possession of the whole premises at Candlemas next then the whole of the purchase money to be paid if either of the parties fail to comply with the Agreement they agree to forfeit the sum of £100-

(signed) *James Fencott*
Stephen Haywood. “

⁹ HRO N41/65.

¹⁰ HRO B16/91.

¹¹ This firm date for the purchase by Haywood makes the statement at page 28 of the W.I.Book that the Haywood family came to Arrow Lawn in 1811 difficult to comprehend.

¹² Documentary evidence shows, albeit to some extent circumstantially [‘Boulton Deeds’ being predominantly Arrow Lawn Deeds] that it was a Mrs Elizabeth Fencott who, in 1764, started to knit together what eventually became the property/estate now known as Arrow Lawn. Two manorial Admissions, both dated 16th April 1764, record her admittance to *All that House and Garden customary with the appurtenances situate lying and being near the Mill Green within the Manor aforesaid and also one little parcel of land customary lying in Eardisland aforesaid called the Mill Green and One orchard containing by estimation one acre, be the same more or less, known by the name of Prices Orchard the Mill Stream on the South the High Road on the north and a Garden of John Smith on the Eastside thereof* Subsequent records relative to that part of the village, including the Tithe Map and its associated schedule, do not allow specific positioning of these quoted lands to be established. The same applies to some at least of the lands referred to in the Will of Thomas Davies (6th January 1769, Proved 27th March 1770). In particular *All that customary Heritable Messuage or Tenement situate in Eardisland aforesaid now in three dwellings in the several possessions of* may be referring to the three, now conjoined, buildings adjacent to Arrow Lawn to the south-east. Also referred to in his Will, and perhaps now part of Arrow Lawn, was detailed *all those two parcels of Customary Heritable Land to the said messuage belonging... consisting of an Orchard Hopyard and coppice containing in the whole about three acres (be it more or less) called Hollow Crosse with the appurtenances* . Again this surmise is largely at this stage circumstantial, although a little later, in 1777, Hollow Cross came from the Davies family into the occupation of the Fencott family. This is evidenced by a Copyhold Admission of the Manor of Eardisland dated 25th April 1777, but although there is a little more detail of what made up ‘Hollow Cross’ there is nothing to help identify its location. [Boulton Deeds Item 37].

So far so good. But things then started to go wrong. The document¹³ continues:

“The agreement is not under Seal. At the time mentioned in the Agreement for the completion of the purchase Mr Haywood attended with the purchase money but the Vendor was unable at that time to make out a Title but offered the possession of the premises which Mr Haywood refused to accept. At the same Meeting the time for making out the title was verbally extended nine days by which time Mr Haywood then declared if the Title was not satisfactorily made out the agreement should be void and he would not have anything to do with the premises. No Abstract was delivered to Mr Haywood till the expiration of the above nine days when Mr Haywood refused to accept it. In consequence of Mr Haywood’s refusal a Bill was filed against him by Mr Fencott to compel a specific performance of the agreement but before the time arrived at which it was necessary to put in an answer Mr Haywood died – Mr Haywood did not do any Act to confirm the Contract on the contrary he was exceedingly anxious to get rid of it altogether. Mr Haywood died on the 23rd Sept last having made his Will of which the following is a Copy.”

The Will is quoted in full: it was dated 6th May 1826.

The document from which I have been quoting continues with detail of the situation since the death of Mr Stephen Haywood, initially pointing out that William Haywood, his brother, was his heir at Law. The non-completion of the purchase of Newhouse et al had made some bequests impossible to put into effect...more advice from Counsel was needed. It then turns back to the situation regarding Newhouse and the long-suffering Mr Fencott:

“Mr Fencott is exceedingly anxious to have the purchase completed and threatens to file a Bill of Revivor against the representatives of Mr Haywood to compel them to do so- On the other hand the representatives are anxious to get rid of the Contract altogether and would gladly sacrifice the £100 mentioned in the agreement to do so- Mr Wm Haywood who is not only Heir at Law but also the Heir according to the custom of the Manor of Eardisland of Mr S.Haywood is also very anxious that the Contract with Mr Fencott should be performed and the premises paid for out of the personal Estate as in that case he has been advised that the Estate will go to him. The Will has not yet been proved.”

The document from which I have been quoting is not itself dated, nor is there any record of the outcome of the matter. However another source¹⁴ tells us that he died on 23rd September 1826 and so the document must post date that.

¹³ This seems to be a copy of what a local Solicitor wrote to Counsel in London seeking guidance on the legal technicalities which arose from the circumstances described. It is admirably succinct.

¹⁴ Monumental Inscriptions in the churchyard via Eardisland History website.

However long it took, and whatever the detail was [eg. How and when was Fencott paid the purchase monies?] it can be implied that at least part of Stephen Haywood's Will was put into effect and "New House" became the property of his beneficiaries.¹⁵

The legal documents just dealt with contradict the first part of what is said on this topic in the WI Book.¹⁶ The remainder of what is written on that page should therefore be read with some caution:

"Miss Blackmore (of Kingsland) writes:

'Mrs. Haywood, my great-grandmother, came to Arrow Lawn in 1811. Her unmarried daughter followed her. At her death my grandmother, Mrs. Blackmore, inherited and she and her husband came to live there in 1846. There was then a cottage by the river; my grandfather bought it and pulled it down and laid out the garden there. He also built up the South wall in the back garden and planted the orchard. He raised the ceilings in the house and decorated one room with grapes and vine leaves, modelled from the vine which grew on the side of the house. The other room ceiling he decorated with acorns and leaves from his oak in a field on the way to Street. He added the upper story at the back of the house and installed the water closet – the talk of the neighbourhood at the time and for long after.' "

¹⁵ Since first writing this Paper more documentary sources have come to hand locally, which clarify what happened, and why Fencott was *exceedingly anxious to have the purchase completed*. The property was mortgaged, in the then very considerable sum of £1000. The evidence for this is dated 2nd February 1828 being a Copyhold Admission of the manor of Eardisland, Mrs Anne Haywood to various properties detailed therein. It relates that, in modern parlance, Elizabeth Greenly was mortgagee of the lands in question and James Fencott was entitled to the Equity of Redemption. Greenly agreed to accept £280 from Haywoods Executors in part satisfaction of the £1000 owed to her and secured on the property and James Fencott accepted ten shillings for his interest in the property, whereupon Greenly and Fencott surrendered it into the hands of the Lord of the Manor when it was re-granted to Anne Haywood. The land detailed was *All that House and Garden Customary with the appurtenances ...near the Mill Green within the Manor aforesaid and also all that little parcel of land... called the Mill Green and all that orchard containing by estimation one acre...by the name of Price's Orchard* Positional detail is given but not enough to absolutely specific as to its whereabouts.[Boulton Deeds Item 4].

Another Admission of Mrs Anne Haywood of the same date records that Elizabeth Greenly accepted a further £740 from the administrators of Stephen Haywood's Will, and James Fencott another ten shillings, this time to enable the surrender and re-granting to Mrs Anne Haywood of *All that Heritable Messuage or Tenement.....formerly in three dwellings and in several possessions of.....*[Boulton Deeds Item 5].

All being settled and properly recorded, Probate of the Will of Stephen Haywood was granted on 5th February 1828. [Boulton Deeds item 3].

Mrs Ann Haywood died on 19th February 1837 having made a Will the preceding 5th October. Probate of this Will was granted dated 1st May 1837. At a manorial Court (Eardisland) on 30th October 1837 the two daughters, Mrs Elizabeth Blackmore and Miss Ann(e) Haywood were each separately admitted Copyholders of their respective half shares of all the lands bequeathed to them under the terms of the Will of Stephen Haywood. That is to say each of them was granted admittance to their half share of the House and Garden near the Mill Green: the Mill Green itself: Price's Orchard and the three dwellings in the several possessions (ie. occupations) of three named individuals. [All from Boulton Deeds numbers 10-13].

Ann Haywood, Spinster, died intestate on 5th October 1846[Boulton Deeds item 34]. This led, again/still under the terms of the Will of Stephen Haywood, to her sister, Mrs Elizabeth Blackmore, being admitted to the copyhold portions which her late sister had held, at a Court of the Manor of Eardisland held on 9th October 1847. This Court granted two separate admissions to her, the one granting her admission to her late sister's half share of the three dwellings referred to above [Boulton Deeds item 9] the other granting the House and garden; Mill Green and Price's Orchard. [Boulton Deeds item 14]. These, together with the half share of them which she already held, made her, Elizabeth Blackmore, owner of 100% of these holdings.

¹⁶ Eardisland WI Book 1956, page 28.

Miss Blackmore of Kingsland referred to a cottage by the river that was pulled down. Closer inspection by means of the Tithe Map (1844) reveals that it was probably two cottages, conjoined:



Twelve years after Mrs Elizabeth Blackmore had become sole owner of the various holdings following the death of her sister, Ann Haywood,¹⁷ the Lord of the Manor of Eardisland, W.J.E.Wilson Esq^r agreed to their release from manorial tenure. Within the same document other copyhold land, held by Reverend Blackmore in his own right and name, were also enfranchised. This deed of Enfranchisement is dated 8th April 1859.¹⁸ It contains a very long and detailed recital of all the lands included as being so released by the lord of the manor which, in spite of its length and that it includes lands other than what became known as Arrow Lawn, is worth reciting in full:

FIRSTLY ALL that messuage commonly called “The New House” and the yard garden and orchard successively in rear thereof all in the occupation formerly of Ann Haywood but now of the said Samuel Blackmore And all those two cottages adjoining to and situate at the South East corner of the said hereditaments and now in the occupation of Mary Coubett and Hannah Birch respectively and the yard and gardens belonging to the said Cottages all which said messuage cottages and hereditaments lie in a ring fence and are bounded on the east and north sides thereof by the Parish Road leading from the Bridge over the River at Eardisland aforesaid to the Pembridge Station of the Leominster and Kington Railway on the West side by a piece of land belonging to Henry Hall in the occupation formerly of William Weager and now of James Jay and on the south side thereof partly by a Stream called the Mill Stream partly by a small triangular piece of land forty yards in its greatest length

¹⁷ The last few lines of footnote 15 refer.

¹⁸ That New House and the associated lands was the property of Mrs Elizabeth Blackmore and that she had enjoyed occupation of the premises both during her lifetime and after her death, was acknowledged by Samuel Blackmore many years later in his Will, of which Probate was granted dated 1st December 1880. In this Will he referred to:

.....New House all of which...was the property of my late wife in tail under the Will of her late Brother Stephen Haywood and of which my son Hugh Haywood Blackmore is now tenant in tail as the eldest son of my late wife subject to my own life interest as tenant in Curtesy.

formerly a garden in the occupation of Thomas Caldecott but now a swamp and as for the residue by a road-way leading from a certain Mill called the Upper Mill to the aforesaid Parish Road and contain together by estimation one acre and two roods (more or less) And also all that strip of land opposite the New House aforesaid and lying between the aforesaid Parish Road and the River Arrow aforesaid and abutting on the north side thereof upon property of Mrs Taylor now or late in the occupation of Edward Barnett extending in length from North to South on the side next the said Parish Road thirty one yards (more or less)..... All that heridtable messuage or tenement.....formerly in three dwellings and in the several possessions of Thomas Bird Samuel Stead and Thomas Powell afterwards occupied by James Fencott and late of Anne Haywood.....all that house and Garden customary with the appurtenances situate lying and being near the Mill Green.....And also all that little parcel of landcalled the Mill Green And all that Orchard containing by estimation one acre be the same more or less known By the name of Prices Orchard having the Mill Stream on the south the highway on the north and a garden formerly of John Smith on the East part thereof Together with all barns stables buildings commons hedges ways watercourses liberties priveleges easements and appurtenances to the said messuage cottages land and hereditaments or.....AND SECONDLY all that piece or parcel of arable land on the West side of a certain parcel of arable land called Crabtree Acre and now lying open therewith and containing by estimation half an acre (more or less)...and in the occupation formerly of Benjamin Miles but now of the said Samuel Blackmore.....

At unspecified dates, between being known as New House and Arrow Lawn, the property was known as “The White House”.¹⁹ Other than a late reversion to that house name in 1929 when Kelly’s Directory listed *Mellor Rev. Frederick M.A. The White House* the WI Book is the only source to mention *The White House* in Eardisland.

But to revert to the Blackmore family at New House:

CLERGY, GENTRY, etc:

*Blakemore Rev. Samuel, Baptist Minister, New House.*²⁰

Come 1867, this time in a different directory²¹ the entry was very similar, the main difference being the spelling of the surname:

PRIVATE RESIDENTS.

Blackmore Rev. Samuel (Baptist) New ho.

The reverend gentleman was still there circa 1875²² but not for very long after then. He made a Will in 1876 (6th December)²³ but did not die until 5th November 1880, at New House.²⁴ Probate of his Will was granted dated 1st December 1880.²⁵ Under its terms he gave

¹⁹ WI Book, page 28.

²⁰ Lascelles Directory 1851.

²¹ Littlebury’s Directory 1867.

²² *Portrait of a Village* pages 59 and 72.

²³ Boulton Deeds Item 20.

²⁴ *Ibid.*

²⁵ *Ibid.*

and devised to his younger son, Samuel Haywood Blackmore²⁶ *the New House aforesaid with the Orchard gardens cottages Barns outbuildings and appurtenances thereto belonging and also the Colonels Meadow aforesaid* His other son, Hugh Haywood Blackmore, benefited by a cash annuity.²⁷

In the midst of all this Blackmore family ownership an anomaly arises when in 1891 Kelly's Directory records: *Davis, Richard, New House*. However, in spite of the fact that subsequent Directory entries and other sources suggest that the background ownership did not change, only the occupancy, legal documents provide evidence to the contrary.

In 1895 a Directory recorded that Mrs Blackmore was the *Private Resident* there.²⁸ This will have been Mrs Alice Gregson Blackmore, widow of Samuel Haywood Blackmore.²⁹

Ten years later, dated 27th June 1905, an Indenture between Alice Gregson Blackmore and Charles Sheldon Thomson and John Radford Thomson evidenced the conveyance of New House to the Thomson family.³⁰

That family was not there for long. An Indenture of Conveyance dated 21st October 1919 records the sale of New House by Charles Sheldon Thomson to Rupert Brooke.³¹

This legal document raises uncertainties as to the nature of the implied ownership which is recorded dated 1922, 1934, 1937, 1938, 1941 and 1945, viz:

*...in 1922 Rupert Brooke was living in the property. Mr Samuel Blackmore, a retired tea planter who owned it...*³²

In 1934 a Miss Blackmore and a Miss Child lived at Arrow Lawn.³³ They were still there in 1937.³⁴

There is one further reference, and the last I have on record, to the Blackmore family at Arrow Lawn, when in 1938:

*"Forthcoming Marriages: The engagement is announced between Charles Thurston Edward-Collins...and Anne, daughter of the late Mr & Mrs S.P. Blackmore, of Carolina, Watawalla, Ceylon, and Arrowlawn, Eardisland, Herefordshire."*³⁵

Then in 1941 is found: *Richards F.A. Arrow Lawn*.

And finally to 1945 when: *July. Jim Taylor did work at Arrow Lawn for Mrs Evans.*³⁶

FINIS

²⁶ He also received *two freehold fields in or near to Crabtree Acre and my portion consisting of about one rood of the Lawn belonging to the New House aforesaid*.

²⁷ The Will had previously explained that Hugh Haywood Blackmore, his eldest son, was 'tenant in tail' of New House under the terms of the Will of Stephen Haywood. As a result of this the ownership of New House had to be transferred from Hugh Haywood Blackmore to Samuel Haywood Blackmore. This was put into effect by a Conveyance dated 20th December 1880.[Boulton Deeds Item 17].

²⁸ Kelly's Directory 1895.

²⁹ Boulton Deeds-Notes.

³⁰ Boulton Deeds, Item 17.

³¹ Boulton Deeds, Item 17.

³² Portrait of a Village, page 73.

³³ Kelly's Directory 1934.

³⁴ Kelly's Directory 1937.

³⁵ Times on Line, March 5, 1938.

³⁶ Implied from within Jim Taylor's Day Book. Privately held in the Village.

