Kingmoor House, Estate and Gardens, Carlisle
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KINGMOOR is two miles north-west of Carlisle and on the east bank of the river Eden. The moor was granted to the citizens of Carlisle for their general benefit but from 1682 onwards the Corporation leased out parts for private use. This article chronicles the succession of owners and tenants for one such part and discusses the date of Kingmoor House and its gardens. Kingmoor House was built on land leased to Joseph Read, who was mayor of Carlisle in 1682. Its exact date is not known but it was in existence by 1712. A plan of 1750 shows it as the focus of a small estate with farm buildings and pleasure grounds nearby. The 1750 plan also shows a small formal garden across the road from the house with pathways through a planted area, bases for urns or statuary at intersecting points and a summer house in an elevated position. Little is known about the character of gardens attached to smaller Cumbrian houses such as Kingmoor and this makes the documentation here of great interest. In 1794, or shortly after, the house was remodelled and enlarged, and in this form it still survives. Its surrounding farmland, however, has all but disappeared, cut through by railways and built over by a marshalling yard and a military maintenance depot. The site of the historic garden, long neglected, is on the line of the Carlisle Northern Development Route and so unlikely to survive.

Early history

In 1352/3 Edward III granted, ‘to the citizens of Carlisle . . . liberties and customs . . . the right of common pasture for all kinds of animals at all times of the year upon the King’s moor, with right to dig turfs there and carry them away at will’.¹ Walter McIntire said, ‘these privileges . . . were already of old standing’, and he thought they could go back to a grant of William II.²

William Hutchinson wrote in 1794, ‘Kingmoor is an extra parochial place nearly encircled by the parish of Stanwix . . . it contains about two square miles . . . of a form nearly square about 1,100 acres’.³ According to Hutchinson this was ‘formerly vested in the Crown’, hence it was sometimes called King’s Moor, and in a legal submission in 1792, George Wood said, ‘the soil of Kingmoor itself originally was in the Crown and how the Corporation acquired the right to the soil does not appear, but from length of enjoyment I think the Corporation has a clear right to the soil itself’.⁴

Lease to Joseph Read, 1682

At a city council meeting on 6 March 1681-82, in a debate as to ‘whether or noe 600 acres of the King’s Moore shall be lett to farme’, only one councillor was against.⁵ Therefore, Hutchinson wrote, ‘in the year 1682 the corporation leased out a part of this
Fig. 1. Plan of the Kingmoor Estate in 1750; this shows the whole of Kingmoor as owned by the Corporation, that belonging to Kingmoor House has been outlined with a thicker black line. George Blamire was paid for this survey by the City (CRO Ca4/49 vouchers) but the survey is now in the Lowther papers at Cumbria Record Office, Carlisle (D/Lons/L/Plans).
moor for three lives at a small rent and so from time to time, granted other parts thereof in like manner, until all was let’. This meant that ‘the use of a considerable portion of Kingmoor was lost to the inhabitants of Carlisle’, said McIntire, ‘the administration was . . . corrupt and their mismanagement of the property [at Kingmoor] gave their opponents [the freemen] . . . a dangerous weapon against them’. The problem came to a head in 1792 when the city became involved in a complicated legal battle with their tenants because the leases were interfering with the original common rights. The Court eventually declared in favour of the lessees.

The part of the moor originally let in 1682 was to the west of the racecourse, covering 360 acres, and from this acreage it is easily recognised in city leases, ‘when the whole of the Moor was granted off [from 1747] and became possessed by 33 different lessees’. Most of the original leases do not survive, but those for the 360 acres were in the hands of John Graham of Newbiggin Hall, who was the mortgagee at £700 from 8 April 1783 and thus held the deeds. The documents ‘relating to Kingmoor [dated] from 20 April 1682’.

In an abstract of title the text of the 1682 deed is given, ‘. . . indenture made between Joseph Read, Mayor and Hugh Boze, glover of Carlisle . . . and for and during the lives natural of Joseph Read younger and Samuel Read (sons of said Joseph party thereto) and William Read the son of Robert Read of Wigton, yeoman . . . all those meadows and pasture grounds being parcel of a great waste called Kingmoor’. A renewal of this Kingmoor lease was to ‘Joseph Read of Carlisle merchant [and his sons] Samuel, Joseph and Jeremiah Read’, 360 acres at £6 rent per annum, on 14 January 1711-12, ‘reserving drift roads for drove cattle from the edge of Crindledyke hedge to new improved ground’. The Read family owned property on Scotch Street, Carlisle and lived in the city, although Joseph Read had land at Stainton Sceugh and Sceugh House, which was eventually added to the Kingmoor estate.

**Thomas Pattinson**

Thomas Pattinson of the Bush Inn, Scotch Street, married Catherine Read, Joseph’s daughter at St Cuthbert’s Church, Carlisle, on 2 March 1716. Thomas’s father, Matthew Pattinson, had been Mayor of Carlisle in 1710 and 1718, and he must have known Joseph Read, as both were aldermen. When the lease for Kingmoor was again renewed on 27 March 1720 it was to ‘Thomas Pattinson, Carlisle, gentleman and [brothers-in-law] Joseph oldest son of Joseph Read, merchant, Samuel Read of Knight’s Entham, Hants, clerk and Catherine, wife of Thomas Pattinson . . . 360 acres at £6 per annum’.

**Proposals to clean and deepen the River Eden**

As early as 1710 a bill was promoted in parliament for opening a canal from Newcastle to Carlisle. Probably to increase the value of the land at Kingmoor, Thomas Pattinson and two others applied for an Act of Parliament, ‘to improve the passage of the River Eden and render it more navigable for barges, etc, from Ellen Foot to Bank End’. The Act, granted in 1722, allowed ‘Thomas Pattinson and his heirs to clean and
deepen the river and take tolls for 31 years’. Although there were exports of timber from Rockcliffe and shipbuilding there in the 18th century, the river scheme was never carried out. When a canal was again suggested in 1794, it was said, ‘a canal from the Western sea to Carlisle would facilitate the progress of trade, increase the wealth of the rich and make living more comfortable to the poor’.

The city chamberlain’s vouchers show that in 1725-26, John Sewell was paid ‘for making 2 maps and for surveying Thomas Pattinson’s land at King Moor, including highways and racecourse’, but unfortunately the survey has not survived. Thomas entered the Smith’s Guild in 1726 and was also a parish constable, but his occupation remained that of an innkeeper at the Bush Inn. Additionally he was appointed the surveyor of county bridges in 1729 at a salary of £20 per annum, a post he held until his death. In the year of the death of his father, 1732, Thomas was elected Mayor of Carlisle, a position he held again ten years later. He also was postmaster for the city.

**Lease to John Robson**

Land at Harker was conveyed to John Greerson on 28 November 1724 by Thomas Pattinson ‘and Catherine his wife one of the daughters and coheirs of Joseph Read late of Carlisle,’ for the sum of £270. This document also mentions the lease which ‘John Robson now has of Kingmoor House’ and the Stanwix registers give the baptism of Jefferay son of John Robson of Kingmoor House, 13 June 1721. John Robson was still ‘of the King’s Moor House’ in 1740 and later that year mention is made at a Court Baron of ‘Thomas Pattinson’s house and garden at Kingmoor’.

In an abstract of title, an indenture dated 21 September 1741 is quoted, ‘between Richard Coulthard, Mayor . . . and Thomas Pattinson . . . in consideration of the surrender of a former lease . . . all these commons, wastes, meadows, arable or pasture, ground, garden and orchard being a parcel of a great waste called Kingmoor . . . by estimation 360 acres . . . to hold . . . for and during the natural lives of George Pattinson son of the said Thomas aged 16 years or thereabouts, Ann Pattinson daughter of Thomas aged 14 and Margaret Pattinson aged 13 . . . yearly £6’. This was followed by a lease and release of 5 and 6 February 1743/4 of the same land ‘between Thomas Pattinson, Mayor and . . . Thomas King of Stainton, yeoman . . . to hold . . . in trust for the said Thomas Pattinson, his heirs and assignees . . . and to convey the same to such person or persons . . . as Thomas . . . should from time to time direct’.

On 13 September 1744 Thomas Pattinson alienated land at Stainton Sceughs and the house there to his second son George, but it was ‘agreed . . . that Thomas . . . may quietly use and enjoy the premises for and during the term of his natural life’. Mention was again made in this document to the house and garden of Thomas Pattinson at Kingmoor.

The involvement of Thomas Pattinson in the defence of Carlisle in 1745 is well known and has been written about elsewhere. Thomas made his will on 10 September 1744 knowing that he was terminally ill. Dr Wardale wrote on 2 August 1746, ‘poor
TP . . . he knows he has not long to live; nothing in life signifies much to him’. 31 He died in March 1746/7 and was buried at St Mary’s, Carlisle, on 10 March. 32 As Kingmoor was held in trust it is not mentioned in Thomas’s will. 33 Thomas King then conveyed the estate in Michaelmas Term 21 Geo II (1747) to Thomas Pattinson’s heirs. 34

George Pattinson

The whole of Kingmoor was surveyed by George Blamire in September 1750 and the resulting plan survives. 35 It shows the fields of George Pattinson and gives the acreage of each, showing also Kingmoor House and the gardens. This was the year that George was elected Mayor and, on 24 June 1751, at the first meeting of the Commissioners for the Military Road to Newcastle, he was appointed clerk and treasurer at £20 per annum. 36 As Mayor, George’s name and 1751 was inscribed on a stone in the Kingarth Fish House at Cargo. 37

Before his death, Thomas Pattinson had ‘an information . . . filed [by] some of the citizens in the Court of Exchequer’ against him in regard of Kingmoor. 38 When he ‘afterwards died and his son George . . . became intitled to the premises and the suit being revived [Michaelmas term 26 Geo II (1752)] against him he put in his answers . . . and pleaded his title . . . and the suit continuing some years then ceased by compromise and the costs were paid by the Corporation’. 39 But in 1755 George Pattinson died, aged only 31, leaving two children, Thomas and Catherine, and his widow Judith. George left to Judith an annuity of £30 a year payable on the revenue
FIG. 3. Location Map of Kingmoor Gardens; this is a combination of two plans overlaid onto the 1900 O.S. map. The main source is CRO(C)D/Lons/L/Plans ‘A Plan of Kingmoor, 1750’ by George Blamire for the garden; and Joseph Studholme’s 1787 plan (same reference) for the walks and some boundaries. Not all field boundaries are shown and dotted lines are post-1846 structures. A proposed roundabout for the Northern Relief Road would sit almost directly over any remains of the gardens, but for clarity this, and the existing road, have not been superimposed. Both of the walks were bush- or tree-lined and while these are on the 1750 plan, the shrubs have been omitted here. Carlisle Marshalling Yard and 14MU are indicated, otherwise the exact modern location would be difficult to determine.
of the Kingmoor estate for life and this continued to be paid even after the estate was sold. He gave to his son and daughter ‘my messuage and lands at Carlisle and Kingmoor and elsewhere in Cumberland’. At a Court Baron, ‘Thomas Pattinson, only son and heir of George Pattinson,’ was admitted for his land at Sceugh on 29 April 1756, then being only two years old.

Thomas Pattinson II

Thomas entered Carlisle Grammar School on 13 June 1763, ‘only son of Mrs Judith Pattinson of Carlisle, widow’. Judith Pattinson is named in Land Tax assessments for Scotch Street in 1766/7, where she lived with her children, retiring from the Bush Inn before 1770. When and why Thomas should have set up as a merchant and left Carlisle is unknown, but the first sign that all was not well was a mortgage on the Kingmoor estate in 1783. His sister, born a year earlier than Thomas in 1753, married Thomas Wilson at St Mary’s, Carlisle, in 1778. As Thomas Wilson later had a house in London this may be the reason Thomas Pattinson was living in the metropolis in 1787.

Thomas Pattinson subsequently became bankrupt and in his own words attributed this to ‘having lost a considerable sum’. He explains that he ‘shipped goods for a Messrs Sweet . . . to the amount of £1,400 for Captain Brunton’. But, ‘after the ship had been to sea ten weeks was obliged by contrary winds to return to the port of Poole in Dorsetshire’. Not knowing how to proceed, ‘I met with Mr Gregson the attorney’, said Pattinson, ‘who persuaded me to arrest all the parties who then delivered all the goods to me which was sold in public sale and I then sustained a loss by them of £500 and upwards’. His losses are set out in a list, prepared for bankruptcy purposes, amounting to £2,712 3s. 5d.

Sale of estate

It was the bankruptcy which ‘determined [him], with the approbation of Joseph Holden and Richard Hill, two of my creditors, to sell the Kingmoor estate’. On 7 September 1787 he therefore conveyed to those two creditors, ‘all his real and personal estate for the benefit of his creditors . . . all the lands woods and tenements . . . situate at Kingmoor’.

The estate was advertised to be sold in the Cumberland Pacquet 28 November 1787. This included, as well as all of the land and house, ‘about three acres laid out in a garden . . . with a Summer House in an elevated situation that command a prospect over many parishes and down the river to the Solway’.

The schedule of deeds states, ‘in or about December 1787, Pattinson came to Carlisle and advertised the Kingmoor estate to be sold by hand bills – the sale was to be on 31 December – the estate was not sold’. But there was interest because the estate was surveyed in November and December 1787 by Joseph Studholme for the Earl of Lonsdale, and the plan shows a total of 419 acres 2 roods 38 perches. Continuing the story, the schedule says, ‘on 1 January 1788, Pattinson contracted for the sale with
Mr Satterthwaite at £3,950 and it is believed an article was entered into – £2,000 was to be paid at Candlemas (2 February) and the remainder on 1 July 1788.

Satterthwaite, acting for Lord Lonsdale, withheld payment because of the lack of correct paperwork which he endeavoured to procure.

In the abstract of title, John Madocks says, ‘since 25 March 1788 the lease of the tenant of Kingmoor expired and he thereupon quitted the farm from which time the same has remained untenanted . . . no doubt considerable depredations have been committed thereon, hedges, gates, etc, will suffer and become ruinous’. John Mitchinson, a Carlisle solicitor acting first for Thomas Pattinson and then Joseph Lamb, wrote to J. B. Garforth (the Earl’s London agent) on 2 May 1788, ‘the estate is laying unoccupied, Pattinson dare not let it because it would then be out of his power to give possession at a time it may be wanted’. The same solicitor wrote to Joseph Lamb in September 1790, ‘the gardens and a few acres of ground are let for about £10 a year – the remainder is untenanted and looked after by Mrs Pattinson who has £30 a year out of the estate for her life’.

According to Thomas Pattinson’s own account he lost by ‘a Robert Wilson £1,250’. When in London, said Pattinson in 1788, ‘being one day at Mr Garforth’s I met with Robert Wilson who treated me with a great deal of impertinence’. So he ‘applied to James Atkinson, an attorney at Carlisle, who arrested Wilson, at the time I was at Lowther Hall endeavouring to procure a settlement’ on the Kingmoor estate with Lord Lonsdale. But, Robert Wilson was ‘in the persuasion of Richard Hill’, one of Pattinson’s creditors. ‘The aforesaid Mr Hill called up Mr Atkinson and told him he would take out a commission of bankruptcy against me if Mr Atkinson would not release Wilson’. But as the attorney would ‘not comply with his request . . . Mr Hill, by Gregson and Burdon, took out a commission against me at the time I was at Lowther Hall’. Hearing this, Pattinson ‘immediately left his Lordship for London and surrendered himself to the commission’.

The schedule explains, ‘in or about 17 July 1788, Pattinson became a bankrupt . . . Holden and Hill with Mr Hankey the banker were chosen assignees’, but Pattinson objected, ‘knowing the character of the two men’: Thomas Hankey being more to his liking. ‘Thomas Hankey, a banker in Fenchurch Street, who was a very small creditor’, said Pattinson, ‘called me aside and desired to know my reason to the objection of those gents, which after explaining some particulars to him, he said in the presence of John Donald and James Winington, you have been ill used but I will stand by you’. With Mr Hankey’s promise ‘as a man of honour’, Pattinson ‘complied in letting Mr Hill stand with Mr Holden and Mr Hankey to be assignees’. Assured by Hankey that Kingmoor would be sold ‘for a considerable larger sum than it had been sold before’ and he ‘would soon be repaid’, Pattinson ‘paid several of his creditors the whole of their debts, for which purpose he borrowed a very considerable sum’. But Pattinson was ‘still unwilling to release Wilson without a settlement’, so Richard Hill ‘by the assistance of Gregson and Burdon . . . took out a commission against RWilson’ and possessed all his property ‘after paying the expenses of the commission to Gregson and Burdon . . . restored to RWilson.’ This should have been, said Pattinson, ‘given up for the benefit of my estate and he is at this time in possession’.
Lord Lonsdale was approached on 15 December 1788 by Pattinson’s assignees ‘to complete or relinquish his purchase’ but he informed them he would complete ‘as soon as he could have a good title made to him’.  

_Auction 1790_

So once again it was thought appropriate to offer for sale, this time by auction, ‘by Messrs Skinner and Dyke, the property of Thomas Pattinson bankrupt on Thursday 4 February 1790 at 12 at Garraway’s Coffee House, Change Alley, London’. All was to be sold in one lot, ‘a commodious dwelling house, offices, garden, plantation and surrounding lands, containing by estimation 400 acres . . . upwards of 10,000 trees . . . tithe free’.  

William Burdon wrote in March 1791, ‘we had a meeting with the auctioneers before the February 1790 sale . . . who urged us to get some person to purchase for us at a fair price. We got a person, J Gordon, accordingly and agreed to go as far as £1,500 – a real bidder offered that sum and our friend [Mr Gordon] advancing £50, the estate was knocked down to him, but we thought at the time it was sold to some other person . . . the price we gave for it is as much or nearly so as can be obtained’. Burdon went on to explain, ‘Mr Gordon, therefore, is only a trustee or nominal purchaser for Mr Holden, Mr Hankey and myself – as to the resale we are perfectly indifferent about and therefore, we have concluded to let for the present and to make sale of the timber at convenient times – I am well aware that no man in his senses would like to become tenant at will of premises in such an uncultivated state and therefore it was that a lease was offered to my brother [John Burdon]’.  

In the schedule of deeds is a conveyance of 7 and 8 April 1790 to J. Gordon. Because the property had been mortgaged it was necessary for John Mitchinson ‘to wait on the mortgagee, John Graham at Carlisle, to [reimburse] his mortgage money and put his name to the conveyance to Mr Gordon the purchaser’. There were various people interested in the estate and John Mitchinson said in 1790, ‘Mr Gregson [asks] . . . whether Mr Gordon the purchaser would part with it, his answer was, he believed he would . . . but two [law] suits . . . one with the Earl [of Lonsdale] and the other with the Freemen [of Carlisle] . . . was sufficient to deter me from purchasing it for myself’.  

_Joseph Lamb_

The person most interested in purchasing was Joseph Lamb, a Newcastle banker, who had interests in Carlisle, being a partner in the textile firm of Lamb, Scott, Waldie & Co., of Harraby Green and English Damside, and to this end he obtained a copy of George Pattinson’s will on 31 May 1790. On 8 October 1790, Joseph Lamb paid Joseph Studholme for a plan of Kingmoor, but this has not survived. John Mitchinson, now acting as Joseph Lamb’s solicitor, wrote to Lamb on 11 September 1790 about the Kingmoor estate, ‘I am clearly of opinion the whole will let in its present unimproved state without putting the landlord to any expense for £180 per annum rent; there are two sets of farm buildings, the one a complete set, the other not so good’.  

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Although Lamb was in the process of purchasing, the assignees continued with the letting of the estate. John Mitchinson wrote to Lamb on 21 March 1791, ‘I have received a letter from William Burdon dated 8th inst requesting I would send him a draft of a lease of the Kingmoor estate for 11 years at £105 per annum [made] out to his brother John Burdon of Gainford, Durham . . . John Burdon and wife was viewing Kingmoor on the 18th inst and on the 19th – I sent to Wm Burdon the draft of a lease as he had desired’. 

The schedule of deeds shows, ‘in May 1791, Mr Lamb bought the estate off the trustees and Gordon for £1,750’. But a letter of 19 August 1793 from Richard Jackson to J. B. Garforth suggests ‘they sold it to Mr lamb for £2,000;’ the additional sum being broken down into legal fees. On 22 July 1791, Thomas Hankey thanks Joseph Lamb for £1,750, due 31 July 1791, ‘to be applied towards the purchase of Kingmoor estate’. There is a release from Gordon and others to Lamb on 14 October 1791 and an indenture of the same date for Sceughs to Lamb. In a letter Mr Grisdale said to J. B. Garforth, ‘Pattinson is very much against this sale to Mr Lamb’.

**Repairs and improvements**

Even before finalisation, Joseph Lamb began to repair, and between 18 May and 24 June 1791, he paid John Moffat ‘for work done at Kingmoor . . . mending the summer house 2s. 4d. . . . 3 sash windows £1 16s. 0d.’ Another letter from Mitchinson to Lamb on 29 May 1791 was, ‘about progress and work at Kingmoor – Studholme [digging] main drain . . . there is not much done at the garden yet, but the little that is done has added greatly to the natural beauty of the place’. Lamb wanted to add land at Cargo at his [Dacre’s] lowest offer for sale. Launcelot Smith, writing in the early 1790s, said ‘Kingmoor will in the possession of its present owner, Mr Lamb, banker in Newcastle, regain its former beauty’. Lamb got carried away with his improvements and it was necessary for the city to pay in 1792 for ‘cutting down gates and rails Mr Lamb had erected and encroached upon Kingmoor raceground’. This may have been when Lamb paid for entertainment on 6 February [undated] ‘at Kingmoor House . . . eating, wine, brandy, 170 tancards of ale . . . Bellman’s dinner and supper 5s., bath of brandy 4s.’ in recompense.

Legal advice was sought with regard to Lamb’s purchase and any future action, and R. H. Williamson of Newcastle thought, on 22 June 1791, ‘it appears that Mr Pattinson had committed a clear act of bankruptcy previous to his entering into the contract with Mr Satterthwaite and therefore I apprehend such a contract to be a mere nullity and without any binding force . . . I do not see what a purchaser can do in the matter but stand on the defensive against any attempt which Lord Lonsdale may make’. Meanwhile, ‘Mr Pattinson was sued for the money he had so borrowed and committed to the King’s Bench prison being a prisoner’. Whilst he was in prison meetings were held on 23 June 1792 and February 1793 for a dividend on Thomas Pattinson’s estate, declared at 6d. in the £1. Pattinson threatened to publish details of the way he had been treated, but was warned that ‘if he proceeded in it . . . Mr Hankey would . . . tell the Marshal to lock up Mr Pattinson and take away the priviledges of the rules of the King’s Bench’. Earlier agreements and leases made before the sale must have
come to nothing and on 30 May 1793 John Mitchinson recorded ‘making copy of
advertisement for letting Kingmoor . . . for press, Cumberland Pacquet 2/6 . . . thrice in
newspapers £1 2s. 10d.’.90

William Hutchinson wrote in 1794, ‘also in King Moor the land is cold, wet and
barren; the soil is clay intermixed with a rusty sand and in some places moss. The land
is very capable of improvement as is testified in the estate purchased lately in King
Moor by Mr Lamb of Newcastle. This estate now lets for above £300 a year, whereas
4 years ago, it was scarce worth £100 per annum. Those who cultivate with skill and
care the lands here will obtain good crops of wheat, barley and oats, but without good
management the crops are very poor’.91 He continued, ‘the estate of Mr Lamb, which
contains about 400 acres, is kept in complete cultivation by the farmer, Mr Ivison’,
who must have taken the 1793 lease.

Garden and summerhouse in 1794

Significant is Hutchinson’s reference to the garden; ‘on this estate is a garden of about
four acres, well laid out and kept in excellent order in which is an elegant summer
house commanding a very extensive prospect; much frequented by parties from
Carlisle and the neighbourhood in the summer season’. Ending the lengthy description,
Hutchinson says, ‘on Mr Lamb’s estate are also about 25 acres of plantations mostly
of Scotch firs; great part of which have attained a good growth; the rest of the moor
has very little wood’. One other crop, this time mentioned by Bailey and Culley in
1797, was turnips which were better for feeding cattle than potatoes, ‘Mr Lamb has
been convinced of this’.92

Another who was impressed was Hugh Brodie, who wrote to Joseph Lamb on 12
August 1793; ‘by my seeing Kings Moor I never was more surprised nor more delighted
to see such a situation and much more surprised to see such crops of all kinds; you
have acted the real farmer in all its improvements so much that the most experienced
in that pleasant undertaking may be afraid to copy after you . . . if you should want a
tenant for Kings Moor I should be happy to be approved of by you . . . [but] it will be
some months before I could be at liberty’.93

After the legal battle over the leases of Kingmoor (referred to earlier) at Carlisle
Assizes in 1792 and 1793 it was hoped ‘all disputes relative to Kingmoor are at an
end’.94 But a writ then arrived for Joseph Lamb to appear in Chancery on 12 February
1794.95 In a letter dated 14 February 1794, William Burdon explained the situation
to John Mitchinson, ‘Lord Lonsdale has at last filed his long threatened bill in the
Court of Chancery against Mr Holden, Mr Hill (Mr Hankey having died in October
or November 1793) and Mr Lamb . . . to carry the agreement entered into between
Mr Satterthwaite and Thomas Pattinson into effect . . . and by his bill an injunction
against Mr Lamb to stay waste and to prohibit him from cutting down any timber’.96
But this action was eventually ‘set aside on the following grounds, viz – as the assignees
have not made a good title to the Earl of Lonsdale thereof according to the agreement
made by Thomas Pattinson . . . nor have had their right to do the same tried with his
Lordship either at law or in equity – and moreover as the assignees themselves with
their attorney were the purchasers of the estate at Garraways... and made sale thereof by private contract to Mr Lamb... at more than a third less than its real value without knowledge or consent of the bankrupt or his creditors’. The truth according to John Mitchinson was ‘that Lord Lonsdale can have no remedy but of Thomas Pattinson who is worth nothing’.98

Architectural drawings 1794

At the Royal Academy exhibition of 1794, W. Grayson, architect of Banner Street, Moorfields, exhibited a ‘design of a gentleman’s seat to be built at Kingmoor, near Carlisle’ and the only one this could be was Kingmoor House. This would fit with the date of the main house with its unusual folly-like façade, which is not shown on earlier maps. Did Joseph Lamb intend to live there? Part of the house was to be let in 1803, ‘apply Mr Fenwick’. A Henry Fenwick of the ‘hamlet of Kingmoor’, married in October 1807 ‘on Sunday last Miss Dinah Hetherington of Rickergate’.101

In 1806 Joseph Lamb died and his will was proved at Canterbury by executors, Humble Lamb (his eldest son) and his partners in business, George Waldie and Robert Ormston. No mention of Kingmoor is made in the will and he may have conveyed this to trustees before his death, but Humble Lamb became the new owner of the Kingmoor estate.

Humble Lamb

An unlikely source for the next period in the history of the estate and garden is the overseers’ letters for Dalston parish. John Lockie of Hartley near North Shields wrote to the overseers on 22 October 1817 claiming that as he was old and could no longer...
support himself they should remove him to Hawkesdale whence he had come.\textsuperscript{103} But on inquiry he was found to have come from Kingmoor. The overseer for Hartley wrote on 21 October 1817, ‘I have found Alexander Cantley who says he rented Kingmoor gardens but paid no kind of cess [assessment, i.e. poor rate] whatever, that as it belonged to no parish it had nothing to do with poor. I saw Mr Lamb who told me nearly a similar story which seems strange’.\textsuperscript{104} It seems that Lockie had rented the gardens but conveniently could not remember what he paid. Thomas Taylor, the overseer of Hartley, again wrote on 29 November 1817, ‘I have been with our Magistrate and he says he never took more pains examining anybody but it appears [Lockie] has not told the whole truth . . . without Lockie can remember what rent he was to pay, there is such difference in the value of things in forty years’.\textsuperscript{105}

Thomas Martin, overseer at Dalston, suggested that the removal order be withdrawn, but then says on 28 December 1817 to Mr Taylor, ‘I went to Kingmoor and found Blaylock working in the farmyard of one Fenwick who farms of Mr Lamb, I asked him many questions about the gardens as they are now in a ruinous state to what I have seen them. He knew Cantley, Lockie and many others that had lived there . . . he remembered about [Lockie] going away and paying no rent’.\textsuperscript{106} Thomas Martin then asked about the overseers of Kingmoor and Blaylock said that one was his master’s son and the other ‘Graham that lived about a mile off [whereupon Martin] went into the house and spoke to Old Fenwick . . . but he [said] he knew nothing of Lockie, but it is very likely that Blaylock would inform him of what I had been saying’.

It seems that the overseers did not want any more paupers at Kingmoor, and Old Fenwick gave various excuses. The removal order had been signed in Northumberland on 21 October 1817 and the matter needed to be resolved quickly so Martin said, ‘as to removing to the hamlet of Kingmoor, I think the best way would be to take Alex Cantley’s examination at Newcastle before two magistrates . . . that John Lockie occupied the value of £10 a year at Kingmoor and resided 40 days thereon, which he did in Cantley’s own take [lease?] under Cantley before the Candlemas when he entered to be Mr Pattinson’s tenant’. Martin thought that they would then be able to carry out the removal to Kingmoor and ‘the justices need not sign your letter to withdraw’.

It took some time to get the necessary statement; ‘when saw Alex Cantley on Tuesday 24 February 1818 at Kenton Lodge near Newcastle respecting his living at Kingmoor, he says he farmed the gardens and some fields there two years and paid £12 per annum for them, did not think this farm too dear but left on account of ill health. If brought into Court would say they (the gardens and fields) were worth the above sum of £12. When Jno Lockie took possession of the said farm, the gardens were in pretty good order when he left them, considering the time of the year, it being Martinmas. Knows nothing of the bargain between Mr Pattinson and Jno Lockie. Does not recollect of being rated for this farm’.\textsuperscript{108} Although this poses many questions, the details given are an interesting insight into the running of the estate by sub-tenants. It appears that Kingmoor did have a poorhouse, ‘Alexander Stephens farms an estate called Greers Hill in which farmhouse he keeps a poorhouse and contracts with the hamlet of Kingmoor,’ 13 April 1787.\textsuperscript{109}
Joseph Studholme, who had drained the estate for Joseph Lamb, had a son called John who leased Kingmoor House from the Lambs and he was there in 1822 when he complained of ‘the damage done to his property on Ascension Day by persons who attended Kingmoor races’. Threats were also made by ‘a Radical’ to Mr Studholme, ‘to burn his stacks unless he instantly took down his threshing machine’. The newspaper extracted from an article on improving land in the Farmers’ Journal which reported in 1831, ‘in the month of September last, Mr Wilkie’s break-harrow was shown to me by John Studholme of Kingmoor House whose great exertions to discover a remedy for the imperfections in the plough and the harrow are worthy of the highest praise’.

On John Studholme leaving to take Morton Manor at Carlisle, the estate was advertised to let in June 1839; ‘Kingmoor House . . . entered upon at Candlemas next, the very eligible farm . . . consisting of a good dwelling house and out-offices and 400 acres . . . in a high state of cultivation, having about 4 acres laid out in Garden and Pleasure Ground . . . well watered and fenced’. Meanwhile, John Ivison had died on 21 July 1834 at Sherrington, Bucks, ‘a native of Stanwix and many years an extensive farmer at Kingmoor House and Wormanbie in his 85th year’.

The house was then taken by John Law whose daughter was born there in November 1840. Mr Law of Kingmoor House is mentioned in city council minutes in October 1845 for refusing to pay rent ‘for the waste land adjoining his farm’. In 1847, John Law was also one of the committee of the Association for Prosecuting Felons for
Stanwix, Rockcliffe and Kingmoor, but in 1848 he advertised that he was finishing farming, putting all his stock for sale. It seems the reason for this was emigration because he died at Maryville USA on 21 May 1853 aged 58.

Charles John Lamb

Kingmoor House still belonged to the same family, C. J. Lamb being given as the landowner in 1847 and there is a marriage settlement in 1851 between Charles John Lamb of Ryton and Fanny Ongley Burgoyne of Heddon-on-the-Wall mentioning the Kingmoor estate. However, the Lambs chose not to live at Kingmoor and it seems never did, preferring it to remain with tenants.

Next to take the property was John Burgess, a railway contractor, who was of Kingmoor House in November 1848. On 17 February 1846 he entered into a contract with Brassey and McKenzie ‘to excavate the Caledonian Railway from the General Station at Carlisle to the River Esk, a distance of six miles, at the uniform price of 1d. per cubic yard’. In June 1846 it was reported, ‘the principal gangs are concentrated on the cuttings at Blackrigg and Kingmoor’ and later that year ‘the removal of the high ground at Kingmoor near the Summer House’.

For the opening of the railway in September 1847, the newspaper said the extent of the cutting at Kingmoor was about 103,000 cubic yards, the material extracted being a hard stoney marl. ‘At this point the central portion of the line passes through the ancient summer house, formerly dignified with the name of Tower, from which there used to be a very extensive prospect,’ reported the newspaper. Confirming the location, W. Mark of the Cottage, Kingmoor House, wrote to ‘Borderer’ for his ‘Out and About’ column in 1911, ‘the old summer house . . . stood here just on the deep cutting which is now the Caledonian Railway’. He went on, ‘an old man – Jacob Maxwell, the Rockcliffe blacksmith – informs me that as a boy he remembers it; that it was two storey high with a flat top – of lead if I am not mistaken – with names cut out all over it’. Borderer added, ‘a few old men of the district too, have a clear recollection of it and the field west of the railway is still called the summer house field’. When John Burgess ‘was directed to lay the permanent way and ballast,’ by the main contractor for the Caledonian Railway, he took them to court as this was not in the contract.

Isaac Ellwood, tenant

By 1854, Isaac Ellwood was the tenant of Kingmoor House, as it was there that his wife Jane died on 4 December, aged 34. He was there in 1869 when he advertised that game on the estate of Kingmoor House was strictly preserved and when his eldest daughter married in 1871.

Land was also acquired for the North British Waverley line, which opened in 1862, thus Kingmoor House was in the angle between two railways as shown on the 1st edition O.S. map. This map shows the gardens of the house had been planted as an orchard.
John Ellwood, tenant

There was a fire in the Dutch barn at Kingmoor House in September 1880 and damage was estimated at £1,800. On 24 September the newspaper invited tenders for restoring the farm buildings at the house, John Ellwood, tenant. ‘John Robson Elwood’ [sic] is listed as the ‘farmer at Kingmoor House’ in 1897.

Carlisle Footpaths Association complained about the building of the Caledonian Engine Shed at Kingmoor in 1874 and the way this encroached on the footpaths in the area and there were further letters of complaint. One letter states, ‘the walk through the fields to Spa Well [passing Kingmoor House gardens] has been for many generations past one of the most cherished rights of the inhabitants of Stanwix and Carlisle’.

John Ellwood must have retired because he sold his stock at Kingmoor House in 1901. The 1900 O.S. map shows that the former gardener’s house had become a smithy; but it may have been in use as such earlier, as in 1777, ‘Pearson, blacksmith, Kingmoor, returning ... with several of his neighbours ... unluckily fell from his horse and one of the wheels of the cart going over his neck he was unfortunately killed on the spot’. Also in 1828, ‘Joseph Reeves, blacksmith and plough maker, late of Kingmoor House,’ thanks his customers for their last ten years patronage on his moving to a new shop at Stanwix.

Charles Burgoyne Lamb

In 1906, William Graham is listed as the farmer at Kingmoor House and Charles Burgoyne Lamb of Inholms, Tadcaster, Yorks, the landowner. James Graham is the farmer in 1934 and Lamb the same owner. By 1938, Graham is still there but no landowner is mentioned, having changed.

Later history

Early in 1937 newspapers reported, ‘the first public intimation’ of the proposed £1million RAF Cumberland Equipment Depot. ‘No details ... are yet available [but] it is known that surveys have been made within recent months of land in the neighbourhood of Carlisle’s airport at Kingstown,’ it was stated. One farmer had been visited in September 1936 and on some farms holes dug. ‘Farmers in this district,’ it was reported, ‘have been kept in the dark as to the reasons for these surveys’. The newspaper continued, ‘an area of between 400 and 500 acres ... have ... been pegged out ... close to the north side of the airport, running between the two railway lines’. The report ended, ‘negotiations have not yet been entered into with either landlords or tenants for the acquisition of any land’.

Wing-Commander R. W. Oldaker explained in 1996, ‘the contract to build the Equipment Supply Depot ... on the outskirts of Carlisle was awarded to J. Laing in 1937 ... land was purchased for building the depot with Laing’s starting work in November 1937 ... the task completed in approximately 18 months’. Much of the
farmland for Kingmoor House became No.1 Site 14 MU. The purchase must have included Kingmoor House because this was subsequently offered for sale by order of the Secretary of State for Defence, ‘a useful stock-rearing and grazing farm just outside Carlisle . . . for sale by auction in Harrison and Hetherington’s Botchergate estate saleroom on 26 October 1964 [describing the house and farm buildings] . . . together with about 72 acres . . . subject to tenancy’. 146

Further land was taken from the farm in 1959 for the Kingmoor Marshalling Yard, planned by British Railways. Photographs show the initial work in progress in 1960, slag being brought from Cleator Moor for foundations.147 An oblique aerial photograph looking north with a numbered key shows the existing road layout in August 1960,148 which can be compared with another photograph in July 1961149 showing the new Stainton Road bridge in the foreground and the yard partly laid out beyond – most of the old roads obliterated. The old Kingmoor level crossing closed in November 1960 along with the old road bridge leaving Kingmoor House isolated on a cul-de-sac.150 A further aerial photograph was shown in the Cumberland News in April 1962,151 when a completion date for the yard was given as October. However, it was not fully operational until June 1963.152

Published road plans for the Carlisle Northern Development Route153 show a roundabout close to Kingmoor House, threatening the former gardener’s house, and a new road running through the front garden. An evaluation by Alistair Rees in advance of the road makes no mention of the importance of the Kingmoor site.154

Acknowledgements

Initially this article was intended as a series of notes to bring the importance of the site to others so that they would make a more detailed survey. Encouraged by John Weaver, I expanded the scope to cover all aspects when no one else would complete what I had started.

Documents held in Cumbria Record Office, Carlisle, were an invaluable source and I thank the staff there for producing these and the depositors for making them available in that way. The present owners of Kingmoor House, particularly Dick Graham, who gave a guided tour, have also been fully supportive of this study.

Notes and References

2 Cumberland News 17 April 1937.
3 W. Hutchinson, History of Cumberland (1794), ii, 583; CRO(C) CRO D/Lons/L/Plans, map of Kingmoor 1750, gives the acreage as 1,155a 2r 11p.
4 CRO(C) DX/722/4; for further on soil see CRO(C) D/Lons/L10/Box 984, ‘State of matters . . . relative to . . . estate on Kingmoor’.
5 McIntire, in Cumberland News 17 April 1937.
6 Cumberland Pacquet 29 May 1792.
7 CRO(C) D/Lons/L10/Box 984, Richard Jackson [one time Mayor and lessee of Kingmoor] to J. B. Garforth, 1793. With 33 different lessees sometimes the only way of identifying which piece of Kingmoor was leased is the acreage.
8. CRO(C) DX/722/4, letter William Burdon to John Mitchinson, 8 June 1791 and CRO(C) D/Lons/L10/Box 984 abstract of title 3 January 1789.

9. Ibid. Joseph Read, as Mayor in 1682, has his name on the City Cross, which was rebuilt in that year. The first £6 payment for the Kingmoor lease was to be made on Lady Day, 25 March 1683.

10. CRO(C) Ca 5/3/178.

11. Ms 'Notes on Sun Vennel' by Bruce Jones.

12. CRO(C) P1714 Will of Joseph Read; George Smith’s 1745 map ‘Route of the Rebels’ and CRO(C) D/Lons/L/plan of Kingmoor estate 1787. Sceughs was then pronounced ‘Skews’.


14. CRO(C) PR St Cuthberts.

15. CRO(C) Ca 5/3/194.


17. CRO(C) DX/722/4.

18. Published Act, Carlisle Library, Jackson Collection A1135. For more on the scheme see Cumberland News 12 December 2003, 7, ‘Past and Present’, D. Perriam.


20. CRO(C) Ca 4/19


22. Jarvis, op. cit.

23. CRO(C) DX/722/4; in this was the right ‘to drive and lead cattle . . . to a certain spring . . . adjoining upon the south side of a place called Burnt Hill’.

24. Freda Jackson, The Baptisms and Burials of St Michael’s Church, Stanwix; Kingmoor House is mentioned as early as 1712, with more than one family, signifying a hamlet of that name, which could not have existed without the house.

25. CRO(C) CQ/11/1740 Midsummer pet/27.

26. CRO(C) DX/722/3, 16 October 1740.

27. CRO(C) D/Lons/L10/Box 984 abstract of title 3 January 1789.

28. Ibid. and CRO(C) Ca5/3/207.

29. CRO(C) DX/722/3.


32. CRO(C) PR St Mary's burial register.

33. CRO(C) P1747 Thomas Pattinson, proved 7 April.

34. CRO(C) D/Lons/L10/Box 984 state of matters. Most of the beneficiaries received a cash settlement, something also mentioned in these papers.

35. CRO(C) D/Lons/L/Plans, this shows Kingmoor House as ‘Geo. Pattinson’s’, but ‘Geo. Blalock, farmer’, as tenant.


37. D. R. Perriam, Carlisle an Illustrated History (Carlisle, 1992), 21. This stone was recently stolen.

38. CRO(C) D/Lons/L10/Box 984.

39. Ibid.

40. CRO(C) P1755 will of George Pattinson, proved 21 February.

41. CRO(C) DX/722/3.

42. G. B. Routledge, Carlisle Grammar School Memorial Register 1264-1924 (Carlisle, 1924).

43. CRO(C) Q/Land Tax assessments for Carlisle.

44. For her property on Scotch Street see Carlisle Journal 22 November 1806, 1 and for the Bush, Cumberland News 18 March 2005, 8.

45. CRO(C) PR St Mary’s. A reason for the mortgage is that Thomas had to pay on 3 July 1783 his sister Catherine Wilson her £200 legacy ‘by his late father’s will’, CRO(C) DX/722/3.

46. His address is given as ‘Aldermanbury Postern, London’, CRO(C) DX/722/4, but other documents give alternative addresses, probably lodgings.

47. CRO(C) D/Lons/L10/Box 984.

48. CRO(C) DX/722/4.

49. Ibid.

50. Probably not the best time to sell, a Newcastle newspaper recording on 6 June 1779, ‘a disastrous
collapse in agricultural affairs... and even at this falling price there are scarcely any buyers to be had',

Carlisle Patriot 5 June 1908, 4.

51 CRO(C) DX/722/4.
52 CRO(C) D/Lons/L/Plans.
53 James Clark Satterthwaite of Papcastle, M.P. for Cockermouth, the solicitor acting for Lord Lonsdale.
54 CRO(C) DX/722/4 and D/Lons/L10/Box 984 abstract of title.
55 Ibid.; the estate had been let to John Little on 6 February 1779.
56 Ibid.; John Mitchinson was also a lessee of Kingmoor.
57 CRO(C) DX/722/4. Mrs Pattinson died in 1806, aged 80.
58 Ibid.
59 Ibid.
60 Ibid.
61 Ibid.
62 CRO(C) D/Lons/L10/Box 984, state of matters.
63 CRO(C) DX/722/4
64 Cumberland Pacquet 20 January 1790, 3, sale notice.
65 CRO(C) DX/722/4. Burdon seems to have been acting as solicitor for the assignees.
66 Ibid.
67 Ibid.
68 Ibid.
69 Ibid.
71 CRO(C) DX/722/4
72 Ibid.
73 Ibid.
74 Ibid.
75 Ibid.
76 CRO(C) D/Lons/L10/Box 984
77 CRO(C) DX/722/4
78 Ibid.
79 CRO(C) D/Lons/L10/Box 984
80 CRO(C) DX/722/4
81 CRO(C), P1847, will of John Studholme mentions his father’s ‘plate given him for introducing tile
82 CRO(C) DX/722/4
83 Lancelot Smith, Directory and Guide (1796).
84 CRO(C) Ca4/85 vouchers.
85 CRO(C) DX/722/4
86 Ibid.
87 CRO(C) D/Lons/L10/Box 984, information from Mr Pattinson 29 December 1793.
88 Ibid.
89 Ibid.
90 CRO(C) DX/722/4
91 History of Cumberland, ii, 584.
92 General View of Agriculture . . ., 223-225.
93 CRO(C) DX/722/4
94 CRO(C) D/Lons/L10/Box 984
95 CRO(C) DX/722/4
96 Ibid. The February 1790 sale notice, CRO(C) D/Lons/L10/Box 984, had valued the timber at £1,255
97 14s. 6d. In a letter from Richard Jackson to J. B. Garforth on 19 August 1793, ibid., mention is made of
98 some timber cut, ‘there cannot be much more than about £100 worth sold’.
99 CRO(C) D/Lons/L10/Box 984, state of matters. Thomas Pattinson did not give up as easily and still
100 had hopes of Lord Lonsdale taking this further, writing to him on 1 June 1799, ‘having put my papers
101 relating to Kingmoor Estate into the hands of James Graham of Lincoln’s Inn I am extremely anxious
102 to inform your lordship of his opinion’, CRO(C) D/Lons/L1/58. This is the last time Pattinson is heard
103 of, but his date of death is not known.
98 CRO(C) D/Lons/L10/Box 984
99 H. Colvin, Dictionary of British Architects.
100 Carlisle Journal 9 July 1803.
101 Ibid. 24 October 1807, 3.
102 CRO(C) DB/143/3 for a copy of his will.
103 CRO(C) SPC 44/2/65/7.
104 CRO(C) SPC 44/2/65/6.
105 CRO(C) SPC 44/2/65/8.
106 CRO(C) SPC 44/2/65/10.
107 Ibid.
108 CRO(C) SPC 44/2/65/12.
109 CRO(C) SPUL/4/1.
110 Carlisle Journal 25 May 1822, 3.
111 Cumberland Pacquet 7 December 1830, 2.
112 Ibid. 30 August 1831, 4.
113 Carlisle Patriot June 1839.
114 Carlisle Journal 2 August 1834, 3; says Shervington, but the Cumberland Pacquet 5 August 1834, 3 says Sherrington and age 65. Carlisle Journal 4 February 1837, 3, gives death of his widow aged 76 at Sherrington.
115 Ibid. 14 November 1840, 3.
116 Ibid. 18 October 1845, 2. There was also a Thomas Law who exhibited a collection of tulips at the Cumberland Floral and Horticultural Society in 1844, ibid. 1 June 1844, 3, and who had a nursery at Anns Hill, Etterby.
117 Ibid. 2 January 1847, 1.
118 Ibid. 10 November 1848.
119 Ibid.
120 Mannix and Whellan, Directory of Cumberland.
121 CRO(C) Marriage Settlement.
122 Carlisle Journal 17 November 1848, 3; he may have been there a year earlier, a dinner being held for him at the Crown Inn, Stanwix, as a mark of approbation 'since he came to reside at Kingmoor', ibid. 25 September 1847, 2.
123 Ibid. 17 November 1848, 3.
124 Ibid. 20 June 1846, 3.
125 Ibid. 7 September 1846.
126 Ibid. 11 September 1847, 3.
127 Ibid. 20 June 1911, 'Borderer' was Henry Penfold of Brampton.
128 Ibid.
129 Ibid. 17 November 1848, 3.
130 Ibid. 10 September 1869, 8.
131 Ibid. 11 April 1871, 4, this perhaps being her second marriage, see Carlisle Patriot 20 August 1864, 5.
132 Carlisle Journal 3 September 1880, 5.
133 Ibid.
134 Kelly's Cumberland Directory (1897).
135 Carlisle Journal 21 January 1890, 2; 12 August 1890, 2; 17 April 1896, 6; and 6 December 1929, 7.
136 Ibid. 17 December 1929, 5. R. H. Gambles, ‘The Spa Resorts and Mineral Springs of Cumbria’, CW2, xciii, 195, footnote 20, mentions the sulphur spring at Stainton near Cargo; ‘this appears in the will of Joseph Read . . . 1713 . . . and it makes clear that the Spa was associated with Kingmoor House . . .’
137 Carlisle Journal 18 January 1901, 1.
138 Cumberland Pacquet 16 July 1777, 2.
139 Carlisle Journal 29 November 1828, 1.
140 Kelly's Directory (1906).
141 Kelly's op.cit., (1934) and (1938).
142 Carlisle Journal 9 and 16 April 1937.
143 Ibid. 21 May 1937, 6.
144 Cumberland News 17 April 1937, 13.
Cumberland News 2 October 1964, 25, this being bought by the sitting tenant, Graham.

Ibid. 18 March 1960, 7 and Peter Brock, Border Steam (1978), 19.

Cumberland News 12 August 1960, 1.

Ibid. 7 July 1961, 6. The cutting to the new bridge was again through the former garden.

Ibid. 7 July 1961, 6. The cutting to the new bridge was again through the former garden.

Ibid. 11 and 18 November 1960, 1.

Ibid. 27 April 1962, 1.

Ibid. 31 May 1963, 13.

Cumbria County Council, Carlisle Northern Development Route (February 2000).
