

LOWER HOPE, ULLINGSWICK,
HEREFORDSHIRE
HISTORICAL RESEARCH



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Lower Hope, Ullingswick, Herefordshire - historical research

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1 Summary

The present farmstead at Lower Hope was traditionally within the parish of Felton, but boundary changes in the 19th Century brought it within the current parish of Ullingswick. Documentary references to Lower Hope go back to the early 14th Century, and it is very likely that the farmstead or holding had been established by the 13th Century. The present historical assessment has not included an inspection of the buildings, but the present house reportedly contains some fabric surviving from the medieval house. The present farmhouse is of complex form reflecting its evolution over many centuries, but externally the building principally appears to be of the 18th Century. The farm buildings are largely modern, partially replacing a farm range extensively rebuilt in the 19th Century. In the area south east of the house there appears to be some potential for below ground survival of the foundations of buildings relating to the earlier farmstead

2 Methodology

- 2.1 Documentary research was undertaken primarily at Herefordshire Record Office, with additional on-line searches made of records held at the Public Records Office and indexed by National Archives Online. Lower Hope is listed on the Herefordshire SMR as monument number 46640 – no archaeological finds or research appear to have been recorded on the present site; the building is not described other than as a link to the Listed Building Description, which is also rather sparse: *(Listed 1962) ULLINGSWICK Lower Hope and adjoining hop kiln SO 55 SE 11/688 Grade II Late C18. Stone rubble with red brick window dressings. Three storeys. Two windows, sashes with glazing bars. Central door. New tile hipped roof. End stone stack with diagonal shaft. C17 timber frame and rubble wing to west with adjoining red brick round hop kiln with slate conical roof. Listing NGR: SO5822450322.*
- 2.2 The building was either deliberately omitted or overlooked by the 1932 Royal Commission on Historical Monuments for Herefordshire as the published volume did not list Lower Hope, only five secular monuments plus the church being recorded in the parish.

3 Historical development

- 3.1 The present property was historically part of the parish of Felton, and only transferred to Ullingswick late in the 19th Century. The Domesday survey (1086) indicates that Felton was amongst the lands of the church of St Guthlac, Hereford – *In "TORNELAUS" HUNDRED The church itself holds FELTON. There are 3 hides paying geld except half a hide. In demesne are 3 ploughs, and 5 slaves and 1 bordar. There is 1 Frenchman with 1 plough paying 6s. It was worth 60s ; now 40s.* Felton appears to have always been fairly sparsely inhabited – the population in 1861 was 149 persons, by 1871 the population had fallen to 127 persons with only 23 inhabited houses.
- 3.2 The earliest identified reference to “Lower Hope” as a property name in Felton is the Public Record Office document E179/117/4 – dated September 19th 1334 or shortly thereafter. This document is a fragment of a communal assessment for the fifteenth and tenth taxes granted to Edward III in 1334, for Herefordshire. The name re-occurs frequently in subsequent taxation lists, suggesting that it was a principal landholding.
- 3.3 The 1984 Sales Particulars prepared by Strutt & Parker (HRO CN37/111) refers to the property having 15th Century origins, but being “principally of 1634” with later additions. The source for this attribution is not given, but may have been derived from the deeds. The 1334 reference

(above) is indicative that there was an earlier building of some substance on or near the present site, and despite the lack of surviving earlier documentary evidence it is very likely that the Lower Hope holding originated in the 13th Century or possibly earlier .

- 3.4 The external appearance of the house is suggestive of an early-mid 18th C date for the south wing, whilst the timber framing to the northern gable end is more 17th C in appearance. The house is a mixture of brick and stone, with originally two 19th C brick hop-kilns at the western end of a service range. The development of the site in the 19th C can be traced through historic mapping (Fig 6) The hop kilns do not appear on the 1842 tithe map (Fig 2), but two kilns were present by 1860 (HRO ref E59/58 – III- Fig 4). The large southern kiln is possibly a little later. The development of the farm buildings may be traced from 1842 onwards through cartographic sources, but no estate maps prior to 1842 have been traced. The development of the farm buildings suggests a fairly substantial rearrangement of the foldyard between 1842 and 1860, with additional buildings constructed to the north of the original farmyard by 1884 (Fig 5), and further buildings by 1902. The only major loss of buildings seems to have been the demolition of the range forming the southern side of the foldyard prior to 1860 (Fig 6). Substantial additions and alterations to the agricultural ranges occurred during the 20th Century, and the southern-most hop kiln had been converted to domestic use by 1984. By the 1980s two substantial conservatories had been added to the farmhouse range and it had been upgraded to a gentleman farmer's residence (photographs at HRO Y221/3 17-19; Fig 7).

4 Former occupiers and owners of Lower Hope

- 4.1 Ownership prior to the beginning of the 19th C has not been traced (no pre 19th C deeds for the property are held by HRO), though there is a high probability that the property was historically held by the Maund family who were long established in the area (this is reflected in the local place names Maund Bryan, Whitechurch Maund, Rose Maund and Preston Maund). Some of the former Maund manors were (by the 17th Century) owned by the Hampton Court Estate, but this part of Felton seems to have remained as a separate holding, and was certainly outside the Hampton Court Estate from the early 19th Century onwards.

In 1808 the Manor House of Lower Hope and lands in Felton were mortgaged to John Pitt by the then owner of Lower Hope - John Maund of Brecon for £4500 (HRO ref C21 /1).

1813 (25th March) John Pitt assigned the mortgage of Lower Hope and lands in Felton to Dorothy Eaton, widow, of Docklow as security for a loan of £1000 (HRO ref C21 /2).

1818 John Pitt made a further assignment of the mortgage (HRO ref C21 /2).

1842 John Maund listed as owner of Upper and Lower Hope on the tithe apportionment, the then occupant (tenant) of the farm at Lower Hope was Thomas Morris, who also owned three of the fields south of the house (see Figs 2 and 3). Felton Tithe Map is located at PRO reference IR 30/14/83 Scale: 1 inch to 6 chains. By W H Apperley, Hereford 1842 – Herefordshire RO hold only a poor quality microfilm copy. The apportionment is PRO reference IR 29/14/83 and dated to 31st Dec 1841, again HRO hold only microfilm.

4.2 Census Data

*(nb the occupants of adjacent holdings are given for all census years, as some of these relate to properties formerly forming part of the same estate – the farmstead at Lower Hope is indicated in **bold**). The frequency at which the occupants of the farmhouse changed suggests that most if not all of the 19th C farmers were tenant farmers, bailiffs or farm managers on behalf of an owner resident elsewhere. The farm seems to have been only occupied by its owners since circa 1900, but no sale details have been traced for this period.*

4.2.1 1841 Census

Little Hope Ullingswick			Place of birth
SYMONDS, Edward	57	Blacksmith	Herefordshire
SYMONDS, Margaret	40	Wife	Herefordshire
SYMONDS, Edwin	7	Son	Herefordshire
SYMONDS, Alfred	4	Son	Herefordshire
SYMONDS, George	1	Son	Herefordshire
SKERRETT, George	18	Ag. Lab.	Herefordshire
STINTON, William	60	Ag. Lab.	Herefordshire
Little Hope [2 nd household] Ullingswick			
SKERRETT, Charlotte	50		Herefordshire
SKERRETT, John	20	Ag. Lab.	Herefordshire

Upper Hope Felton					
MASON, William	50				Herefordshire
MASON, Joseph	25				Herefordshire
MASON, Margarete	23				Herefordshire
MASON, Thomas	3				Herefordshire
Lower Hope Felton					
MORRIS, Thomas	43				Herefordshire
MORRIS, Charlotte	42				Herefordshire
MORRIS, Harriett	22				Herefordshire
MORRIS, John	20				Herefordshire
MORRIS, Elizabeth	15				Herefordshire
MORRIS, Emma	13				Herefordshire
MORRIS, Margrete	11				Herefordshire
MORRIS, Thomas	9				Herefordshire
MORRIS, Nathaniel	3				Herefordshire
BEST, William	28				Herefordshire
WATKINS, Samuel	22				Herefordshire
BAGGOT, William	13				Herefordshire
EVANS, Sarah	15				Herefordshire
Littlefield Ullingswick					
WEATHERBY, John	80	Ag. Lab.			Herefordshire
WEATHERBY, Sarah	70				Herefordshire
WEATHERBY, Ann	20				Herefordshire
WEATHERBY, John	4mnths				Herefordshire
Sheepsty Gate Ullingswick					
SMITH, William	71	Ag. Lab			Herefordshire
Lowdy Hall					
WILLIAMS, Richard	44	Farmer			Herefordshire
BARNETT, Sarah	22	F. Servant			Herefordshire
HARUNTON, Sarah	7				Herefordshire
PROSER, Joseph	20	Ag.Lab.			Herefordshire
MORGAN, Joseph	15	Ag. Lab.			Herefordshire
MASON, Elizabeth	14	F. Servant			Herefordshire
4.2.2 1851 Census					
Little Hope Ullingswick					
SERRELL, Henry	Head	39	Blacksmith		Holmer, Herefordshire
SERRELL, Maria	Wife	48			Stanford Bishop, Herefordshire
SERRELL, Henry	Son	17	Blacksmith (working with father)		Marden, Hrfds.
SERRELL, Alfred	Son	14	Scholar		Little Cowarne, Herefordshire
SERRELL, Steven E	Son	6	Scholar		Ullingswick, Herefordshire
SERRELL, Allin	Son	1			Ullingswick, Herefordshire
SERRELL, Eliza	Daugh.	11			Ocle Pitchard, Herefordshire
SERRELL, Metiann	Daugh.	9			Ocle Pitchard, Herefordshire
Upper Hope Felton					
OLIVER, John	Head	Widwer 51	Farm Labourer		Felton, Herefordshire
OLIVER, Ann	Daughter	21	Labourers Daugh		Felton, Herefordshire
OLIVER, Mary	Daughter	14	Labourers Daugh		Bodenham, Herefordshire
Lower Hope Felton					
JONES, James	Head	58	Farmer (of 346 Acres Employing 12 Labourers)		
			Eye, Hrfds.		
JONES, Mary Jane	Wife	49	Farmers Wife		Atherton, Isle of Wight
JONES, James	Son	17	Farmers Son		Grimley, Worcestershire
JONES, John	Son	14	Farmers Son		Hallow, Worcestershire
SANDERS, Ann	Servant	34	House Servant		Clifford, Herefordshire
EVANS, Elizabeth	Servant	29	House Servant		Clifford, Herefordshire
TAYLOR, Joseph	Servant	22	Farm Servant		Bullingham, Herefordshire
MASON, Thomas	Servant	15	Farm Labourer		Felton, Herefordshire
ROCK, John	Servant	10	Farm Labourer		Westhide, Herefordshire
One Uninhabited House					
New House Ullingswick					

PITT, Henry	Head	39	Day Labourer	Felton, Herefordshire
PITT, Margrett	Wife	43		Bodenham, Herefordshire
PITT, Henry	Son	5		Felton, Herefordshire

POWELL, John	Head	41	Boot & Shoe Maker	Marden, Herefordshire
POWELL, Ann	Wife	40	Boot & Shoe Maker	Felton, Herefordshire
POWELL, William	Son	18	Day Labourer	Felton, Herefordshire
POWELL, Henry	Son	5		Ullingswick, Herefordshire
POWELL, Jane	Daugh	20		Felton, Herefordshire
POWELL, Mary	Daugh	15		Yarkel, Herefordshire
POWELL, Susanna	Daugh	11		Ocle, Herefordshire
POWELL, Emma	Daugh	9		Ullingswick, Herefordshire
POWELL, Harriet	Daugh	2		Ullingswick, Herefordshire

SKERRETT, John	Head	35	Day Labourer	Felton, Herefordshire
Lowdy Hall Ullingswick				
WILLIAMS, Richard	Head	56	Farmer Of 165 Acres Employing 1 Lab. & A Boy	Kilpeck, Herefs.
WILLIAMS, Sarah	Wife	61		Upper Bullingham, Herefordshire
WILLIAMS, Phillip	Servant	55	Farmers Waggoner	Kilpeck, Herefordshire
GREEN, James	Servant	17	Farmers Cowman	Ullingswick, Herefordshire
SMITH, William	Servant	16	Farmers Boy	Lugwardine, Herefordshire
NEWMAN, Elizabeth	Visitor	29		Bodenham, Herefordshire
PARKER, Elizabeth	Visitor	4		Pencombe, Herefordshire
MATTHEWS, Sarah	Daugh	33	Farmers Widow	Peterchurch, Herefordshire
MATTHEWS, Charles	5			Moccas, Herefordshire
MATTHEWS, Emma	4			Moccas, Herefordshire

1860 The existence of a printed estate plan for the Lower Hope Estate dated 1860 is suggestive that the Estate may have been put on the market circa 1860, but no accompanying sale catalogue, or evidence of change of ownership has been traced. The total change of residents does however suggest a change of ownership

4.2.3 1861 Census

Little Hope Ullingswick				
BARNETT, Richard	Head	37	Coach Builder Employing 2 Men	Fownhope, Herefordshire
BARNETT, Charlotte	Wife	30	Dressmaker	Ullingswick, Herefordshire
BARNETT, Emily E	Daugh	7	Scholar	Birmingham
BARNETT, Mary J	Daugh	5	Scholar	Malvern Link, Worcestershire
BARNETT, Richard E	Son	0		Ullingswick, Herefordshire

SYMMONDS, Edwin	Head	27	Agricultural Machine Smith	Ullingswick, Herefs.
SYMMONDS, Caroline	Wife	28		Handsworth, Staffordshire
SYMMONDS, Arthur E	Son	5	Scholar	Birmingham
SYMMONDS, Catherine M	Daugh	2		Birmingham
SYMMONDS, William H	Son	1		Ullingswick, Herefordshire
SYMMONDS, George	Brother	21	Blacksmith	Ullingswick, Herefordshire
HIRONS, William	Servant	20	Blacksmith	Worcester
Harp Cottage Little Hope Ullingswick				
WENT, Nathaniel	Head	49	Agricultural Lab.	Bodenham, Herefordshire
VAUGHN, Thomas	Boarder	22	Agricultural Lab.	Clayhanger, Herefordshire
Lower Hope Farm Felton				
BAKER, Thomas	Head	62	Farmer Of 376 Acres Employing 8 Men 1 Boy	Pencombe, Herefordshire
BAKER, Mary Ann	Wife	43		Docklow, Herefordshire
BAKER, Thomas James	Son	19	Farmers Son	Pencombe, Herefordshire
BAKER, Mary Elizabeth	Daugh	17	Farmers Daugh	Pencombe, Herefords.
BAKER, Helen	Daugh	15	Farmers Daugh	Pencombe, Herefordshire
BAKER, Hannah	Daugh	14	Scholar	Pencombe, Herefordshire

BAKER, Fanny	Daugh	12	Scholar	Pencombe, Herefordshire
BAKER, Alfred Richard	Son	8	Scholar	Pencombe, Herefordshire
BAKER, Anne Galliers	Daugh	1		Felton, Herefordshire
BAKER, Alice Letitia	Daugh	1		Felton, Herefordshire
JAMES, Mary Jane Buckler	Gdaughter	21	Governess	Bridge Sollers, Herefordshire
MILLICHAMP, Martha	Servant	23	Domestic Servant	Tenbury, Worcestershire
MASON, Thomas	Servant	22	Carter	Bodenham, Herefordshire
PITT, Henry	Servant	15	Carters Boy	Felton, Herefordshire
Ullingswick				
POWELL, Ann	Head	49	Agricultural Lab.	Felton, Herefordshire
POWELL, Harriett	Daugh	11	Scholar	Ullingswick, Herefordshire
POWELL, Susana	Gdaugh.	4		Ullingswick, Herefordshire
Little Field Ullingswick				
WOOD, Richard	Head	36	Agricultural Lab.	Bishop Frome, Herefordshire
WOOD, Mary	Wife	33	Agricultural Lab.	Bodenham, Herefordshire
WOOD, Mary Ann	Daugh	5		Ullingswick, Herefordshire
WOOD, Richard	Son	3		Ullingswick, Herefordshire
WOOD, Eliza	Daugh	10mnths		Ullingswick, Herefordshire
Little Field Ullingswick				
PITT, Henry	Head	50	Day Labourer	Felton, Herefordshire
PITT, Margrett	Wife	57		Bodenham, Herefordshire
MASON, Thomas	Boarder	8	Scholar	Bromyard, Herefordshire

Nb in 1867-77 Littlebury's Directory William Taylor Farmer and hopgrower was listed as farmer of Lower Hope, but resident at Showle Court Ledbury

4.2.4 1871 Census

Ullingswick

Lower Hope Lane Ullingswick

EDWARDS, Thomas	Head	36	Agricultural Lab.	St Johns, Worcester
EDWARDS, Wilbur?	Wife	30		Bedwelstry, Wales
EDWARDS, Thomas	Son	4		Dinedor Herefordshire
EDWARDS, Edward	Son	1		Dinedor Herefordshire

Lower Hope Ullingswick

PITT, Henry	Head	65	Agricultural Lab.	Felton, Herefordshire
PITT, Margaret	Wife	60		Felton, Herefordshire

Lower Hope Felton

BENNETT, William	Head	40	Farm Bailiff	Pembridge, Herefordshire
BENNETT, Jane	Daugh	12	Scholar	Woolhope, Herefordshire
BENNETT, Emily	Daugh	9	Scholar	Woolhope, Herefordshire
BENNETT, William	Son	6	Scholar	Felton, Herefordshire
BENNETT, Mary	Sister	42	Housekeeper	Pembridge, Herefordshire

AMISS, John	Head	35	Farm Labourer	Thornbury, Herefordshire
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Lower Hope, Felton

ROGERS, Thomas	Head	76	Farmer of 373 acres employing 3 men 3 women	
Prestiegne, Radnorshire				
ROGERS, Elizabeth	Wife	51		Little Brampton, Herefordshire
ROGERS, John Trailor	Son	26	Farmer's son	Kinnersley, Herefordshire
ROGERS, Jane	Daugh	24		Little Brampton, Herefordshire
ROGERS, William	Son	21		Hereford, Herefordshire
LEWIS, Mary	Servant	50		Dorstone, Herefordshire
PITT, Henry	Servant	23		Felton, Herefordshire
MASON, Thomas	Servant	19		Ullingswick, Herefordshire
SEABORNE, Charles	Servant	18		Canon Pyon, Herefordshire
Upper Hope, Blacksmiths Shop, Felton				
SIRRELL, Henry	Head	58	Blacksmith	Holmer, Herefordshire
SIRRELL, Letitia	Wife	57		Bodenham, Herefordshire

DERRY, Mary	Granddaughter	15		Much Cowarne, Herefordshire
TAYLOR, John	Servant	22		Winslow, Herefordshire

4.2.5 1881 Census

Lowdy Hall, Ullingswick

WILKINS, John Head 42 Farmer Of 172 Acres Employing 2 Men Bishops Frome, Herefordshire

WILKINS, Moses Son 19 Farmer Son Withington, Herefordshire

WILKINS, Jane A Daughter 13 FarmersDaughterUllingswick, Herefordshire

WILKINS, Eliza F Daughter 11 Scholar Ullingswick, Herefordshire

Lower Hope Lane, Ullingswick

PITT, Henry Head 69 Farm Labourer Felton, Herfs.

PITT, Margaret Wife 78 Farm Labourers Wife Felton, Herefordshire

PITT, Henry Son 35 Farm Labourer Felton, Herefordshire

MASON, Thomas Boarder 30 Farm Labourer Felton, Herefordshire

SUNDERLAND, Jane Boarder 9 Scholar Felton, Herefordshire

Lower Hope Felton**BENNETT, William Head Widower 40 Farm Bailiff Pembridge, Herfs.****BENNETT, Jane Daugh 12 Scholar Woolhope, Herefordshire****BENNETT, Emily Daugh 9 Scholar Woolhope, Herefordshire****BENNETT, William Son 6 Scholar Felton, Herfs.****BENNETT, Mary Sister 42 Housekeeper Pembridge, Herfs.****AMISS, John Head 35 Farm Labourer Thornbury, Herefordshire**

Nb: On March 24th 1884 that part of Felton containing Lower Hope was transferred by a boundary change from the parish of Felton to the parish of Ullingswick

4.2.6 Census 1891

Stone house Lower Hope Ullingswick

ROLLINGS, Elizabeth HeadWidow 70 Living On Her Own Means Preston Wynne, Herfs.

ROLLINGS, Agnes Daugh 27 Ullingswick, Herefordshire

ROLLINGS, Albert Grandson 9 Ullingswick, Herefordshire

ROLLINGS, Alice GDaugh 6 Ullingswick, Herefordshire

4.2.7 1891 Lower Hope Ullingswick

JONES, John Head 49 Farmer Lower Sapey, Worcestershire**JONES, Mary Wife 42 Wolverlow, Herefordshire****JONES, Percy J Son 4 Martley, Worcestershire****JONES, Edward R Son 2 Martley, Worcestershire****JONES, Edith M Daugh 0 Felton, Herefordshire****COOPER, MaryNiece 22 Hanley William, Worcestershire****COOPER, Susannah Niece 16 Hanley William, Worcestershire****COOPER, Elizabeth Niece 14 Hanley William, Worcestershire****COOPER, Florence Niece 11 Clifton on Teme, Worcestershire****DAVIES, Mary J Servant 18 Domestic Servant Upper Sapey, Herefordshire****MORRIS, Samuel Head 39 Agricultural Labourer Martley, Worcestershire****BARNSLY, Mary A Serv. 38 Domestic Servant Dudley, Worcestershire**

4.2.8 1901 Census

Lower Hope

BUTTS, Rose E Head 54 Hanley Castle, Worcestershire

SIRRELL, Janet R E Daugh 26 Castle Moreton, Worcestershire

SIRRELL, George E Son 19 Bricklayer Felton, Herefordshire

SIRRELL, Samuel W Son 16 Bricklayers Labourer Felton, Herefordshire

SIRRELL, Arthur Son 15 Waggoner Boy On Farm Felton, Herefordshire

BUTTS, Laura F Daugh 11 Felton, Herefordshire

Lower Hope

MASON, Thomas Head 50 Agricultural Lab. Ullingswick, Herefordshire

PAYNER, Mary Boarder Widow 60 Workwoman On Farm Ullingswick, Herfs.

Lower Hope Farm**LEAKE, William H Head 35 Farmer Kingsland, Herefordshire**

LEAKE, Elizabeth A	Wife	27		Pensax, Worcestershire
LEAKE, Kathleen M	Daughter	0		Ullingswick, Herefordshire
GRIFFITHS, Iver H	Farm Student	18	Farm Student	Chatham, Kent
STRINGLER, Ellen	Servant	22	Cook Domestic	Much Wenlock, Shrops.
HILL, Emily	Servant	20	Nurse Domestic	Sillington, Herefordshire
Lower Hope Bank Ullingswick				
THOMAS, James	Head	50	Agricultural Labourer	Michaelchurch, Herefordshire
THOMAS, Ellen	Wife	48		Woodside, Worcestershire
BUCKNAL, Thomas			Grandson 7	Ullingswick, Herefordshire

BAKER, Samuel	Head	32	Agricultural Labourer	Marden, Herefordshire
BAKER, Sarah	Wife	30		Pencombe, Herefordshire
BAKER, Samuel G	Son	3		Ullingswick, Herefordshire
BAKER, Lizzie	Daugh	1		Ullingswick, Herefordshire
BAKER, Beatrice	Daugh	0		Ullingswick, Herefordshire

4.2.9 1911 Census

Lower Hope Ullingswick

BUTTS, George	Head	50	Labourer On Farm	Newnham Worcester
BUTTS, Rose Ellen	Wife	60		Hanley Castle, Worcester
SIRRELL, Gertrude Ada	Stepdaugh.	31		Felton, Hereford
SIRRELL, Arthur	Stepson	25	Cowman On Farm	Felton, Herefordshire
BEACHER, George	Nephew	12	School	London
PUGH, James	Visitor	Widower 63	Labourer On Farm	Ullingswick, Herefordshire

Lower Hope Ullingswick

LEAKE, William Henry	Head	45	Farmer & Hop Grower	Kingsland Herefs.
LEAKE, Elizabeth Ann	Wife	37		Pensax Worcestershire
JOHNSON, Mary	Lady Help	30		Hallow Worcestershire
LEAKE, Kenneth	Son	2		Felton Herefordshire
LEAKE, Charles	Son	4 Mnths		Felton Herefordshire
Lower Hope Bank				
PROSSER, William George	Head	68	Labourer Farm	Grossmont Monmouthshire
PROSSER, Emma	Wife	62	Charwoman	Aston Birmingham Warwickshire
Lower Hopes Bank, Ullingswick				
ROGERS, Ellen	Head	37	Charwoman	Little Cowarne Herefordshire
ROGERS, Eliza Jane	Daugh	13	School	Pencombe Herefordshire
ROGERS, Mary Ann	Daugh	7	School	Pencombe Herefordshire

- 4.2.10 Later Census data is not yet available, but some information may be gleaned from the local Trades Directories Jakeman and Carver's Herefordshire Directory of 1914, and Kelly's of 1917 list "LEAKE, William Henry, Farmer, Lower Hope". Leake does not appear after this date, but a search of BMD indexes revealed that a William H Leake died at Hereford aged 92 in 1959. Kelly's Herefordshire Directory of 1922 and that of 1929 both list "WRIGHT, Veall, Farm Manager to Messers Earnshaw & Place, Lower Hope" In 1932 (20th Dec.) Lower Hope Farm was sold to Neston Dana Ord Capper, who was then a young man of 21 (born 13 Aug 1911 St Weonards, Ross, Herefordshire.). It is apparent that he came from either a moneyed family background, or had inherited sufficient capital to purchase the farm. Neston Capper appears as "CAPPER, Neston, Farmer, Lower Hope, Tel. Burley Gate 18" in Kellys Herefordshire Directory 1934 through to the last available Directory (Kelly's 1941). Neston D O Capper owned the property until an auction sale at the Green Dragon, Hereford 29th June 1984. Capper died in 1991 at Ross. The 1984 sale particulars also relate the dates and vendors of parcels aof land and properties added to the Lower Hope Estate between 1932 and 1984.

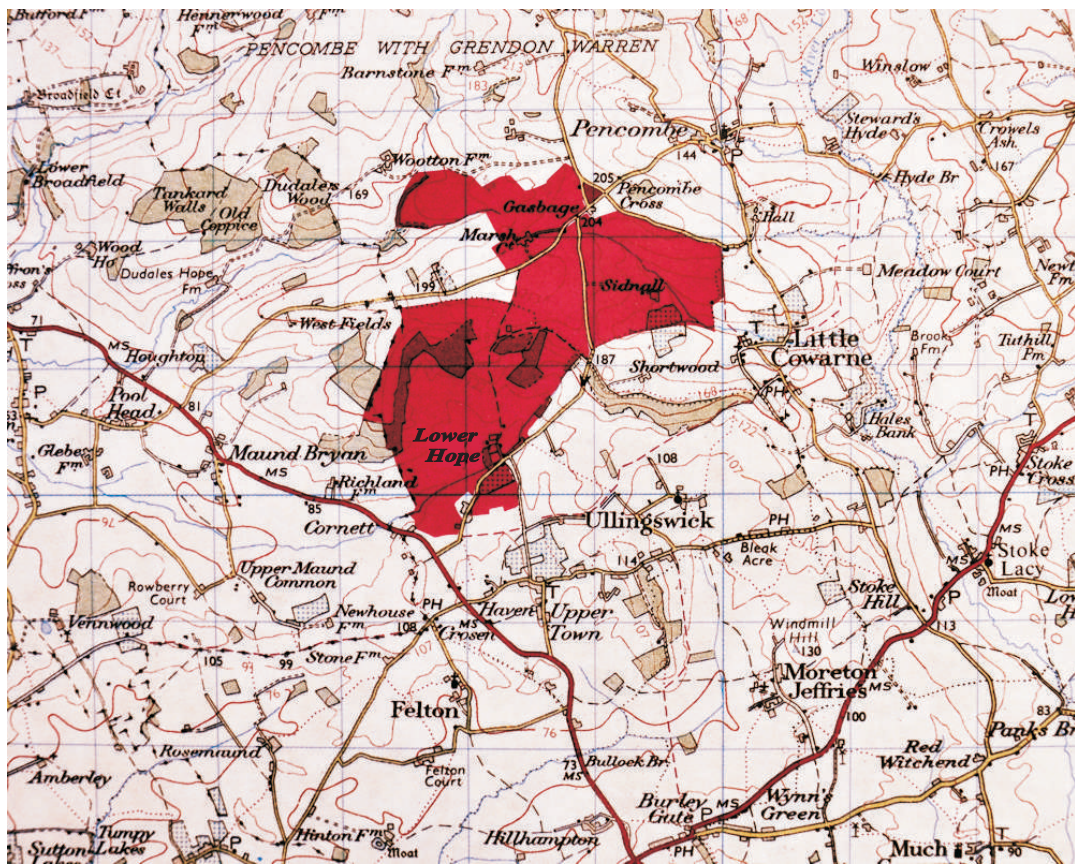
5 Cartographic evidence

- 5.1 In the absence of available estate papers the development of the farmstead may best be traced through the cartographic record. The 1842 Tithe Awards plan appears to be the earliest detailed plan of the farmstead available in the public domain. This plan shows the core of the 19th C farmstead already developed, with a farmyard located to the east of the house, with agricultural

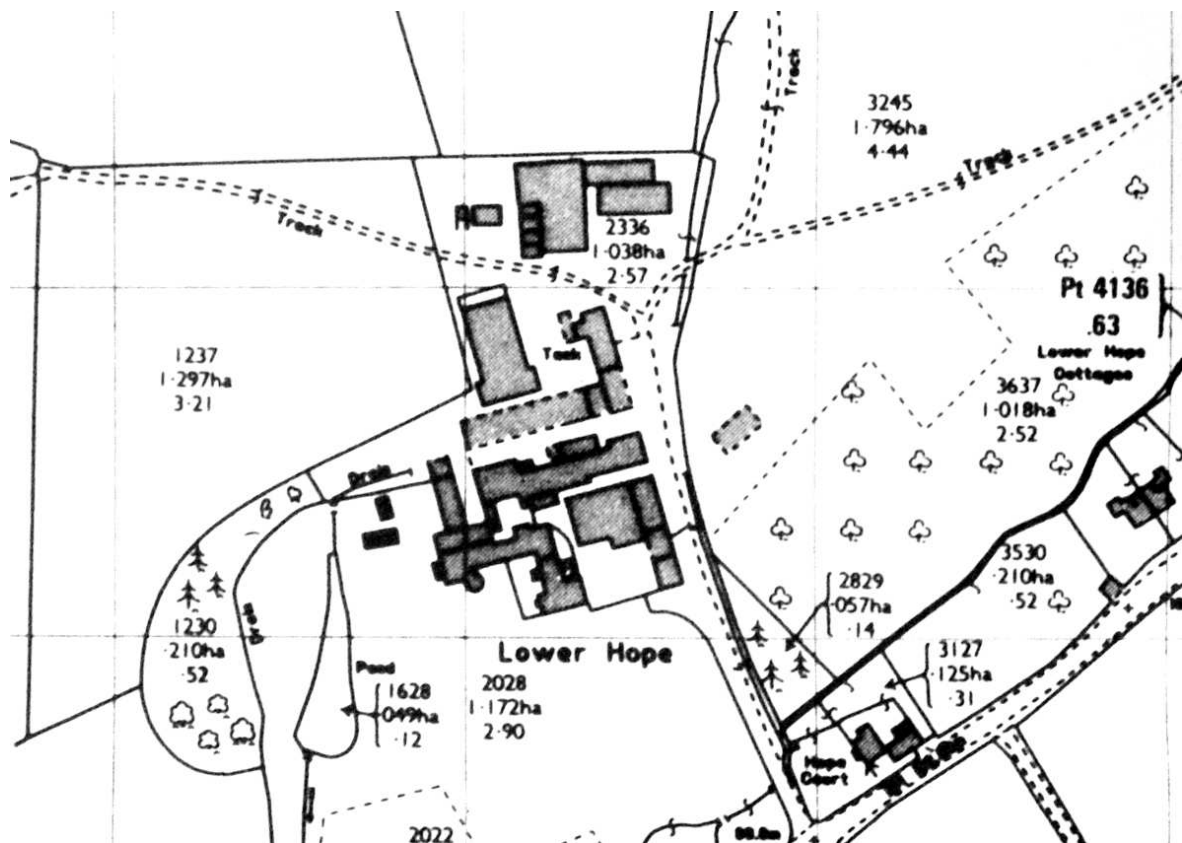
ranges to the NE, E and SE, the fourth side being largely occupied by the farmhouse itself. The 1842 plan shows these ranges as having fairly regular rectangular outlines, but later plans show these ranges to have developed, apparently by the rebuilding on wider footprints than the 1840s buildings. The general layout is typical of many 18th C – early 19th C farmyards, and the mid 19th C enlarging of sections of the buildings is representative of the major improvements in agricultural practice at this period. By the 1860s the SE building range seems to have disappeared – and the eastern building range possibly had been rebuilt, though no great reliance can be made on the fine detail of such small scale cartographic representations. The present buildings to the E and NE of the old farmyard retain the 1860s foot print. By the 1880s building ranges were developed to the north of the original farmyard, and these were expanded further with an additional E-W range by 1902. The subsequent development of the modern buildings has not been traced, and the majority of the modern farm buildings lie to the north of the original farmyard area. The farmstead as it stands is the product of around 250 years of changing agricultural practice, but the core of the farm appears to be a late 18th or early 19th C planned farmyard. Prior to this it is likely that there were fewer, and more dispersed, buildings.

6 Conclusions

There appears to be comparatively little information about the early history of Lower Hope in the public domain, but the existence of medieval references points to the farm being a significant and principal local landholding probably from the 13th C onwards. The presence of reportedly medieval fabric within the farmhouse indicates that the present farmstead occupies the same location as its medieval forerunner. It would appear likely that the farm became part of a wider farming estate fairly early in its history, and therefore suffered the benign neglect and lack of investment that was typical of tenanted farms of the period. Later phases of investment (perhaps on changes of ownership) appear to have occurred in the late 17th C, the late 18th C and again in the late 19th C. A further stage of investment seems to have resulted from the estate being sold to a resident farmer in the early 20th C, and subsequent farmers have all been owner occupiers with an interest in investing in the property. In terms of building heritage the investment in modernising and altering the farmstead has been somewhat detrimental, but this is always a factor balanced by the better standards of maintenance prompted by a building in use as compared to one less altered but disused and poorly maintained. The present farmstead and farmhouse are both a palimpsest of multiple periods of construction and this actually adds to their charm and interest.



Location of Lower Hope: estate boundaries marked as extant in 1984



Detail plan of study area

Figure 1: Location of Lower Hope

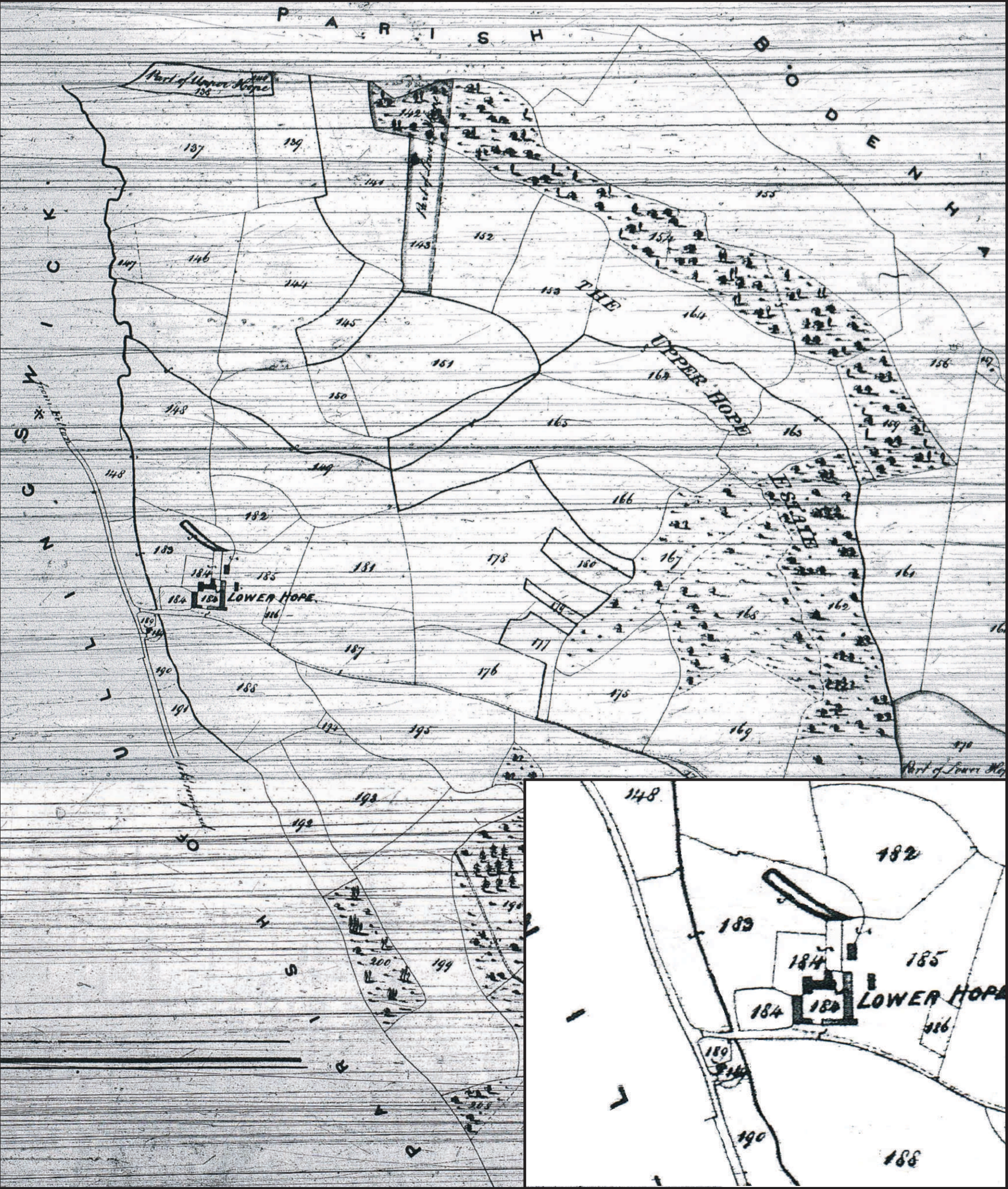


Figure 2: Extract from Felton Tithe Awards map (1842) showing Lower Hope (poor quality microfilm version only in HRO - inset detail of buildings has been digitally cleaned for clarity). For key to field names see Figure 3.

Owner John Maund Esq, Occupier Thomas Morris	
Lower Hope	
137	Old Mill (part of) - grass
139	Old Mill (part of) - arable
143	Part of Hither Coppyfield - arable
144	Cowleasow (part of) - grass
146	Cowleasow Hopyard - hops
147	In Cowleasow - grass
148	Cheese Bridge meadow- grass
149	Broadmarsh - grass
150	Broadmarsh Orchard - grass orchard
151	The Twelve acres - arable
170	Croft Woodsend - arable
172	Lower Hopeswood - gorse
176	Part of Old Peartree Orchard - arable
178	Part of Court Field - arable
181	The eight acres - arable
182	Part of the Ryegrass - grass
183	Home Orchard - grass
184	Lower Hope House, fold, buildings, garden etc
185	Other part of the Ryegrass - grass
186	Rickyard enclosed from the Ryegrass
187	The six acres -arable
188	Ryegrass Redstreak Orchard and part of Lower ?Tyne Green Orchard- grass
192	Lower ?Tyne Green Orchard - grass orchard
193	Tyne Green Hopyard - arable orchard
194	Nursery
195	Plough Hopyard - grass orchard
196	Witchwall Knap - arable
197	Knockwood Walls - wood
198	Tyne Green Knowl - wood
199	Tyne Green Field- arable
200	Tyne Green Orles - orles
201	Part of Tyne Green Wood - gorses
203	Rough at bottom - rough
204	Builds Cottage, garden and pleck - grass - under let to John Cooke
206	Part of Tyne Green Wood - grass
207	Part of Tyne Green Wood - arable
208	Rough in Tyne Green Wood - rough
142	Part of Coombsall Wood (owner John Maund; in hand)
Owner Jonh Maund Esq, Occupier Thomas Morris	
Upper Hope	
138	In old mill and part of it - grass
140	In tillage as part of old mil- arable
141	Pigbury bank- arable
145	Duckmill pleck in Cowleasow - grass
152	Part of Hither Coppy field - arable
153	Far Coppy field - arable
155	Quarry Hill - arable
156	Part of Upper Hopeswood - arable
157	Cottage and garden
158	Part of Upper Hopeswood - arable
160	Part of Upper Hopeswood - arable
161	The Leys - arable
162	Flypoles - wood
163	Part of Spout Orchard and ...yard - grass
164	Baynham’s rough& broadmeadow - grass
165	Bridgemeanow, young orchard and carpenter’s close - grass
166	Upper Hope Ryegrass - grass
167	Little Chapels - rough pasture
168	Part of the Harps - arable
171	Old Hill pasture - grass
173	Bank on Lower Hopeswood - grass
174	Bank in Witchwall Knapp
175	Gr....idon Croft - arable
177	Part of old pasture orchard- arable
179	Part of Court Field- arable
180	Part of Court Field - arable
205	The Ten acres - arable
Owner Thomas Morris (in hand)	
189	Cottage and garden
190	Orchard - grass orchard
191	Orchard - grass orchard
Owner Elizabeth Meyrick (in hand)	
219	Cottage and garden and orchad
Owner Hannah Oliver (in hand)	
121	Enclosure -grass
122	Cottage and garden

Figure 3: Tithe Apportionments for Upper and Lower Hope, Felton 1842 - for location see previous Figure

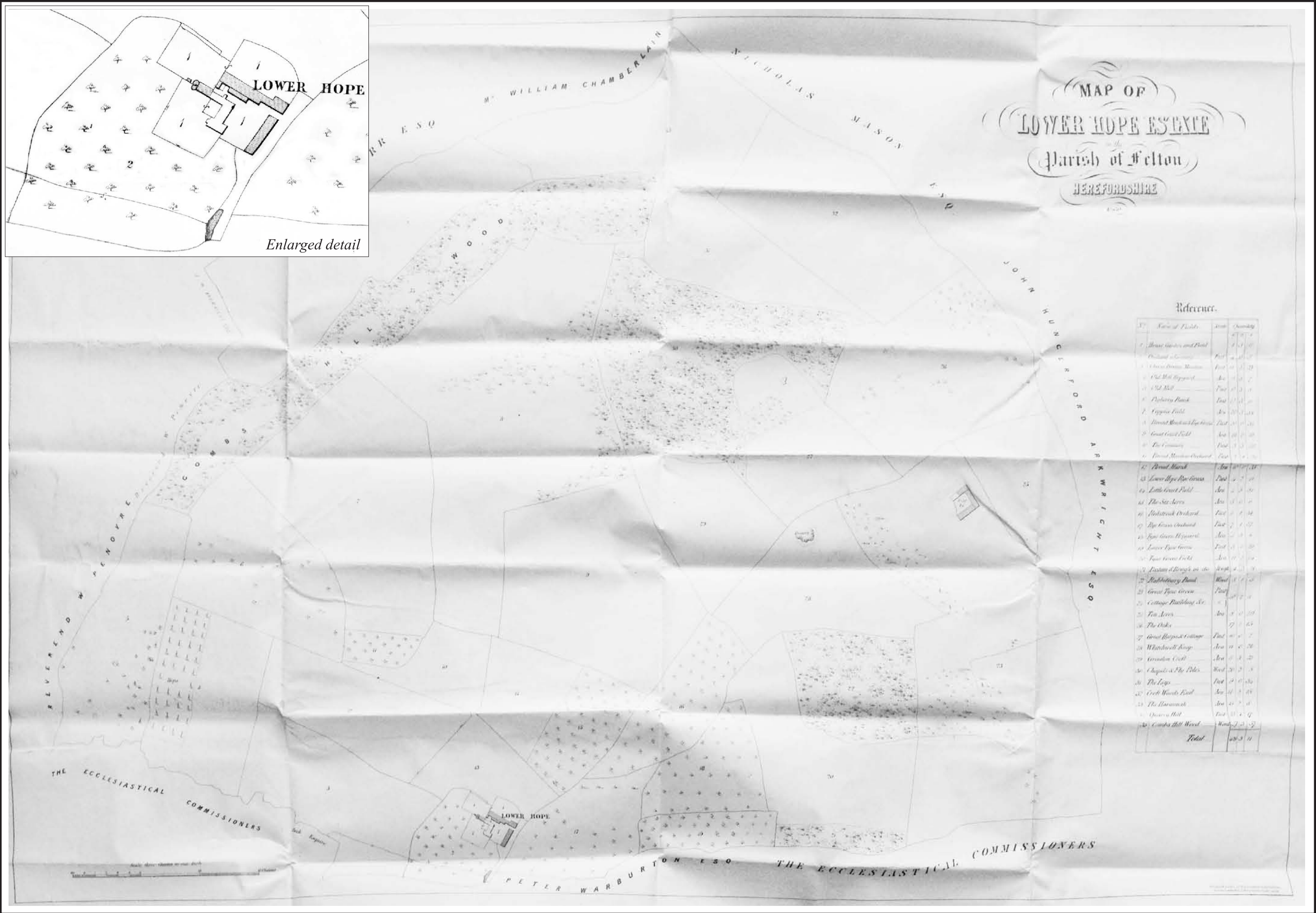


Figure 4: Lower Hope Estate plan 1860

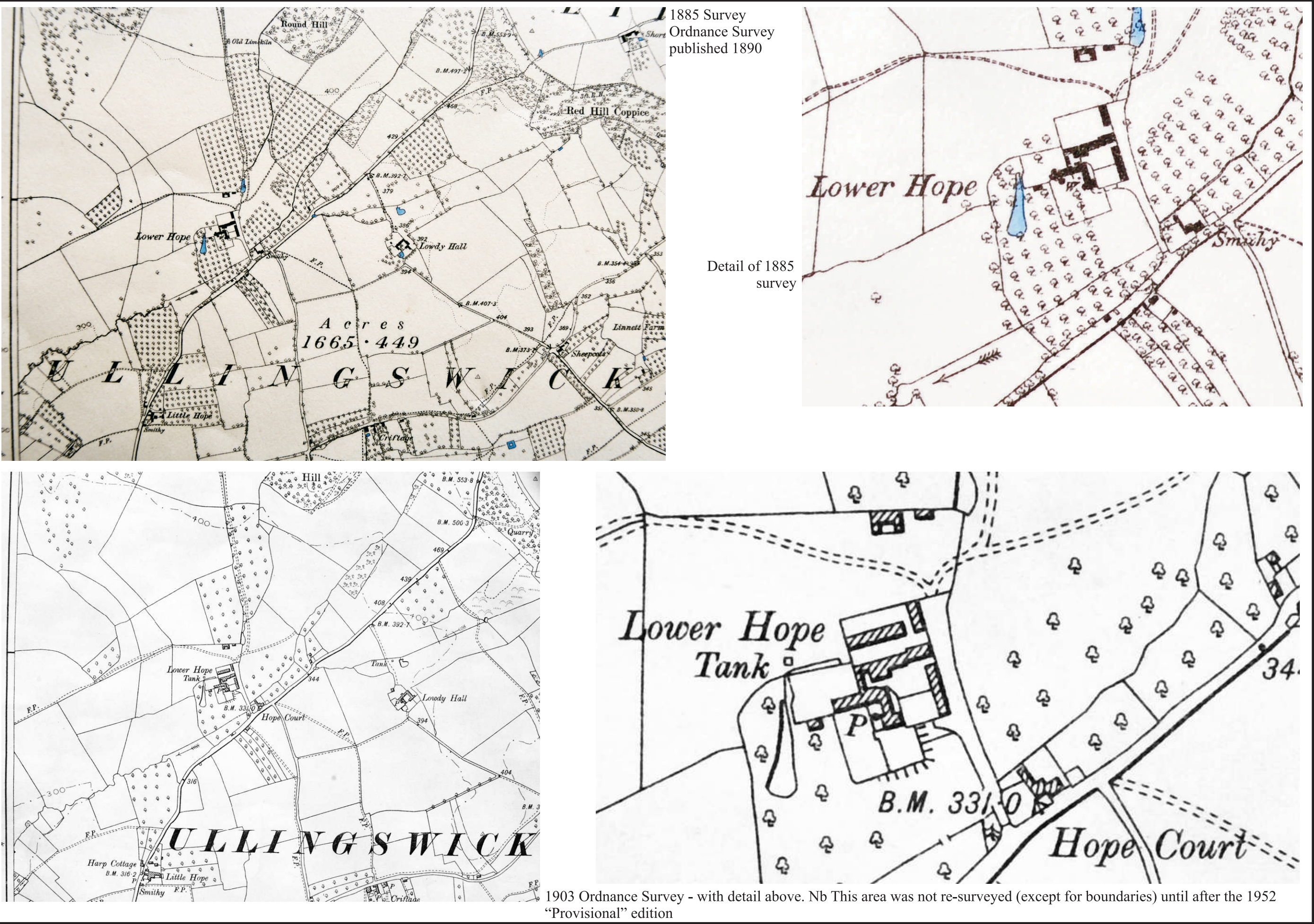


Figure 5: Ordnance Survey 6” - mile mapping of Lower Hope - nb extracts not to common scale



Figure 6: Development of Lower Hope during the 19th Century based on cartographic sources (overlaid on traced OS mapping of the 1970s)



View from South



View from SW



View from NE

Figure 7: Lower Hope (photographed circa 1984)