

Brunton House

Chronological Notes: Elements of the history so far uncovered
Work is still in progress; the symbol → means this is a priority search area

1716	<u>1 Dec.</u> Richard Clapham transferred a house and lands to his son, Francis. Other than that they are in Lawkland with Feizor the details are not yet known.
1717	<u>13 June.</u> Richard Clapham attended the Manor Court to surrender to his son, Francis Clapham, “one mansion or dwellinghouse and several lands and premises within this Manor which were granted and conveyed .. by deed poll bearing date the first day of December Anno Dom 1716..”. “We find Francis Clapham tenant by deed .. under yearly Customary Rent of sixteen shillings and three pence..”
1722	<p><u>7(?) May.</u> The Lawkland Manor Court record shows: “We find Francis Clapham Tenant by descent from Richard Clapham his father unto one parcell of arable or meadow Ground near Brunting Yeate within this Manor under the Antient Customary Yearly Rent of 0s 2d finable to the Lord of the said Manor”.</p> <p><u>1(?) Nov.</u> From the same source: “To this Court came Francis Clapham a Customary Tenant within this Manor in his own proper person and in open Court before the Steward and jury did Surrender and yeild up unto Thomas Knight all his Estate right Title and Interest of in and unto one parcell of arable meadow ground lying near Brunton Yate within this Manor To have and to hold the same unto Thomas Knight his Heirs Children and Assigns for ever according to the Custom of the said Manor yielding and paying unto the Lord of the said Manor his Heirs and assigns the antient yearly Customary Rent of Two pence being finable and all other fines rents boons suits and services open proclamation being made and no person forbidding the same the said Thomas Knight is admitted Tenant according to the Custome of the said Manor”</p> <p>And: “We find Thomas Knight Tenant by surrender from Francis Clapham of the yearly rent of two pence finable Antient rent belonging Lawkland.”</p>
1729	<u>? Nov.</u> We find William Knight tenant by descent from his father Thomas Knight deceased under the yearly Rent of Two pence to the said Lord of this Manor
1740	<u>20 Nov.</u> “We find Thomas Knight tenant by Descent from his late Father William Knight of the ancient yearly rent of two pence.”
1741	<u>16th March.</u> “By indenture, Thomas Knight surrendered up a mansion or dwelling house and other lands to Robert Lawson under payment of the ancient rent of two pence and performance of the usual and accustomed dues, duties suits and services.”
1743	<u>3 June.</u> Admittance of Robert Lawson at the Court of the Manor of Lawkland with Feizor.
1753	<u>19 July.</u> Trustees of Keighley to Kendal Turnpike decided to develop the route along Brunton Road as the turnpike.

1754	<p><u>1st May.</u> “By indenture Robert Lawson did surrender and yield up to Mr Thomas Carr one messuage and two gardens known by the name of Brunton House under the yearly ancient rent of two pence and other customary dues and services.” This is the first reference to show Brunton House by name, but the ancient rent of two pence is unusual and it suggests that all the entries above relate to the same property.→</p> <p><u>12 June.</u> Admittance of Thomas Carr</p>
1756	<p><u>7 December.</u> It was reported that a dispute over the cattle gaits on Brunton Pasture was resolved by an arbitration award of this date, leading to enclosure.→</p>
1758	<p><u>8th January.</u> By indenture, Thomas Carr took two beast gates upon Brunton from Robert Stackhouse under ancient rent of seven pence.</p>
1761	<p><u>19th June.</u> Thomas Carr had gone bankrupt. Richard Foster, Henry Waddington, and Thomas Hall, appointed by the Court of Chancery, are found tenants of Brunton House and two beast gates on Brunton Pasture, upon ancient rent of 9d. Foster Waddington and Hall make regular appearances in the Manor Court records as attorneys and jurors over a number of years.</p>
1762	<p><u>25 May.</u> By tripartite indenture of bargain and sale, enrolled in ‘His Majesties High Court of Chancery’, between: Richard Foster, Henry Waddington, and Thomas Hall; Thomas Carr; John Clapham. Foster, Waddington and Hall implemented the sale from Thomas Carr to John Clapham.</p>
1763	<p><u>22 February.</u> The Manor Court was shown as being held at Brunton House. Prior to this entry the location of the court had merely showed “.. in and for the said Manor..”. The Lawkland with Feizor Manor Courts were held at Brunton House until 12th June 1794; from 8th May 1795 they were held at Lawkland Hall for a time and later in different places.</p>
1764	<p><u>7th July.</u> Indenture from John Clapham to Thomas Clapham his son, details not yet known. →</p>
1768	<p><u>9th June.</u> Richard Clapham of Feizor found tenant by descent from his father Thomas Clapham.</p> <p><u>28th June.</u> ‘By indenture from Richard Clapham to Columbus Ingleby one close or inclosure of pasture commonly called or known by the name of Yowber, otherwise Brunton Close’, of about 3 acres.</p>
1770	<p><u>30th July.</u> Indenture between John Clapham and Thomas Clapham his son. The purpose of this too is not yet known. →</p>
1777	<p><u>28th August.</u> By indenture, Yowber otherwise known as Brunton Close was passed from Columbus Ingleby to Hugh Howarth.</p>
1787	<p>Brunton House features on John Carey’s map of the West Riding.</p>

1792	It was found that the gradient of Brunton Road at Rawlinshaw was too steep, and an alternate route along the foot of the scar and up Cave Ha' was chosen.
1821	<u>14th June</u> . Manor Court records the death of Thomas Clapham. Thomas Maudsley and John Nicholson admitted tenants by indenture dated 9th January 1821 from Thomas Clapham late of Feizor, yeoman.
1822	<p><u>30th May</u>. Manor Court records the death of Richard Clapham and finds George Clapham tenant as heir at law of his father Richard Clapham.</p> <p><u>30th May</u>. Indenture between:</p> <p style="padding-left: 40px;">Thomas Maudsley of Rome, Giggleswick, Gentleman, John Nicholson of Sandy Lands House, Clapham, carpenter, devisees of Thomas Clapham late of Feizor, deceased,</p> <p style="padding-left: 40px;">George Clapham of Hornby grazier, only son and heir of Richard Clapham late of Austwick yeoman</p> <p style="padding-left: 40px;">John Clapham of Wood Gill, Clapham, yeoman</p> <p style="padding-left: 40px;">Thomas Carr of Brunton House, yeoman (who was then about 61 years old)</p> <p>This indenture sorts out the muddle of an un-documented earlier sale of Youbers Croft and conveys it and Brunton House to Thomas Carr. He paid £78 10s 0d for the house and oth crofts. The yearly customary rent for Brunton House, Brunton Croft and Youbers Croft is shown as "two pence half penny ancient rent and three farthings new rent", though how this was arrived at is unclear. →</p>
1823	<u>22nd May</u> . Thomas Carr's Admittance. It is written on the reverse face of the indenture of 30th May 1822.
1831	<p><u>8th January</u>. Indenture between:</p> <p style="padding-left: 40px;">Thomas Carr of Brunton House, yeoman</p> <p style="padding-left: 40px;">George Dudgeon of Settle, Gentleman</p> <p style="padding-left: 40px;">William Carr of Mealing Scale in the parish of Clapham, yeoman</p> <p>Conveyance of Brunton House to Messrs Dudgeon and Carr to the use of Thomas Carr's will.</p> <p>George Dudgeon and William Carr were never admitted tenants of Brunton House.</p>
1841	<u>6th June</u> Census shows Brunton House to be occupied by Thomas Carr aged 80 and Susan (she was Susannah elsewhere) his wife aged 65, both born within the county. This census showed that Settle was in the Wapentake of Staincliff and Ewcross (West Division).
1847	<p>Three copies of a Tithe Map were prepared for: the Tithe Commission, the Parish Church, the diocese. See also 1862.</p> <p><u>21st December</u>. Thomas Carr died</p>

1848	<u>15th June.</u> Admittance of John Carr of Lawkland, farmer and Robert Brown of Austwick, schoolmaster as devisees in trust under the will of Thomas Carr. They may be the trustees of George Dudgeon and William Carr. →
1851	<u>30th March.</u> Census record shows Brunton House occupied by Agnes Cragg her 6 children and a lodger, William Hargreaves a butchers man. <u>11th December.</u> Susannah Carr died
1852	Undated (early January?): Conditions of sale by auction at the Cock Inn, Austwick, home of Robert Camm. Thomas Cragg was in occupation of Brunton House. Completion to be 17th Feb; possession of the crofts wef 17th Feb, the buildings wef 12th May. Purchased by Elizabeth Carr of Thingwall Hall, Knotty Ash, spinster who was then about 53 yrs of age. She paid £120 for it. <u>17th February.</u> Conveyance from John Carr, Robert Brown and Thomas Carr's children to Elizabeth Carr. This includes details of Thomas Carr's will, which was proved in the Prerogative Court of the Archbishop of York on the eighteenth day of April 1848. Thomas and Susannah Carr's daughter Margaret had married Robert Wilson, a stonemason of Austwick. <u>3rd June.</u> Admittance of Elizabeth Carr. This shows that Elizabeth Carr was Thomas Carr's daughter
1861	<u>7th April</u> Census record shows Brunton House occupied only by James Downham, an unmarried agricultural labourer aged 50, who was born in Austwick.
1862	The Tithe apportionment, from the Tithe Map of 1847, showed who paid how much and to whom. Elizabeth Carr was the owner; Thomas Cragg was in occupation and both crofts were shown as meadows. The annual total payable in tithes was 1s 6d.
1863	<u>27th May.</u> Conveyance from Elizabeth Carr to Michael Wilson, for a payment of £9 each year for the rest of her life. Elizabeth Carr had moved to 26 High Street, Everton and would be aged about 64. Michael Wilson was a lime merchant aged about 47 but as a young man he had been apprenticed shoemaker (shown as "cordwainer" in the 1851 census) in Austwick, eventually taking over that business. In 1863 he lived in Tems Street, Giggleswick, later moving to Lancaster. William Towers was occupying Brunton House. It has been reported that Michael Wilson bought the house for his parents to live in. <u>28th May.</u> Admittance of Michael Wilson.
1866	<u>21st July.</u> Elizabeth Carr died at 27 Anderson Street, Everton, aged 67. Michael Wilson had therefore paid £27 for the house.

1871	<p><u>2nd April.</u> Census record for BH shows Robert Wilson, aged 81, described here as an agricultural labourer, and Margaret Wilson his wife aged 77. Michael Wilson was still living with his family in Tems Street, Giggleswick.</p> <p>A Margaret Wilson's death was registered in Settle in December quarter, but aged 74</p>
1874	<p>A Robert Wilson's death was registered in Settle in the September quarter, aged 84</p> <p>It is believed that after the deaths of Michael's parents a Mr Southworth lived at Brunton House from 1874 to 1885 when Michael and Agnes Wilson moved to BH.</p>
1881	<p><u>3rd April.</u> Census record shows no entry for Brunton House. Michael Wilson and his family were living at 6 Dalton Road, Lancaster. Their daughter Amelia was then aged 20.</p>
1889	<p><u>13th March.</u> Agnes Wilson, Michael Wilson's wife died aged 64; her death registered in Settle. Her gravestone in Clapham churchyard shows her "of Brunton House".</p>
1891	<p><u>2nd April.</u> Michael Wilson died, aged 74.</p> <p><u>5th April.</u> Census record shows no occupant of Brunton House. Amelia Wilson, Michael Wilson's only daughter, is shown as head of a household in Austwick which included two of her aunts and a cousin: a puzzling entry. Had she been looking after her aging parents? If so, was it from Austwick or had she been living at Brunton House? →</p> <p><u>24th August.</u> Brunton House auctioned at the Lion Hotel, Settle. The conditions of sale show Amelia Wilson living at Brunton House. Full payment was required by 1st October. Revd Alfred Holden Byles bought the house for £112 10s 0d.</p> <p><u>31st August.</u> A copy of Elizabeth Carr's death certificate was obtained to show that the annuity was no longer payable.</p> <p><u>5th September.</u> Purchaser's Requisitions and Vendors replies for the sale.</p>

1892	<p><u>9th June.</u> Admittance of Charles Robert Compston, Frederick Wilson and Amelia Wilson, devisees in trust under Michael Wilson's will.</p> <p><u>9th June:</u> Conveyance from the devisees in trust to Reverend Alfred Holden Byles, a Congregational Minister of Hanley, Stafford.</p> <p>Rev Alfred Byles had been born in Bradford, son of William Byles owner of the Bradford Observer; his older brother was Sir William Pollard Byles, a radical social reformer and elected MP for Salford in 1906. William Byles married twice and had eleven children. For 25 years to 1885 the family had taken a holiday at Silverdale, near Morecombe, each spring, but in the mid-1880s two of his children, Henry and Harriett, rented a cottage in Feizor as a 'the country annex'. Alfred happened to be in residence in Feizor when Brunton House came up for auction. He used Brunton House as a country retreat, offering it to let as holiday accommodation when he was not using it. Six of Rev Byles's seven children had been born in Headingley between 1870 and 1881; (his seventh child, Helen Beuzeville Byles, may have been born in Hanley). His eldest son, Roussel Davids Byles, studied at Balliol College Oxford between 1889 and 1894; whilst there he became a member of the Anglican Church and then, in 1894, the Roman Catholic Church. He later became a priest, taking the name Father Thomas Byles.</p> <p>Amelia Wilson and John Tomlinson were married in Settle during the December quarter.</p>
1894	<p>The cottage in Feizor used by the Harriett and Henry changed hands and the new owner ended the rental. It is believed that the new owner was a Mrs Clapham, remembered as a considerable force in the hamlet. Harriett bought cottages in Austwick which she made into The Knoll; she became the Headmistress of a school in Saltaire and a leader of Yorkshire Congregationalists. The Knoll later passed to her niece Margaret Wade who left the house to the daughter of Maurice Binns. It came in turn to her daughter, Pip Rigby, by the end of the 20th century. Pip is the great-great-grand-daughter of William Byles.</p>
1898	<p><u>26 December.</u> Louisa Bridget, wife of Rev A H Byles, died. Her gravestone, in Austwick, shows her "of Brunton House".</p>
1901	<p><u>31st March.</u> Census showed no one in occupation of Brunton House</p>
1911	<p><u>22 December.</u> Reverend Alfred Holden Byles died aged about 70. His will set out that Brunton House should be offered to each of his children in turn, eldest first, for £200. If none took it, it should be sold.</p>
1912	<p><u>12th April.</u> Fr Thomas Byles died on the Titanic; he was crossing to officiate at the wedding of his brother William Esdaile Byles (also by now a Roman Catholic) in New York. Highly laudatory internet sites quote newspapers of the time describing Fr Byles's staying on the ship to administer confession, absolution and last rites to those left on board.</p>

1918	<u>3rd August.</u> Alfred Holden Byles's youngest daughter, Helen Beuzeville Byles, a teacher, married Rawlinson Charles Ford, a silk spinner, at the Friends Meeting House in Settle. Helen was living at Brunton House.
1921	<p><u>4th January.</u> Admittance of Frederick Glyde Byles (Alfred's brother) and Arthur Stanway le Mare (a schoolmaster of Rugby in Warwickshire, Alfred's son-in law) as devisees in trust under Alfred Holden Byles's will.</p> <p><u>21st January.</u> Conveyance of Brunton House to Mrs Helen Beuzeville Ford, of Sandy Croft, Low Bentham for £150 (she is described as "wife of Rawlinson Charles Ford"). The ten-year gap between Rev A H Byles's death and the sale, and why the price was less than in the will are so far unexplained.→</p> <p><u>21st February.</u> A reply to a letter evidently sent by R C Ford to his solicitors in Leeds explains that "... an admittance is seldom taken until it is required owing to the property being sold."</p>
1925	<u>30th December.</u> Admittance of Helen Beuzeville Ford, "out of Court". The customary rents are set out but not the fine for the admittance.
1926	"The 1922 and 1925 Law of Property Acts abolished all copyhold tenure, and all outstanding copyhold land was made freehold from 1 January 1926". It becomes clear from later entries that this did not remove the "dues, duties, suits and services" that encumbered the ownership of the land.
1928	<u>5th March.</u> Agreement for the sale and purchase of Brunton House from Helen Beuzeville Ford to James Lambert of Beacon Light, Wharfe and John Lambert of Arcow Farm, Horton in Ribblesdale, quarrymen. The agreement, which is unsigned, shows the land to be freehold, but states that the it "is sold subject to the manorial incidents affecting the property which are a yearly customary rent of $\frac{2}{2}d$ and a yearly new rent of $\frac{3}{4}d$ and other rents fines dues duties suits and services therefore due and of right accustomed". It went on to offer that the vendor would obtain extinguishment under Part VI of the Law of Property Act 1922 at the purchasers' expense if they so desired. The sale was planned to take place over the period from 12 May 1928 to 31st December 1933, but was completed on 18th April 1933.

1933	<p><u>3rd February.</u> A bill from E H Vant, solicitor of Settle and Steward of the Manor,</p> <table> <tr> <td>To double fees on Admittance</td><td>£5 12 4</td></tr> <tr> <td>To double fines</td><td>1 7¹/₂</td></tr> <tr> <td>Total</td><td><u>£5 13 11¹/₂</u></td></tr> </table> <p><u>15th March.</u> The above bill was paid, also the Agreement between Helen Beuzeville Ford and Alice Ynyr Christabel Ingilby, the Lady of the Manor of Lawkland with Feizor, “for the extinguishment of the manorial incidents saved by Part V of (the Law of Property Act 1922)”, in the sum of £4 16s 0d. (That amounts to over 354 years worth of rent.)</p> <p><u>18th April.</u> Conveyance from Helen Beuzeville Ford to James and John Lambert. They were known as Jim and Jack, and with their wives they raised a total of eight children in the house.</p>	To double fees on Admittance	£5 12 4	To double fines	1 7 ¹ / ₂	Total	<u>£5 13 11¹/₂</u>
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1964	<p><u>13th November.</u> William Higham and his wife Anne bought the house at an auction held across the road on Youbers Croft. They had hoped to restore it and live in it whilst he commuted to Preston. His work changed and it became clear that it was not feasible to live at BH. Their daughter remembers playing on the field across the road during their visits to the house.</p>						
1965	<p><u>6th July.</u> Cyril and Edith Paley, solicitors of Blackpool, bought the house from the Highams as a restoration project. The house was, by then, in a very poor state and the Paleys made some changes to the layout of the rooms, for example what had been the kitchen became the sitting room, the older sitting room became the dining room and the room behind it became the kitchen.</p>						