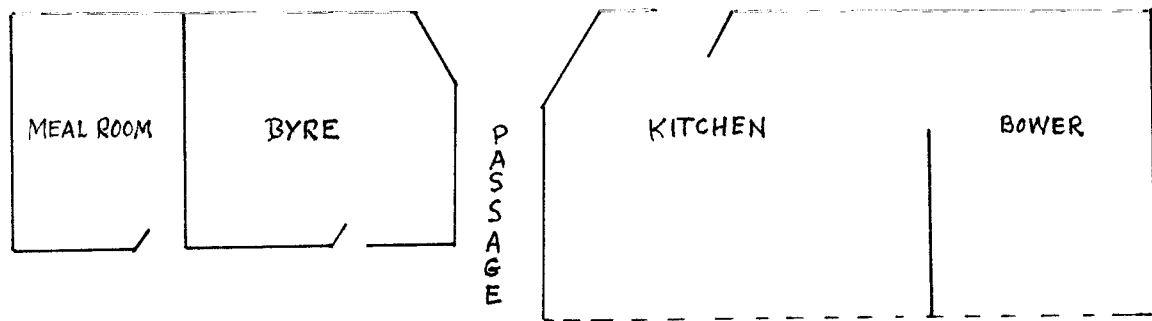




# BAWD HALL

## THE HOUSE AND ITS HISTORY

*From this:-*



*To this:-*



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# PREFACE

December 2004

This Christmas, Bawd Hall opens for guests to share and enjoy the beautiful surroundings and accommodation to be found there. If the weather is bad, or the evening dark, then we hope that this book will provide a little diversion and, hopefully, some interest. If it is a nice day outside then what are you doing reading this?

Although there has been a house at Bawd Hall (or, as it may have been originally, Boad Hole) for many centuries, the current building was only erected in 1964-5 on the foundations of a former derelict building. The new house was commissioned by Tom and Marjorie Martin of Brough, E. Yorkshire. Mr Martin was Chairman of King & Co. Ltd. of Hull, “one of the largest Ironmongers in the North of England”. The house was intended to be a holiday home for their own family and friends’ use and remained as such until the late 1980’s. This explains the unique design with all the main rooms having views over the valley. Of course, in former times the windows would have been small and the emphasis would have been on keeping the weather out, rather than bringing the landscape in. Fortunately nowadays, glass is cheap, there is no window tax and we have double glazing – so enjoy the views!

The history included in this book was commissioned by Tom Martin and in it he acknowledges the contributions of several people, especially Anna Rossiter, formerly assistant to the County Archivist, although one suspects that some of it is his own work. Mr Martin’s secretary typed the original document - more than once it would seem, but with an accuracy enviable in these days of word-processing (it is pleasing to note that the pressure of work at King and Co. was not so great as to permit a little extra-curricular activity). The version included here was scanned using OCR software, so one or two typing errors have been corrected, but otherwise it is pretty much unchanged.

The original copy of the history is dedicated to Phil Davidson, the architect. Mr Davidson appears to have been quite a character in his own right: very much a local man, a keen rugby player and fell-runner. In fact he was one of the pacers for Bob Graham when the latter completed his eponymous “round” of 42 peaks in 24 hours in June, 1932. He also seems to have been blessed with enormous patience, as it is quite clear from reading the correspondence that Mr Martin was a very particular man. The house, as it was finally constructed, was based on about version 8 of the plans and many things changed between versions. In particular the location of the stairs moved several times (including from their present location, in the hall) to finally rise direct from the far end of the lounge. The basic floor plan, however, was always planned to be pretty much as it is today, as it is based on the original foundations and thus reflects the dimensions of a typical Cumbrian “long house”. The building itself, while taking advantage of modern developments, also borrows heavily from traditional design, particularly in the use of heavy stonework up to the first floor.

One may consider the name “Bawd Hall” rather pretentious. Indeed this point concerned Mr Martin when he was rebuilding the house, and alternatives were considered. Eventually, however, the use of “Bawd Hall” and previous spellings on Ordnance Survey maps for over a century convinced him to leave it as it was. The name also features in a number of other publications including the book of photographs which is kept in the house. The one and only A. Wainwright mentions it

in his guide to Ard Crag (in book six) thus: “Higher up the road, at a wooded bend west of Gillbrow, the ruins of Bawd Hall can be seen...”. That book was published in 1964 and, although reprinted many times, the text has remained unchanged<sup>1</sup>.

We hope you enjoy your stay in this very special ex-ruin.

Alison and Mark Evens

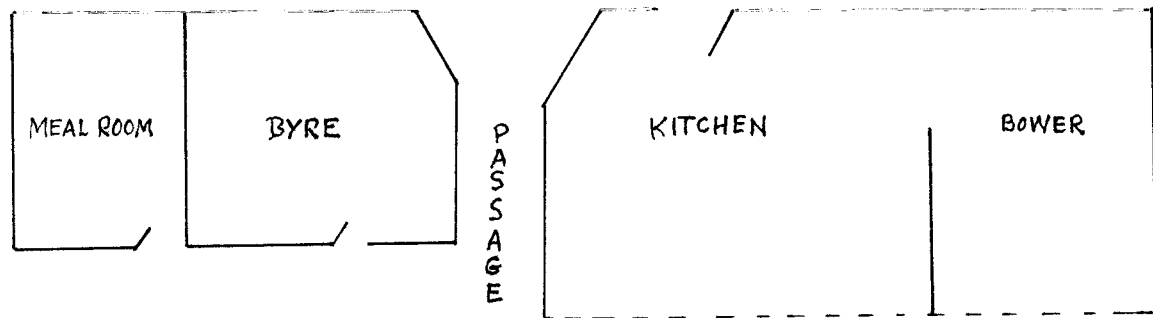
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<sup>1</sup> Note (2015): The Revised Edition by Chris Jesty has now amended this.

# THE CONSTRUCTION OF THE HOUSE

## The Old House

The original house was almost certainly constructed as a typical Cumbrian long house along the lines of the layout below.



By the second World War however, it was derelict and, at the time of purchase by the Martins, had been almost completely robbed of its stones, although the layout of the walls was still clear. The picture below shows how it was in 1963.



Unfortunately, the site was cleared without any archaeological inspection or records being taken of the original construction.

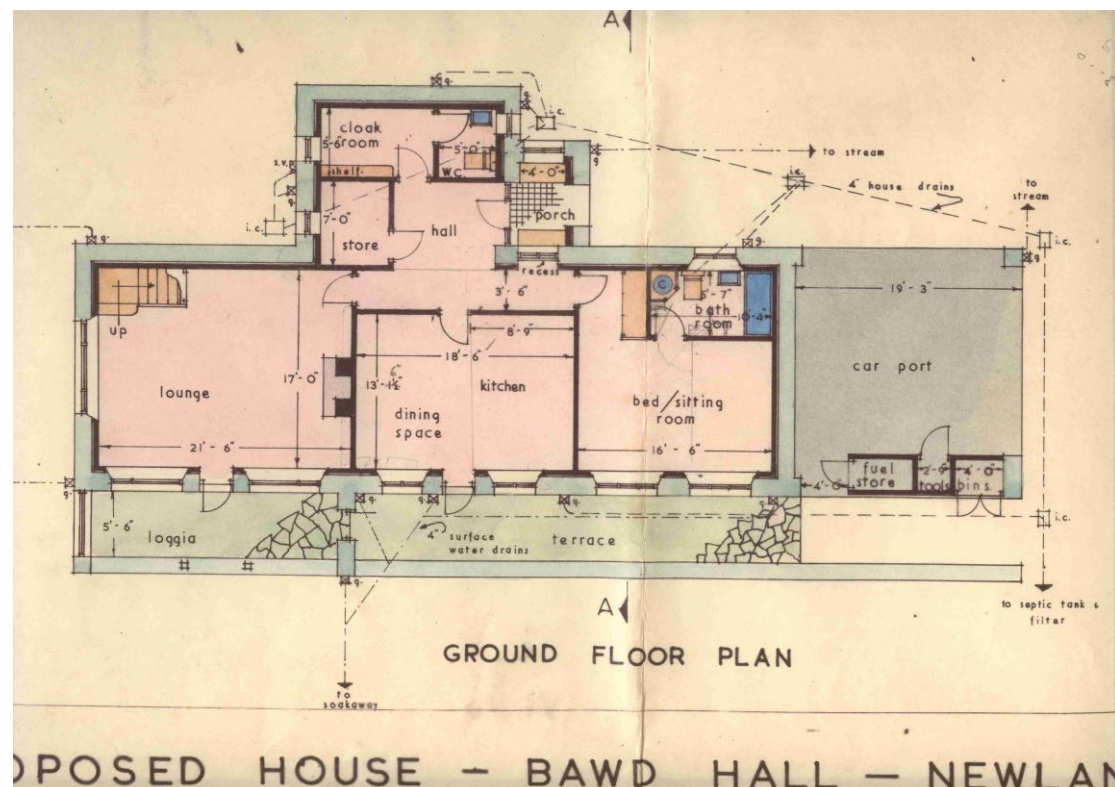


## The New House

As can be seen, all traces of the original building were erased as the site was flattened.

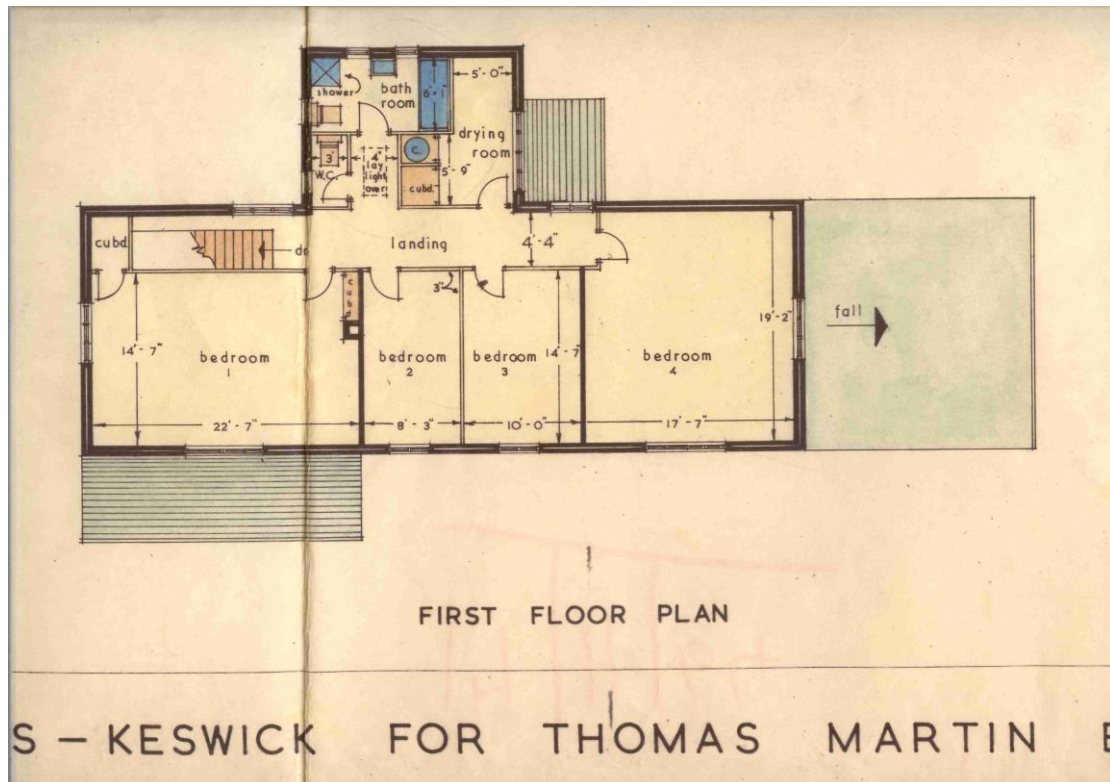


Work then began on the new house, the original plans for which are shown below:



As can be seen, the stairs originally ascended from the lounge, and the downstairs bathroom was fully en-suite to the bed/sitting room. Upstairs there were to be no en-suites, but the main bathroom was to have a separate shower and bath. To quote Mr Martin's instructions regarding the shower, "I mean a separate built in unit which I believe a number of sanitary people produce today and not one which is fixed over the

bath. Not only does this allow two people to use the bathroom at the same time but if there are a crowd of lads coming in wet and cold, even the largest capacity cupola has an end to its resources, whereas a shower where two or three gallons of water will give a very satisfactory result, can cater for a much larger number of people.” If this modern invention was indeed installed, then unfortunately it was removed in later improvements. However, we do now have four bathrooms, all with water-saving showers, and two “cupolas”.



The house was finished in 1965, although there was still much to be done to improve the garden.





The planting was deliberately naturalistic and easy to care for: 2 cwt. daffodils and narcissi and some 38 trees, many of which have grown considerably and now shield the house from the road.

## Recent History

The photograph below is undated, but probably shows the house in the 1980s, when it was still owned by the Martins. Since that time, a number of improvements have been undertaken, first by Dr. Hughes, who bought the property in the late 1980's and was responsible for the TV aerial now being half-way up the hillside<sup>2</sup> (it is on the chimney in the picture below).



Dr. Hughes was also responsible for a number of garden improvements and for the cavity wall insulation, which helps to make the house such a warm place in cold weather.

More recently, Stephen and Kathy Moore, who owned the house from 1999 to 2004, carried out a wholesale refurbishment: relocating the stairs, installing central heating and fitting the bathrooms and en-suites. They are to thank for many of the interior design features and we are grateful to them for their help in sourcing matching materials. The solid oak furniture was custom made to our own design.

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<sup>2</sup> Note (2015): Unfortunately, the (very expensive) coax cable eventually perished, so the TV reception is now from a satellite dish discreetly located on the left-hand gable end.



BAWD HALL



NEWLANDS VALLEY

KESWICK

CUMBRIA

1323-1965



## INTRODUCTION

BAWD HALL 1979

When I first considered writing a history of Bawd Hall and visited the very co-operative Mr. B.C. Jones - the County Archivist at Carlisle - I soon appreciated that this task was not for the amateur, particularly if the amateur was me.

However, he introduced me to one of his assistants, Mrs. Rossiter, who kindly undertook what I now realise was a very onerous task.

I am indeed most grateful to Mrs. Rossiter for all the work and research she has put into the project and for the scholarly manner in which it has been presented.

The history commences back in the 14th Century which is well documented and leads to the beginning of the 20th Century - but here unfortunately the records become obscure and a certain amount - only a very small amount - has to be deduction through local memories. As Mrs. Rossiter explains in detail on Page 7 Bawd Hall never was a Manorial Hall but was in fact nothing more than a small farm cottage - the original name of 'Wole' or 'Hole' being corrupted through many variations to Hall. On an early Ordnance Map of the area published in 1861 the house is referred to as 'Bawd Hall'.

As the fields around Bawd Hall were bought up by other farmers in the Valley and after the Scotts ceased living there (see Page 19), the house became neglected and was used as a store for hay and farm implements.

Mr. Johntie Hinde of Rosthwaite, aged 79, remembers, whilst working as a farm lad at High Snab farm during the 1914/18 War playing cards on a Sunday in the old kitchen of Bawd Hall which although unoccupied was still intact.

It is almost certain therefore that the Scotts were the last family to live here and as the buildings started to deteriorate during the 1914/18 War it became more derelict owing to being used as a source of supply of old stones and other materials to repair existing farm buildings.

Between the two World Wars it fell into further neglect and during the 1939/45 War it was almost completely demolished for its stonework - beams, roof, etc. - leaving the remains of the walls about 2 ft. high which were on the site when we bought the land. Before we were married in 1934 my wife and I were coming up regularly to the Lakes together (chaperoned by a highly respected Hull family the Holdichs!). We stayed with the Bulman family in Eskdale and Langdale where we walked extensively on the Fells becoming enchanted with the splendour of the scenery.

In 1962 our old friends Dr. and Mrs. Leslie Downs who had just completed restoring the large farmhouse Rowling End in Newlands Valley, invited us to visit them and we were fortunate enough to meet their Architect Mr. Phil Davidson.

Phil Davidson, R.I.B.A., is a born and bred Cumbrian to his finger tips and a traditionalist for every type of Cumbrian life from his early days as an enthusiastic fell runner, extensive fell walker, and Captain of both Rugby and Cricket for Keswick - in all of which he excelled. In 1932 along with Bob Graham, they set a record of climbing 42 peaks



over 2,000 ft.in under 24 hours - a record that stood for 28 years. A man after our own hearts.

In his later years - an even more enthusiastic Cumbrian - he became Master of Foxhounds, Chairman of the local Bench, Deputy Lieutenant of the County, etc., etc.

Having decided we would build or buy a home in Cumberland our first meeting with Phil Davidson left an impression that here was exactly the expert to fulfil our wishes and we asked him to search the area for either a house to restore or a site on which to build. A long search culminated in his taking us to the ruins of Bawd Hall in January 1963 where we decided at once that this was the place on which we would wish to have our house - a decision which has given us the greatest pleasure ever since. We asked Phil Davidson to purchase the site for us and to consider at once the size and type of house we would wish to have built.

When - after two or three somewhat guarded discussions on design - it became absolutely plain that what we wanted was exactly what he wanted, he produced the first of several plans for a delightful house. Built entirely in Cumbrian tradition - with local Cumbrian materials - it combined the practicability of a holiday home with all the traditional architectural features to fit in with the ruined farmhouse on the site that had seen over 350 years of continuous occupation.

We never approach the house even today without a thrill of satisfaction at owning a small gem in such a magnificent setting. An additional bonus - during the whole of the planning and building programme we never had a cross word with Phil Davidson!!

As Mrs. Rossiter explains, the name of the house has varied greatly throughout its history. Boadhall (1575), Bodehole (1578), Bodhall (1584), Bode Hole (1734), Bodehole (John Thwaite's Will 1806), Bode Hall (1843), Bawd Hall (1861) (one of the first Ordnance Surveys of the district) - and again Bawd Hall (1879) Gates Guide.

On page 24 Mrs. Rossiter comments at some length on this subject but a further suggestion - which appears to be very realistic - was given to me by an old workman whose family had lived either in or near the Valley for many generations.

For several centuries there was a track from Keswick to Buttermere where pack horses could be ridden through the Valley.

At Bawd Hall a stream runs down from the Knott Rigg Fell above the house down through the site to the lower fell below where it then joins Keskadale Beck. There is today the remains of a very old stone wall at the high side of the road, the stream running through a hole in this wall. Record has it that the pack horses were watered at this place and 'Bawd Hall' was really Bode Hole, i.e. a hole in the wall as Mrs. Rossiter has mentioned. Today the stream provides the total water supply for the house.

Most unfortunately we did not have the old site remains surveyed before clearing them in order to start the new house, but from photographs taken before clearing and from memory of walking round the ruins we would confirm that the layout of the house was very nearly - if not exactly - the same as Mrs. Rossiter describes on Page 23 of her document.

Phil Davidson has now produced a site survey he personally made in 1947 showing the old house and

outbuildings to be almost exactly the same overall dimensions as the new house - a further confirmation of Mrs. Rossiter's comments.

Norman Slack, for many years the Martin family Solicitor, close friend and wise counsellor, has carefully re-read the legal documents produced<sup>(1)</sup> when he acted for us at the time of our purchase and a copy of his notes is quoted elsewhere in this history. This gives a much more detailed account of the history of the house between the years 1912 and our purchase in 1963 and I am grateful to him for the trouble he went to in preparing this information.

I would wish to express my sincere thanks to Mrs. Molly Gerrish of Low High Snab, Newlands Valley, whose research into the history of Newlands provided several most valuable clues in the attempt to trace the story of Bawd Hall for so many centuries past.



- o 0 o -

## H I S T O R Y

The recorded history of Bawd Hall<sup>(2)</sup> in the Newlands Valley goes back more than 400 years. Despite its present title of 'hall', which, as its history unfolds, appears to be a corruption of its old name 'hole', the house was throughout its history a typical small Lakeland farm, its succession of tenants making their living from sheep farming until the land was incorporated with the neighbouring farm and the house neglected.

Records of the house itself, its building and refurbishing and of the farm lands are scarce, but records of the people who lived there, their births, marriages and deaths, their wills and property transactions do survive in considerable quantity to throw light on the history of the house throughout this 400 years.

So Bawd Hall never appears to have been itself a manorial hall or residence of a lord of the manor. Indeed Newlands is never recorded as a separate, independent manor, being referred to in the earliest records as part of the Lordship of Derwent Fells which form part of the vast West Cumberland Estates of the present Lord Egremont.<sup>(3)</sup> The estates are first mentioned in a grant of 'Allerdale' by the crown to Ranulph Mechines in the late 11th century and later were split into three sections, the Derwentfells Lordship together with Cockermouth and the Five Towns being granted to the Earls of Aumale. In 1323 this third was granted to the de Lucy family who already held one third, the Barony of Allerdale below Derwent and shortly afterwards acquired the third section, the Barony of Egremont. So when the Lucy

heiress, Maud, married Henry Percy, she brought with her the greater part of the West Cumberland. Maud settled her estates on her husband in 1384 and they remained in the hands of the Percy Earls of Northumberland for several centuries, although were forfeited to the Crown on many occasions during this time and various Percy earls found themselves on opposing sides to the Crown in the turbulent period of the Wars of the Roses and the 'Pilgrimage of Grace', the opposition following the Reformation.

In 1682 Charles Seymour, Duke of Somerset, married Elizabeth Percy, daughter and heiress of the 11th Earl and he inherited the Cumberland Estates. Algernon Seymour, his son, was created 1st Earl of Egremont in 1749 and in 1750 the estates were split, the principal inheritance, based on Alnwick, passing to Algernon's daughter and the Cumberland, Sussex and Yorkshire estates going to Charles Wyndham, Algernon's nephew. George O'Brien Wyndham, Charles' heir, was a notable patron of the arts including Turner and Constable among his circle at Petworth, his Sussex house. The estates were passed by will to Sir George's natural sons but the title of Earl of Egremont went to his nephew George Francis Wyndham. The title became extinct in 1845. The Wyndham family still hold the estates having the titles Baron Leconfield, granted to George Wyndham in 1860, and Baron Egremont, created in 1963.

The various Earls of Egremont were lords of the manor lands which included Bawd Hall. Originally the house would have been a customary property, that is one held by the particular custom of that manor. In practice this meant that the tenant paid an annual rent, in the earliest times this



would have included doing services on the lord's land, and giving rent in kind, stock and produce at various times of the year, but these services and rents in kind were commuted to money payments by the mid-sixteenth century when Bawd Hall's recorded history begins. The tenant also had to pay fines, not fines in the sense of a punishment, but fines when the heir to the farm took over at the decease of the previous tenant or the farm was purchased by another person. Fines were also payable on the death of the lord of the manor. The fines were usually high, often ten times or more the annual rent. Bawd Hall's tenant in 1668 had to pay £13.6s.8d. as an entry fine in contrast to his 7s.8d, a year normal rent, a considerable sum to find. <sup>(4)</sup>

During the 1770s the Earls of Egremont began the systematic enfranchisement of their estates which meant that all the tenants were able to purchase the freehold of their properties. This enfranchisement went on over a long period and although many properties were made freehold in the late 18th and early 19th centuries, Bawd Hall was not actually enfranchised until 1912.

In early medieval times the Derwent fells area, between Derwentwater, Buttermere and Crummock Water, was one of the great forests, the preserves of the gentry for hunting, particularly deer. By the 16th century however, the hunting grounds had been much reduced, small farms had been carved out of the valley bottoms and their lands extended up on to the fells pushing the deer into the wild high area between the Newlands valley and Buttermere. The Newlands valley was colonized particularly in the mid 16th century when the German miners first began to open up the veins of copper at

Goldscope, a name that first appears as 'Gottersgab' i.e. 'Gods gift' in 1569.

- o o -

The first mention of Bawd Hall as a farm appears in the Percy Survey<sup>(5)</sup>- a detailed account of the estates of the Percy family undertaken when they were annexed for a short period by the crown. The survey is dated 1578 and Bodehole, as the tenement is then called, is listed in the possession of John Diconson at a total rent of 7s.8d. In a list of tenants dated c.1547<sup>(6)</sup> a holding in Newlands, rent 7s.3½d. is listed in the possession of John Dyconson, probably the same farm although it is not named.

In 1578 the holding consisted of a house, a garden of about 1/8 acre, a barn and a sheephouse. The farm fields are described as follows<sup>(7)</sup> :-

"One close of arable and pasture called the High Field containing 5 acres, a parcel of arable and pasture called the Porrock containing 1 acre and 1 rood, one close of arable meadow and pasture called Low Field containing 4 acres, a parcel of Meadow and wood ground called the Grove containing 3 roods, one close of pasture and meadow called the Moss containing 2 acres and a half. A parcel of arable and meadow called New Porrock containing 1 acre and a half with sufficient common rent at 7s.5d. and also an improvement joining the High Porrock late in the holding of Nicholas Diconson containing half an acre, rent 3d. in the whole by the year 7s.8d."

The last phrase shows that new lands were still being taken in during this period, although after 1578 the holding remained at a rent of 7s.8d. for the next 200 years, the same rent still being quoted throughout this period.

The next mention is an undated rental, thought to be about 1634<sup>(8)</sup> when William Dickinson was paying a rent of 7s.8d. William's heir, Hugh Skinner, who took over the property in 1667, is listed in a Book of fines for 1668, paying £13.6s.8d. Fines were payable on the entry of a tenant into the property and also when the lord of the manor died and a new one succeeded. Hugh Skinner was faced with an entry fine as well as general fines on the death of Algernon Percy, 1670, which no doubt contributed towards his need to mortgage the property a few years later.

A hundred years after this, in 1773<sup>(9)</sup> John Thwaite was still paying a rent of 7s.8d. suggesting the property was still the same size. Unfortunately the valley is very badly mapped and no plans showing the exact layout of the farm existed until the tithe map was made in 1840.<sup>(10)</sup> These maps were made after the Tithe Commutation Act when a systematic survey of titheable land was made. This map shows the farm in the possession of Jonathon Harrison, or Harryman, occupied at the time by Isaac Gill. The area was then as follows:-

<u>No.</u>	<u>Name</u>	<u>Cultivation</u>	<u>Area</u>
772	High Ley	Arable	3.3.31
773	High Field	"	5.3.15
774	Brow	Pasture	4.1. 8
775	Bawd Hole	Houses	2. 8
776	Ley	Arable	2.3.12
777	Great Meadow	Meadow	5.1.39
814	Far Meadow	"	5.0. 0

The land holding then had increased by about 10 acres, but as the field names had completely changed, with only High Field remaining the same and that not necessarily applying to the same field, it is difficult to tell which fields were in the original holding of 1578. Any attempt to match up the areas can only be speculation, particularly as field boundaries may well have altered considerably in a space of nearly 300 years.

The farm in 1840 was worked as a separate holding but by the end of the century it had ceased to be viable as a separate unit and was amalgamated with the neighbouring farms of Aiken and Keskadale.

- o O o -

Although it is frequently supposed that Lakeland farms remained in the same family for many generations, this is often far from true. Ownership of many farms changed hands fairly frequently as family fortunes improved or declined. Bawd Hall changed hands many times during its recorded history from the 16th to the 19th centuries, sometimes descending through family bequests and sometimes through purchase or mortgage. Parish registers, manorial records and wills are available to give clues to the ownership but as many of the owners' names - Dickinson, Tolson, Grave and Thwaite particularly are so common in this area of the Lakeland, and the families inter-married and intermixed so frequently, it is far from easy to sort out the complex family patterns.

Crossthwaite, the mother parish which originally includes Newlands, has parish registers which date back to 1562.<sup>(11)</sup> These include entries for the inhabitants of Bawd Hall but unfortunately house names are not always included in the register entries and there are many gaps. As the church was so far away from the remote Newlands valley it can be assumed that not all entries were recorded, particularly baptism which may well have been performed at home. Later, a chapelry was built at Newlands, a will of 1611 mentions the chapel as existing then but registers do not survive before 1749 and then only for baptisms. Marriages were all performed at Crossthwaite until about 1843.<sup>(12)</sup>

The property is first mentioned as being in the possession of the Dickinson family who were tenants in the late 16th century. The first reference is to an Esabell Dickinson of Boadholl who was buried on 21st November 1575<sup>(13)</sup>. Shortly after this the Percy Survey, 1578, lists John Diconson the younger as tenant of Bodehole, holding also land recently in the possession of Nicholas Diconson. This Nicholas died in 1590 and left to his daughter Janet "a great oak chest and bed" which he says are at his "brother's house at Newlands". By the time of his death Nicholas had moved away and was living in Borrowdale.<sup>(14)</sup> In 1584 on 1st November, John Dickenson of Bodhall married Janet Hudson, singlewoman.<sup>(15)</sup> No children of this couple are recorded as being baptised at Crossthwaite but John had at least one son, William, who inherited his farm.

John's will, proved on 13th May 1612,<sup>(16)</sup> mentions a chapel at Newlands to which he left a bequest. His son William was his chief beneficiary and executor. William



married Isabella Fisher of High Snabs, a close neighbour, on 2nd June 1614<sup>(17)</sup> and the baptisms of three of their children appear in the Crossthwaite registers - John on 19th November 1615, Henry on 1st January 1621 and Elizabeth on 14th August 1631. Isabella died and was buried on 1st July 1641<sup>(18)</sup> and on 24th January 1642 William married again,<sup>(19)</sup> this time Jennett Fisher of Snabs a relation of his first wife. The baptism of one child is recorded at Crossthwaite, John on 1st April 1646, indicating that William's first son John had already died although no burial is recorded. The custom of calling a second child by the same name as a previous child who had died was very common, particularly when the name was a family one. On 7th April 1646 "a child of William Dickinson" was buried,<sup>(20)</sup> perhaps the younger John. What became of William's other children is not clear, whether they died or simply moved away is impossible to say as no burials are found in Crossthwaite. However, no mention of any children is found in William's will proved in 1667.<sup>(21)</sup>

1667 saw the end of the Dickinson occupation of Bawd Hall. The name is spelt Dickingson, Diconson, Dickenson and Dickinson but they are all obviously the same family, spelling mattered little in a time when few people could read or write. The Dickinson's occupation, at least 100 years, is the longest in the property's history.

William Dickinson's will, proved in 1667, left most of his goods and money to his Fisher relations but the "child's portion" to Hugh Skinner. This was usually a token indicating that the customary property was to be passed on to him. Hugh Skinner was the son of Christopher and Elizabeth Skinner of Longthwaite, baptised on 17th April 1628<sup>(22)</sup> He married on 6th

February 1648/49<sup>(23)</sup> Agnes Fisher of Newlands, most likely a relation of William Dickinson's wife which family relationship would make him heir to the property. However, Hugh Skinner's tenancy did not last long - he had inherited the property, but as much of the money and goods had been granted away, he seems to have been unable to make a success of the farm and the accumulated fines already mentioned would have been difficult to pay with little inherited capital. In 1673 he mortgaged the property to Hugh Tolson.<sup>(24)</sup> The mortgage was not redeemed and the Egremont Estate records note that the property passed to Hugh Tolson by default of repayment of mortgage. Hugh Skinner died on 14th May 1700 and is noted in the registers as 'poor'.<sup>(25)</sup> He left no will. Two children of his were baptised at Crossthwaite, born whilst he was at Bawd Hall - Elizabeth was baptised on 12th April 1671 and Mabell was baptised on 21st April 1673, shortly before he left.

The Tolson family held the property for the next half century. From mentions in the parish registers it appears that for some of the time they also held the neighbouring farm of Keskadale. Joseph Tolson, who married Mary Braithwaite at Crossthwaite on 17th April 1710 died at Bawd Hall and was buried on 5th January 1718.<sup>(26)</sup> He handed the property on to his eldest son, Hugh, whom he left in the charge of his 'Kinsman' from Keskadale, another Hugh Tolson. The younger Hugh's marriage did not take place at Crossthwaite but the baptism of his daughter Grace is recorded there on 29th October 1734, child of Hugh Tolson of Bode-Hole and Ann. Hugh died before the birth of his daughter. His will was proved on 15th July 1734,<sup>(27)</sup> and does

not refer to his forthcoming child, but she inherited the property as is recorded in the Court Book for 1735,<sup>(28)</sup> when she is named as heiress to the property on the death of her father. What happened to the infant Grace is not recorded and five years later the Grave family, Gaven and his wife Bridget, were living at Bawd Hall. In 1736 they were at High Snab where their daughter Mary was baptised on 20th January<sup>(29)</sup> but in 1740 their second daughter, Ann was born at Bawd Hall and baptised at Crossthwaite. Gaven died the following year and was buried at Crossthwaite on 9th February 1741. Unfortunately he left no will but an inventory of his goods made on 10th February<sup>(30)</sup> wrongly dated on the copy inventory as 1740, gives the administration of his property to his wife Bridget together with the tuition, that is responsibility for education and upbringing of his children Robert, Mary and Ann. On 5th April 1742, a Jane Grave, poor widow of Bodehole was buried<sup>(31)</sup> but no further Grave entries appear so it seems that Bridget took the children to her parents or to some other relation as was usual. The Grave family had definitely left before September 1742 because on 12th September, John, son of James Biggins of Bodehole, is recorded as buried at Crossthwaite. Two years later on 25th May 1744, Elinor, daughter of James Biggins of Bodehole and Ann, his wife, is baptised also at Crossthwaite. No further entries for this family appear in the registers and no wills are listed in the probate inventory list for the Carlisle diocese.

The next occupants were the Thwaite family. John Thwaite was paying 7s.8d. rent to the Egremont Estate in 1773.<sup>(32)</sup> In 1771 he married Grace Fisher at Crossthwaite on 28th

December, and one child of his is recorded as being baptised at Newlands chapelry on 27th April, 1788<sup>(33)</sup> - John - son of John Thwaite of Bodehole and Gracy, his wife. He also had two other sons, Daniel and Thomas and a daughter Grace, who are mentioned in his will.<sup>(34)</sup> John died in 1806 aged 73 and was buried at Crossthwaite on 4th April. His will notes that he was a yeoman, a farmer of some substance. He left most of his property to his son Daniel with some bequests to his other sons, John and Thomas and his daughter Grace, and an annuity for his wife. He was seemingly worried that his son Daniel would not carry out the instructions on his will as he left complicated directions that if the provisions were not fulfilled his property was to be sold by his friend John Harryman and nephew John Thwaite so that the due payment would be made. Daniel is described as 'of Uldale' in the will where presumably he had property of his own and it was Thomas who finally came into the Bawd Hall farm. He is listed as living there in the Parson and White Directory of Cumberland and Westmorland for 1829. Soon after this, before 1840, the farm came into the possession of the Harryman family who were buying property in Newlands at this period. The owner in 1840 is given on the tithe plan as Jonathon Harrison but elsewhere the name appears as Harryman. The family did not live there however and the house and land were occupied by Isaac Gill and his family.

The census for 1841 lists the occupiers as Isaac Gill, aged 35 and his children John aged 15, Isaac aged 10, and Mary aged 9. Also living there are Sarah Hird aged 70, and Susan Harrison aged 20. Whether these are relatives, servants or farm workers is not stated. Further children of Isaac Gill

and his wife Jane were baptised at Newlands chapelry: William on 1st October 1843, Dawson on 13th April 1845, Tyson on 4th April 1847, Jane on 28th April 1850, Sarah on 16th May 1852 and Thomas on 30th November 1856. In each case Isaac's occupation is given as 'farmer' and his residence as Bode Hall. The last reference to the Gill family is in the Newland chapel register for 1872 when Mary, daughter of Jane Gille, singlewoman of Bode Hall, was baptised on 7th April.

The history of the property in the nineteenth century is somewhat confused in that the tenants who held the property directly from the Earls of Egremont did not live there, but let the property to other tenants. In 1840 it is clear that Jonathon Harryman (Harrison) was the 'owner' of the copyhold tenure but the Gill family were actually in residence. By 1879 according to the Shepherds Guide, James Hinde had taken over the farm and soon after, in 1884<sup>(35)</sup> it is listed as in the occupation of John Wilson who held it together with the neighbouring farm, Keskadale. However, it is not clear whether these two were actual owners of the copyhold or simply occupiers of the house or lands.

In 1912 George Heaton was the tenant of the copyhold and in this year, on 20th June, the property was enfranchised releasing George Heaton from certain obligations but reserving to the lord certain rights, including mineral rights<sup>(36)</sup>. The following year George Heaton Harryman conveyed the property to Jonathan Harryman for £1,250 and it would appear from the details of the conveyance that the Bawd Hall house and farm buildings did then exist.

On 14th January 1913 the property was mortgaged for £4,000 to Richard Moore Bell and John Strong and a series of

deeds dated 1920-38 transferred the mortgage so that it became vested in H.F. Fisher, V.J. Turner and J. Hayton. The mortgage was discharged on 30th December 1939.

On 13th June 1946 Jonathan Harryman died and the probate of his will was granted to John Joseph Harryman and Richard Mitchell Gill, who sold the Bawd Hall property on 30th September 1946 to Vernon Parker for £2,400. Two years later Vernon Parker sold Bawd Hall to Mary Dorothea Whiting Ramsey and Frances Mary Birkett for £200, by this time it would appear that the buildings had almost ceased to exist.

On 28th July 1963 M.D.W. Ramsey and F.M. Birkett conveyed the property to Tom Martin<sup>(37)</sup>.

The Harrymans did not live at Bawd Hall and it seems unlikely that the Hindes or Wilsons did either, so for a while it seemed that the last documented occupants were the Gills. However, a week's research by the Martins in October 1978 of the many vague contacts given to them by the farming community in the Newlands Valley, brought to light information about the Scott family. They called upon these contacts and received much valuable data.

Mr, and Mrs. Joe Scott - Mr. Scott is aged 73 - now live in Leonard Street, Keswick. He gave the following details as far as he could remember but having no firm records the dates are only approximate. The last three generations of the Scott family were farm labourers. Mr. Joe Scott's grandfather lived at Bawd Hall until about 1900 and Mr. Scott's father was born at Bawd Hall somewhere about the years 1875-1880. Mr. Scott himself was born in 1905 but not at Bawd Hall. However, he clearly remembers Bawd Hall as an un-lived-in cottage in his early youth.

It may be concluded with good justification that Mr. Martin's notes about the Scott family in his 'Introduction' are indeed correct and conclude over 350 years of continuous occupation.<sup>(38)</sup>

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Despite the frequent changes in occupancy it has been possible to trace quite a number of wills belonging to the inhabitants from the early seventeenth to the nineteenth century. Wills provide a fascinating source of information and apart from being the bleak factual entries in parish registers and court books, are very often the only personal records which survive for the small farmer. The wills themselves, as has already been shown, provide vital clues to the descent of the property and help towards the solution of the complex family relationships, and the inventories which accompany them give much information as to the goods they owned and to their way of life.

These inventories are particularly full for the seventeenth and early eighteenth centuries but by the mid-eighteenth had become briefer, and by the nineteenth century the practice of giving detailed inventories had generally died out, the distribution of property being confined to the main body of the will and then being given in far less detail than in earlier times. In the seventeenth century the small farmer had few household goods and so these could be listed in specific detail but by the nineteenth century the increase



in material possessions would make such a list somewhat cumbersome.

The inventories from the wills of John Diconson (1612) to Gaven Grave (1740/1), show many similarities. The value of money and goods left varies a little, complicated by debts owing and owed by the deceased but is generally less than £100. Sheep were obviously the mainstay of the farm as could be expected. John Dickinson (died 1611) had 8 score and 16 (176) sheep "a peace 5/4" amounting to £46.18s.8d. William Dickinson (died 1667) £39 worth of sheep, Joseph Tolson (died 1718/19) £23.7s.6d. worth and Hugh Tolson (died 1734) £30. In all cases sheep were by far the most valuable item in the inventory. Only one will, Gaven Grave 1740/1 does not mention sheep but does include a substantial amount of wool suggesting that the sheep had been recently sold or otherwise disposed of, perhaps their price being included in the fairly substantial sum of £50 owing to him. Wool also appears in the other inventories but in smaller amounts generally only around £2.

Later evidence of Bawd Hall's sheep comes from the will of Daniel Thwaite who died in 1806. He mentions sheep as his main bequest but unfortunately gives no numbers or value. Later in the nineteenth century *Shepherds Guides* it gives markings of the sheep on most of the Cumberland farms. These distinctive markings on the backs of the sheep and the clippings of their ears were used to distinguish each individual farmer's sheep.

Hodgson's guide for 1849 does not mention Bawd Hall but Gates guide for 1879 gives Bawd Hall as a "one flock" farm, one of the smaller farmsteads, and lists the marking and

clippings as "upper halved both (ears), a red stroke over mid back and down both sides". The flocks had their own grazing heath and Bawd Hall's was on Aikenside. The flock kept its own markings for a time after the farm and land had been incorporated with Keskadale but eventually the flock was included with the Keskadale main flock.

So sheep were from the earliest recorded history of the farm, the mainstay of Bawd Hall's economy, providing wool and meat for the family as well as an income from sales. In this way it is typical of so many of the smaller upland Lake District farms which survived many centuries before ceasing to be viable economic units in the late nineteenth and twentieth centuries.

Cattle were also kept in a small way although the land was obviously not so suitable as for sheep. In the seventeenth and early eighteenth century most cattle would be slaughtered in autumn before the introduction of root crops on a large scale made the winter feeding of cattle an economic possibility. All the inventories mention some cattle. John Dickinson (1612) had 9 together with a heifer, a "stirk" or young cow, and two and a half calves, presumably the half meaning one held by himself and another person. William Dickinson (1667) had only one heifer and the others unspecified number of cattle, those of Hugh Tolson (1734) being referred to as "Black Cattle" the hardy upland cattle favoured on the higher farms.

All the Bawd Hall tenants seem to have possessed a horse, and in several cases "riding gear" or saddles are mentioned to suggest that the horses were for riding rather than work-horses for the farm only. William Dickinson's will

lists a "riding saddle" but no horse. Perhaps as he describes himself as "sicke in bodye" in 1665 when he made his will, he was too ill to ride a horse in his later years.

John Dickinson's (1612) inventory is the most detailed as regards numbers of animals and quantities of goods that he owned. In this way it is a useful pointer to the value of the various animals at this time. He left a total of £86.16s.8d. worth of goods, mainly animals, grain, wool and farming implements, very little household furniture except some chests and bedding and "fyer vessells" (cooking pots) and "wood vessells" for eating off. He also left 5 cheeses at a value of 4/-.

William Dickinson (1667), although he left less in value, just £69.12s.10d., seems to have had more in the way of home comforts. He is the only one whose inventory includes a sword, a symbol of considerable status in the seventeenth century. He also had books in the house so may well have been able to read although they were valued at only 1/-, so his library was not likely to have been more than a few volumes. He had 12/- worth of pewter goods and also a table cloth and cushions which suggest a rather more comfortable home than his predecessor.

The inventory of Joseph Tolson (1718/9) has a detailed description of his kitchenware including "iron pots, a crook, a grate, a smoothing iron, spitts" valued at £1.7s.0d. He possessed brass and pewterware and a spinning wheel, priced with some wool at 17s.6d.

The inventories of Hugh Tolson (1734) and Gawen Grave (1740/1) are much less detailed, the earlier will referring to goods in the house, parlour, milkhouse and lofts but not

specifying the actual goods. The list also includes "all his leather and implements of his trade" for £12.4s.6d., but this does not specify whether these are simply farming implements or whether he was carrying out another trade as well.

Gawen Grave's inventory simply lists "goods in the dwelling house", not specifying anything in particular. As is common with inventories about this time, detail becomes scarce, and valuable clues to the way the inhabitants of the house lived are not available for the later period.

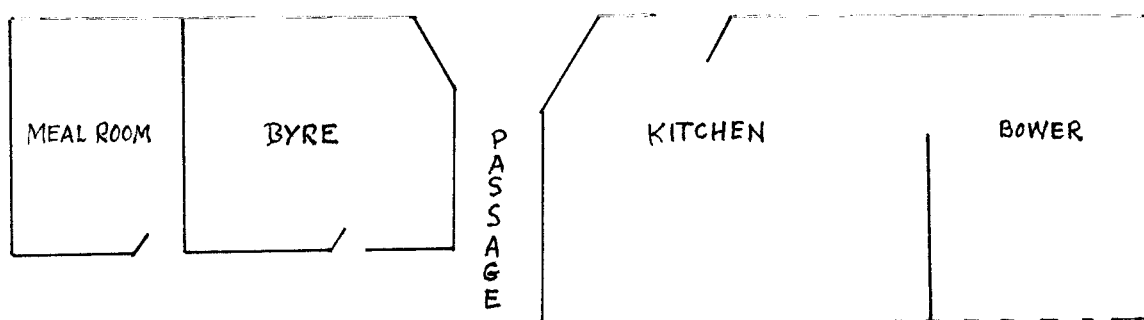
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Little now remains of the original house to give any precise idea of the date of building. Indeed it is very difficult to accurately date many similar Lakeland farms as stones and timbers were re-used over and over again as the houses were repaired and extended. Originally most of the farm houses would have had a timber cruck-frame, thatched roof and walls made of a thin wooden framework plastered over with dried mud. It seems likely that Bawd Hall would have conformed to this pattern and been rebuilt in stone as were many others sometime during the mid seventeenth century. The original cruck-frame would have been re-used, the walls replaced with stone.<sup>(39)</sup>

Replacing timbers during this period was no easy task. All the wood belonged to the lord of the manor and tenants had to petition the lord each time they wished to cut down a tree, even one growing on their own land, to use for rebuilding or repair. Several hundred of these petitions

survive among the Earl of Egremont's papers,<sup>(40)</sup> none relating to Bawd Hall specifically but some referring to similar farms which would indicate that the tenants of Bawd Hall would have had to go through this cumbersome procedure when they needed timber for repair.

The original construction of the house would have been very simple, the byre and stone houses together with the dwelling house arranged together under one roof.



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A passage ran through the building from front to back with doors leading to the byre and kitchen. The kitchen would have housed the only fire-place in the house and next to this, separated by a wooden partition there would have been a bower or sleeping room. A loft above the kitchen and bower would have completed the accommodation. Later, in the eighteenth century, the houses developed into two-storey dwellings with a parlour replacing the bower downstairs and the bedrooms being moved upstairs.

As the eighteenth century progressed the houses were enlarged and made more comfortable developing into square houses, usually two rooms deep which now form the pattern of most lakeland farms with the farm buildings arranged around a central courtyard instead of being under the same roof as the dwelling house, as had originally been the case.

Bawd Hall most likely developed along the lines of similar farms but when it ceased to be farmed as a single unit the house was left to fall into decay. The rafters and beams of the building were burned as fuel by the Benson family at Gill Brow around the time of World War II, so it is impossible to date the timbers exactly<sup>(41)</sup>. However, as similar farms still do exist in the state that Bawd Hall must have been when it was allowed to fall into ruin and as most of the smaller upper Lakeland farms did seem to develop on much the same lines, it is possible to make at least an informed guess as to how the house must have looked.

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The name of the house varies greatly throughout its history. Boadholl seems to be the earliest spelling in the Crossthwaite registers for 1575, followed by Bodehole in the Percy Survey in 1578 suggesting that no standard spelling existed then. Spelling was of very little importance during this period and even up to the late nineteenth century there was little consistency in the spelling of personal or place names, how the name sounded was of much more importance in a time when many people could not write fluently if at all. The variations on the name are numerous Boad, Bode, Bood, Bod - all appearing with hole, hol, holl or hall, sometimes as a single word, sometimes as two. By the nineteenth century it was usually Boad or Bode, becoming Bawd by the end of the century. On both nineteenth century ordnance survey editions the name appears as Bawd Hall. Generally by the nineteenth

century the "Hole" had become "Hall" although as explained previously this is simply a corruption rather than indicating a hall in the more generally understood sense.

It has been suggested<sup>(42)</sup> that the name derives from "la Bord-house", a Board-Latch or kind of wooden gate lock. The idea is that the house lay at a strategic point in a small gill at a bend in what must in the early days have been a track and that there was most probably a gate across the road to keep stock from wandering.

Like so many place names the derivation can only be speculation.



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## N O T E S

- (1) Précis of information from Title Deed and Documents -  
Norman Slack (July 1978).

There was at one time Copyhold as distinct from Freehold, forming part of the Manor of Braithwaite and Coledale. The Lord of the Manor was the Right Honourable Charles Henry Baron Leconfield.

28th June 1912      By a Deed of Enfranchisement of this date made between the Right Honourable Charles Henry Baron Leconfield, Charles John Wyndham and Vincent Wodehouse Yorke, and George Heaton Harryman the property was converted from Copyhold to Freehold. At that time George Heaton was the 'Tenant' of the Copyhold. Such deed released him from certain obligations to the Lord but the property remained subject to certain rights of the Lord which are set out in the Extract amongst the Documents which now are of little or no material concern.

13th January 1913      By a Deed of this date George Heaton Harryman conveyed the property to Jonathan Harryman for the sum of £1,250. It would appear from such conveyance that at the time a dwellinghouse, farm buildings etc. still existed.

14th January 1913      Jonathan Harryman mortgaged the property to Richard Moore Bell and John Strong for an advance of £4,000.

22nd March 1920	These were Deeds of transfer of the mortgage resulting in the mortgage becoming vested in H.F. Fisher, V.J. Turner and J. Hayton.
16th November 1937	
28th June 1938	
30th December 1939	On this date the mortgage was discharged.
13th June 1946	Jonathan Harryman died.
18th September 1946	Probate of his will granted to John Joseph Harryman and Richard Mitchell Gill.
30th September 1946	J.J. Harryman and R.M. Gill sold the property to Vernon Parker for £2,400.
25th March 1948	Vernon Parker sold the property to Mary Dorothea Whiting Ramsey and Frances Mary Birkett for £200. At this time it would appear that the buildings had ceased to exist.
30th June 1948	Deed of Exchange between Vernon Parker and M.D.W. Ramsey and F.M. Birkett of small piece of land on the East for a small piece of land on the West of the main property.
26th July 1963	Conveyance by M.D.W. Ramsey and F.M. Birkett to Tom Martin for £550.
8th March 1965	Conveyance by Tom Martin to himself and his wife Marjorie Martin jointly.

DEED OF ENFRANCHISEMENT 28TH JUNE 1912

The effect of Enfranchisement or in other words converting the property from Copyhold to Freehold, meant various rights of the Lord of the Manor ceased, such as annual rent, services to the Lord in kind and a 'Fine' on the death of the tenant and/or the Lord, The Deed of Enfranchisement did however reserve to the Lord of the Manor all mineral rights and the right to work them and all treasure troves.

General Note on all old Copyhold properties: The rights and reservations of and to the Lords of the Manor varied very considerably from one Manor to another. I remember reading in my articulated clerk days that in one Manor there was reserved to the Lord the right to sleep with any daughter of a tenant on the first night of her wedding.

EXTRACT from Deed of Enfranchisement dated the 28th June 1912  
and made between the Right Honourable Charles Henry Baron  
Leconfield (1) Charles John Wyndham and Vincent Wodehouse  
Yorke (2) and George Heaton Harryman (3)

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"BUT nevertheless subject to and excepting and  
reserving unto the Lord or Lords for the time  
being of the said Manor of Braithwaite and  
Coledale all and every the rights franchises mines  
minerals and mineral and other substances powers  
liberties privileges matters and things  
particularly specified in the 2nd Schedule  
hereunder written."

## THE SECOND SCHEDULE ABOVE REFERRED TO

FIRSTLY All suits of Court at the Courts of the Lord or Lords  
of the said Manor.

SECONDLY All seignories and right of escheat and all waifs  
estray goods and chattels of felons and fugitives felons of  
themselves and put in exigent treasure trove and wreck of the  
sea.

THIRDLY. All mines beds veins seams and strata of minerals of  
all kinds stone coal clay brick and tile earth slate salt and  
all mineral and other substances usually worked by means of  
shafts drifts pits or quarries and full free and exclusive  
liberty and privilege without reference to damage or injury  
by means of surface subsidence or otherwise which may be  
thereby done to the said hereditaments or any erection or  
building for the time being forming part thereof to bore to  
sink to search for dig for get store burn convert manufacture  
and carry the said substances away or through the said  
hereditaments whether found or gotten therein or elsewhere  
and to sink drive erect make maintain and use such shafts  
drifts pits houses engines and other instruments utensils  
wain or carriage ways as may be necessary or convenient for  
boring sinking to searching for digging for getting storing  
burning converting manufacturing and carrying away the same  
substances respectively so nevertheless that the person or

persons whomsoever exercising such liberties and privileges or any of them make reasonable compensation for all damage or injury which may be so done to the said hereditaments or any such erection or building as aforesaid such compensation to be ascertained (in case the parties differ) by reference to Arbitration as above provided.

EXTRACT from a Conveyance dated 25th March 1948

2. The Purchasers hereby jointly and severally covenant with the Vendor to erect to the satisfaction of the Vendor and for ever hereafter maintain stock proof fences between the points A and B, B and C and C and D and E on the said plan.

EXTRACT from a Deed of Exchange dated 30th June 1948.

- 1 (2) The Second Owners hereby jointly and severally covenant with the First Owner to erect to his satisfaction and for ever hereafter maintain stock proof fences between the points A and B, B and C and D and E on the plan annexed hereto.

(Notes cont.)

- (2) Throughout this paper the name will be spelt as Bawd Hall except when quoting from original sources when the spelling is used as in the actual document. Discussion of the name is contained in the last section.
- (3) For more detailed history of the Egremont Estates and notes of the records held, see notes issued by the Cumbria Record Office (C.R.O.) The Castle, Carlisle. The records are held at Cockermouth Castle but can be produced for researchers at the Record Office in Carlisle. Reference Leconfield MSS. (D/Lec. ) .
- (4) Records of fines appear among the Leconfield MSS.
- (5) Percy Survey of 'Great Survey' 1578 in its original form and nineteenth century copies, is among the Leconfield MSS.
- (6) Leconfield MSS.                      See appendix 6.
- (7) Copy of the actual entry. See appendix 5.
- (8) Leconfield MSS.                      For additional court book entries showing admissions, 1668 and 1673 see appendix 6-7.
- (9) Leconfield MSS.
- (10) Tithe map for Crossthwaite Parish, Newlands Section held at C.R.O. Appendix 1 gives the information from the tithe map superimposed on a copy of the 1st Edition Ordnance Survey Map.

- (11) Printed and indexed copies of the registers and bishops transcripts, contemporary copies taken to be sent to the bishop are at the C.R.O. Original records are still at Crossthwaite Church.
- (12) Bishops transcripts for Newlands, baptisms only are at C.R.O. 1780 - 1877, original registers also only baptisms are still at the church.
- (13) Crossthwaite Parish Register.
- (14) Will of Nicholas Dickinson of Crossthwaite proved in 1590 among the probate records at the C.R.O.
- (15) Crossthwaite Parish Register.
- (16) C.R.O. Probate Records 1612, copy see appendix 8. The will was made in 1611 and proved 1612.
- (17) Crossthwaite Parish Register.
- (18) Crossthwaite Parish Records.
- (19) Crossthwaite Parish Records.
- (20) Crossthwaite Parish Records.
- (21) C.R.O. Probate Records 1667, copy see appendix 9. Will made 1665, proved 1667. For entry of Hugh Skinner see appendix 6.
- (22) Crossthwaite Parish Records.



- (23) Crossthwaite Parish Records. The Fishers were a large family with branches at several Newlands valley and other Crossthwaite parish farms. Long detailed study of the Crossthwaite register may serve to work out their exact pedigree and complicated relationships with the tenants of Bawd Hall.
- (24) Leconfield MSS. See appendix 7.
- (25) Crossthwaite Parish Register.
- (26) His will 1718 is among the probate records at C.R.O. copy see appendix 10.
- (27) C.R.O. Probate Records 1734, copy see appendix 11.
- (28) Leconfield MSS.
- (29) Crossthwaite Parish Records.
- (30) C.R.O. Probate Records 1741, copy see appendix 12.
- (31) Crossthwaite Parish Records.
- (32) Leconfield MSS.
- (33) Newlands Parish Bishops transcripts.
- (34) C.R.O. Probate Records, 1806, copy see appendix 13.
- (35) Directory of Cumberland (East and West Cumberland sections) by Bulmer 1883/4.

- (36) See notes 1 for detail of reservations.
- (37) Information from Mr. Norman Slack, Mr. Martin's Solicitor. For full details of conveyances 1912-65 see notes 1.
- (38) Information researched by Mr. and Mrs. Martin,
- (39) For a more detailed discussion on building methods see Vernacular Architecture in the Lake Counties, by R.W. Brunskill.
- (40) Leconfield MSS. 'Petitions to the Lord'. Information from Miss Molly Lefebure.
- (42) By Miss Molly Lefebure.

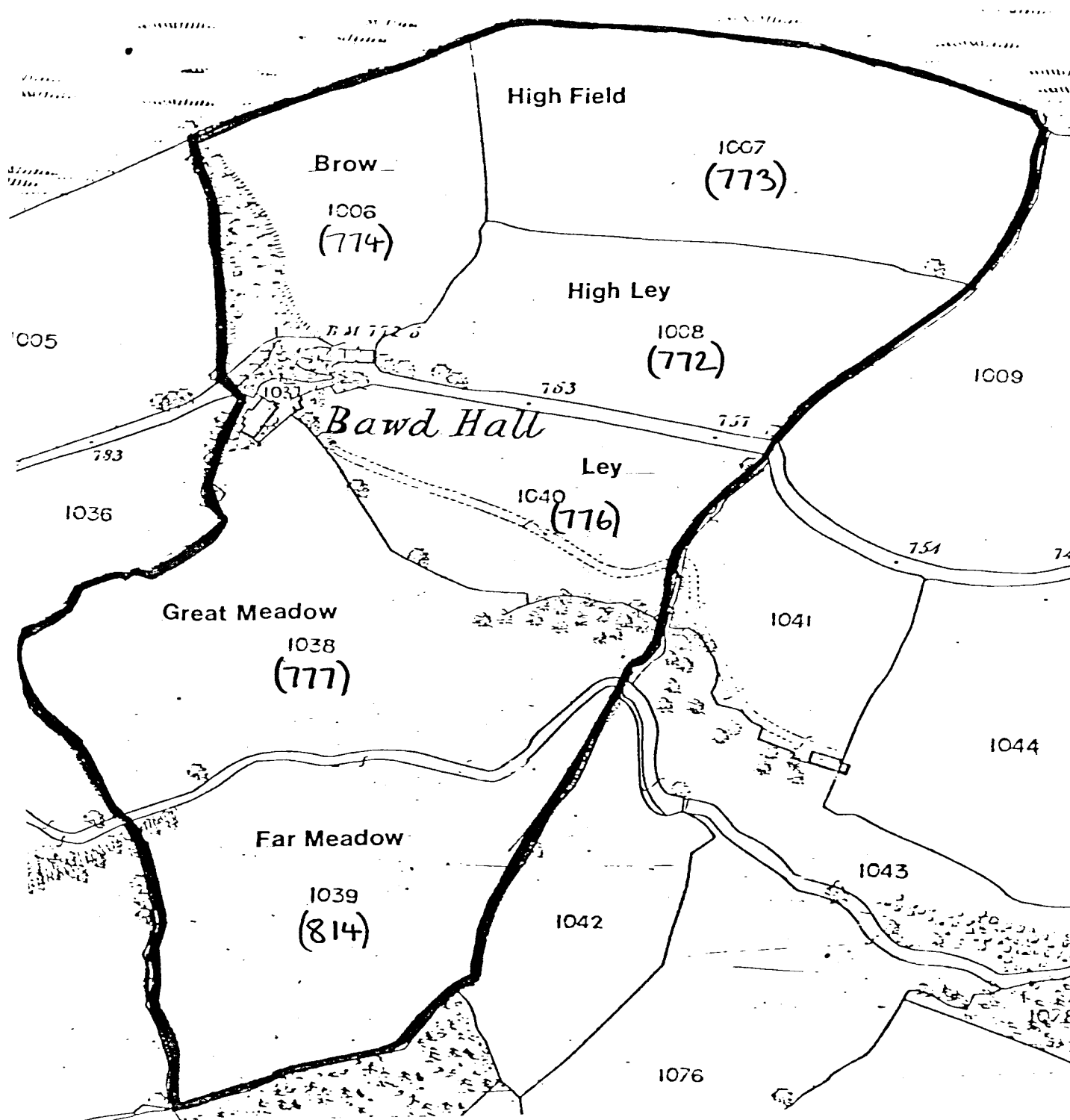
## A P P E N D I C E S

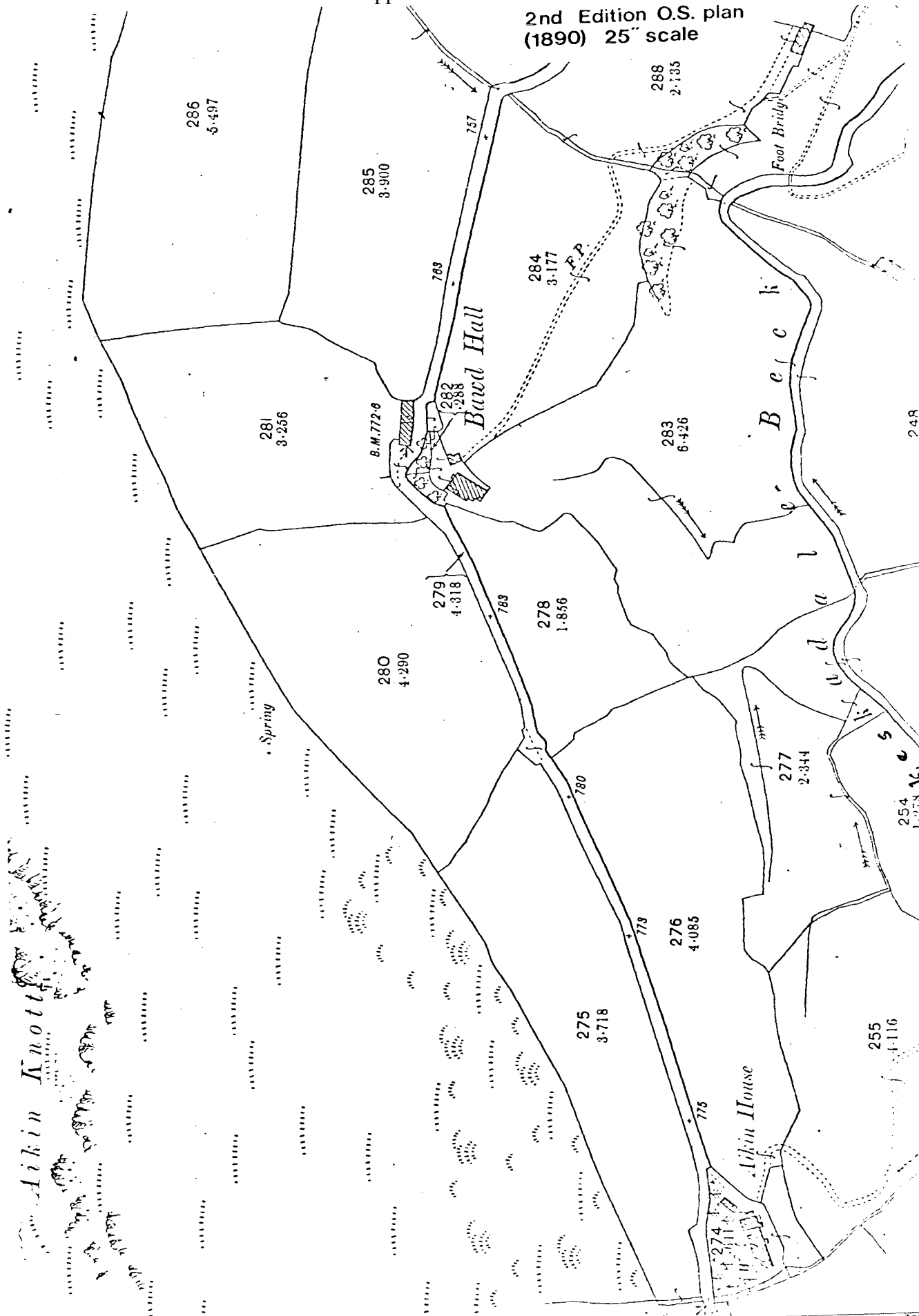
1. 1st Edition O.S. plan (c.1860) superimposed with field names and numbers from the tithe plan (1840) 25" scale.
2. 2nd Edition O.S. plan (c.1890) 25" scale.
3. 1st Edition O.S. plan (c.1860) 6" scale.
4. 2nd Edition O.S. plan (c.1890) 6" scale.
5. Leconfield MSS. 1578 Percy Survey.
6. Leconfield MSS. Entry of Hugh Skinner after the death of William Dickinson, giving rent payable. (D/Lec/311/22).
7. Leconfield MSS Entry of Hugh Tolson on the surrender of Hugh Skinner giving rent payable. (CD/Lec/3=4/45).
8. Will, inventory and transcript John Dickinson 1611-12.
9. Will, inventory and transcript William Dickinson 1665-67.
11. Will, inventory and transcript Joseph Tolson 1718.
11. Will, inventory and transcript Hugh Tolson 1734.
12. Inventory and transcript Gawen Grave 1740-1.
13. Will of John Thwaite 1806.

### Note

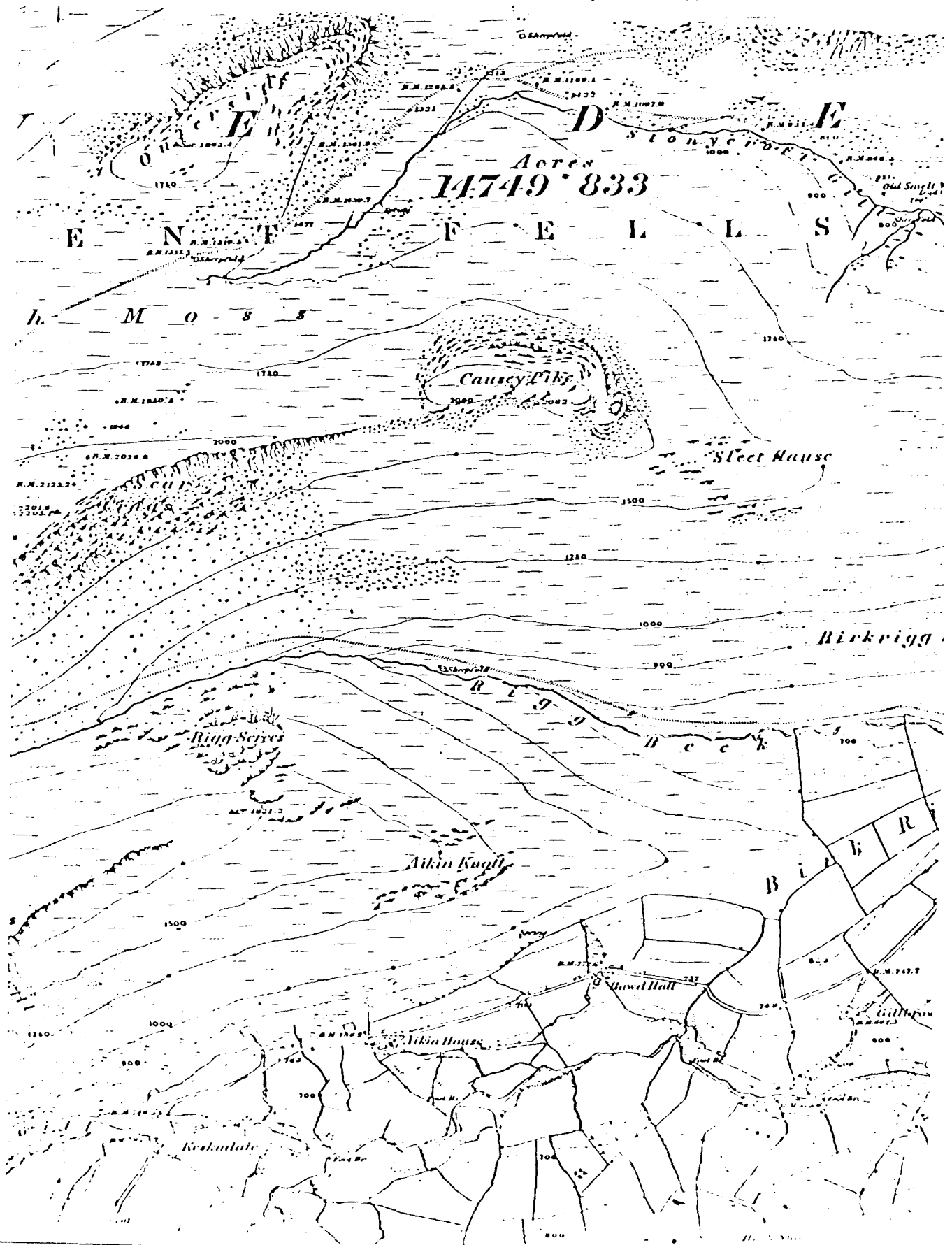
Mrs. Rossiter has transcribed the wills completely but includes here only abstracts giving the actual bequests contained in them, the lengthy introductions have been omitted as they have no bearing on the present history. The inventories are transcribed in full, modern terms for items are included in brackets where necessary.

1st Edition O.S. plan  
superimposed with field names  
and numbers from  
the tithe plan (1840) 25" scale.



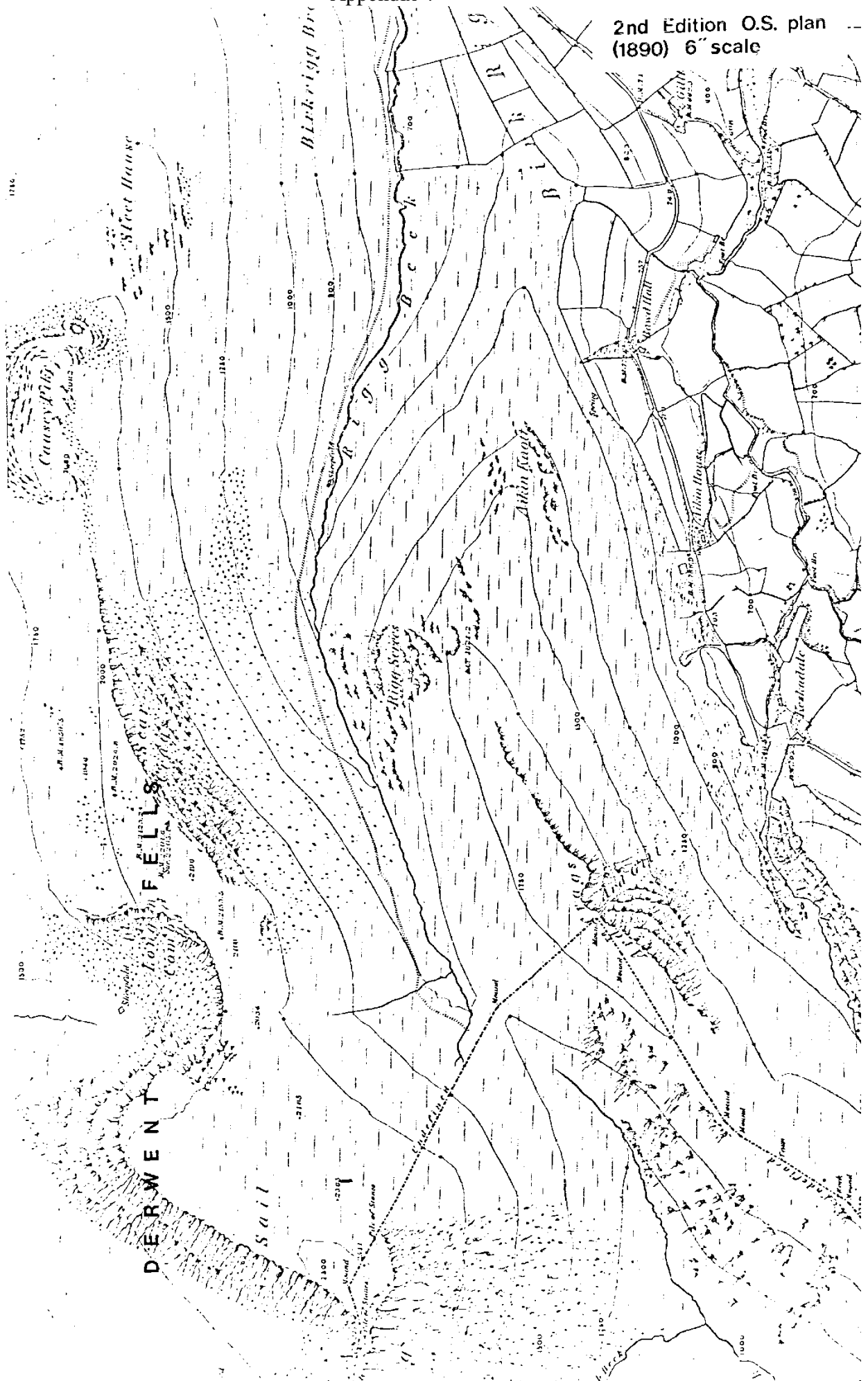


1st Edition O.S. plan  
(1860) 6" scale





2nd Edition O.S. plan  
(1890) 6" scale





## Rogersett

Henry. masou Jun<sup>r</sup> goddety le sonm<sup>r</sup> at  
 Almbroth a baron a f<sup>r</sup>g<sup>r</sup> gonse & a l<sup>r</sup>ed.  
 garte rout dd no. One clost of Ar<sup>r</sup> and  
 pasture called Eige d<sup>r</sup> rout<sup>r</sup> ar<sup>r</sup> dd. One  
 clost of Ar<sup>r</sup> and pasture called d<sup>r</sup> an  
 rout<sup>r</sup> ar<sup>r</sup> dd. One meadow called d<sup>r</sup> me  
 f<sup>r</sup>ed rout<sup>r</sup> p<sup>r</sup>. And a pasture called  
 the moost rout<sup>r</sup> ar<sup>r</sup> dd. the suff<sup>r</sup>. d<sup>r</sup> d<sup>r</sup>  
 and d<sup>r</sup> d<sup>r</sup> d<sup>r</sup> d<sup>r</sup>

John Dironson Jun<sup>r</sup> goddety le sonm<sup>r</sup> at  
 a l<sup>r</sup>ed gonse a baron a f<sup>r</sup>g<sup>r</sup> gonse  
 a l<sup>r</sup>ed garte rout dd no. One clost of Ar<sup>r</sup>  
 and pasture called the Eige d<sup>r</sup> rout<sup>r</sup>  
 p<sup>r</sup>. And a pasture called d<sup>r</sup> and  
 the park rout<sup>r</sup> ar<sup>r</sup> dd. One clost of Ar<sup>r</sup>  
 and pasture called d<sup>r</sup> d<sup>r</sup> rout<sup>r</sup>  
 ar<sup>r</sup> dd. One meadow and wood  
 ground called the grob<sup>r</sup> rout<sup>r</sup> ar<sup>r</sup> dd. One  
 clost of pasture and meadow called  
 the moost rout<sup>r</sup> ar<sup>r</sup> dd. One piece of Ar<sup>r</sup>  
 and meadow called the park rout<sup>r</sup>  
 ar<sup>r</sup> dd. the suff<sup>r</sup>. d<sup>r</sup> d<sup>r</sup> d<sup>r</sup> d<sup>r</sup>  
 and the improvement joining to the  
 Eige park l<sup>r</sup>ed in the Eidge of Ar<sup>r</sup>  
 Dironson rout dd no. ar<sup>r</sup> dd. the suff<sup>r</sup> d<sup>r</sup> d<sup>r</sup>

Willm Douer Jun<sup>r</sup> goddety le sonm<sup>r</sup> at  
 Douer. at the f<sup>r</sup>g<sup>r</sup> gonse a baron a f<sup>r</sup>g<sup>r</sup>  
 gonse and a l<sup>r</sup>ed garte rout dd no. One piece  
 of Ar<sup>r</sup> d<sup>r</sup> d<sup>r</sup> rout<sup>r</sup> ar<sup>r</sup> dd. One clost of Ar<sup>r</sup>  
 and meadow called Eige d<sup>r</sup> rout<sup>r</sup> ar<sup>r</sup> dd.  
 One clost of meadow called d<sup>r</sup> d<sup>r</sup>  
 wood rout<sup>r</sup> d<sup>r</sup> d<sup>r</sup> rout<sup>r</sup> ar<sup>r</sup> dd. One clost of Ar<sup>r</sup>  
 and pasture called La w<sup>r</sup> d<sup>r</sup> d<sup>r</sup> d<sup>r</sup>

## APPENDIX 6

17th April 1668. Hugh Skinner after the death of William Dickinson takes over property of a rent of 7/8d together with additional lands of rents 8d and 7d.

[illegible]

APPENDIX 7

17th April 1673 Hugh Tolson takes over property  
from Hugh Skinner of a rent of 7/8d.

Admiff at Port: 17: 1693

Coedermant

37 Thomas Beche ex sur Thom  
0-16-8 Watson ad paret Thom  
solus Graystone close rdt } 0-0-9

Bolton Michael (Boyle) ex sur sur  
21 ipsius Michael admiff sur } 0-1-6  
0-9-0 tenement ad tenement rdt  
solus 26 ft ex rdt ad alied tenement } 0-1-0  
0-6-0 in rdt ex 1/6 per appor

Wigton  
Biffen

2999 Guliel Battison ex sur fitt  
3-0-0 Granger admiff ad uned aer } 0-2-8  
solus: pradi in frouth breid rdt  
salus occupacion Jane uxer  
Guliel Battison durenthe rdt

Jetmortho.

18 Peter Hudson post mort  
16-6-0 Johans Hudson pradi: admiff } 0-16-6  
ad tenement rdt  
S. M. 73  
S. L. 74  
6. G. M. 74

Rogersett

\* 15 Hugo Tolson ex sur Hugon  
Solinner ad tenement rdt } 0-7-8

8-0-0

2. 13. 4 in mant.

rest if not  
Coedermant.

adment in 7 an  
a fess annuacion  
bead Virgin ult fess

## *APPENDIX 8*

### Will of John Dickinson 1611/12 (abstract)

28th May 1611, John Dickinson of Newlands, sick in body but whole in mind makes his last will and testament as follows:-

First his soul to God and his body to be buried in the churchyard at Crossthwaite.

To Janet his wife a large chest, two pans and one heiffer, about 46/8d which is owing to him for one cow, and a small new pan, all of which he gives over and above the third already due to her for her widow's portion. To the chapel at Newlands 6/8d to remain as a stock at the house for ever according to the customer of the grieveship.

To Agnes Towsan and her sister Dorothy a stone of wool between them. To his brother-in-law John Birkehead's children 20/- between them.

To his sister's children Elizabeth and Agnes Ritson a young sheep each. To his cousin John Fisher and Frances his sister, 3 cows and 3 lambs. William Burton his brother-in-law and Agnes his wife are forgiven their debt to him of 11/-.

To each of his godsons 12d.

To his brother-in-law John Fisher a leather doublet, his best jerkin and a pair of grey breeches.

To Elizabeth his wife his second best cloak.

To John Birkehead his brother-in-law his best doublet and breeches. To Elizabeth Dickinson his servant half a stone of wool.

All the residue of his goods he gives to William Dickinson his son whom he makes his executor.

Inventory of John Dickinson of Newlands 1611

(Transcribed as written with modern translations of items in brackets)

			£	s	d
Inspirimis (first) 9 kynne (cows), one heiffer, one stirke (young cow) two little calves and half another.	price		18	6	8
Item one maire (mare)	price		1	13	4
Item 8 score on 16 sheep a peace 5/4d (5/4d each)	price		46	18	8
Item one alvery (cupboard) 5 chests	price		2	0	0
Item 21 bushell of graine	price		4	4	0
Item his apparell (clothes)	price		2	6	8
Item beding	price		2	0	0
Item two pieces of wolene	price			12	0
Item fyer vessell (cooking pots)	price		2	3	4
Item wood vessell	price			11	0
Item plow and plow geire, iron geaire with all other husbannry geaire (farming implements)	price		1	4	0
Item sakes with one windowclothe	price			16	0
Item seed and ardowe	price		2	0	0
Item haze with one taned hyde	price		1	0	0
Item Elding	price			5	0
Item two stone of wolfe	price			12	0
Item 5 chesses (cheeses)	price			4	0
			<hr/>		
			£86	16	8
			<hr/>		



Armut Josephs v. p. In m. 16. Mai. anno 1612.  
H. vobis. Grit. p. v. b. et ad. L. v. b. p. v. b. p. v. b.  
H. p. v. b. p. v. b. et in p. v. b. p. v. b. p. v. b.  
p. v. b. p. v. b. et ad. v. b. p. v. b. et p. v. b.  
p. v. b. et ad. p. v. b. p. v. b. p. v. b. p. v. b.

be whole & true Inuentory of all the good & valloable botch,  
mouable and immouable of John Dutton of newlande, deceased  
the thirtieth day of June by former promise made to Robert ffylde,  
John Gault, William Jones, John ffylde, 1611

Supper in house, one lesson one shute two lillies valloable  
half an other ———— pinto pinto pinto pinto  
fledone Maird. ———— pinto pinto pinto pinto

Id. vj shute & pinto shute ———— pinto pinto pinto pinto  
pinto ———— pinto pinto pinto pinto

Id. one Almore, & regis ———— pinto pinto pinto pinto

Id. vj shute of yrame ———— pinto pinto pinto pinto

Id. vj shute ———— pinto pinto pinto pinto

Id. Boming ———— pinto pinto pinto pinto

Id. two pinto of wolens shute ———— pinto pinto pinto pinto

Id. four pinto ———— pinto pinto pinto pinto

Id. four pinto ———— pinto pinto pinto pinto

Id. pinto & pinto pinto, Iron pinto  
with all other husbandry pinto ———— pinto pinto pinto pinto

Id. shute of one window shute ———— pinto pinto pinto pinto

Id. shute & window ———— pinto pinto pinto pinto

Id. shute of one lanted shute ———— pinto pinto pinto pinto

Id. shute ———— pinto pinto pinto pinto

Id. two shute of wolens ———— pinto pinto pinto pinto

Id. pinto ———— pinto pinto pinto pinto

Shute away into the said lanted shute pinto Benson  
of bolton for one rowd pinto shute shute for the same  
John rowper of Bastonewait & is done to be payed  
all maird lanted shute

John Maird ———— pinto

Id. shute of yrame ———— pinto

Id. shute of yrame ———— pinto

Id. shute of yrame ———— pinto

Id. shute of yrame ———— pinto

Id. shute of yrame ———— pinto

APPENDIX 9

Will of William Dickinson 1665/1667 (abstract)

William Dickinson of Newlands makes his last will and testament on 1 July 1665.

To Mary Fisher and Jane Fisher 24/-, to be paid at the Michaelmas after my death.

To Robert Fisher and Christopher Fisher his brother £5 each.

To John Corbatt 20/-.

To John Fisher 20/-.

To Robert of High Snab 20/-.

To John Fisher 20/-.

To Hugh Bowe 20/-.

To Gawen Wilson 20/-.

To Anthony Skinner 20/-.

To Henry Jackson's wife 20/-.

To John Birkett 20/-.

To William Vickery 20/-.

To Dorothy Birkett and Jennett Birkett her sister 20/-.

To Mary Fisher and her sister one cow and one bed of clothes one pot and one pan to be delivered within 21 days after my death.

To Robert Fisher of Low Snab 20/-.

To Hugh Skinner one ark (cupboard) and a form in consideration of his child's portion.

To John Fisher of Low Snab my sword.

The residue of my goods to Mary and Madelaine Fisher my executors.

Inventory of William Dickinson 1665/1667

Imprimis (first)	£	s	d
His apparrell price	00	16	00
Item his books	00	01	00
Item bedding	01	14	00
Item pots and panns	01	04	00
Item puther (pewter)	00	12	00
Item wooden vessell	00	04	00
Item iron geare	00	06	08
Item 8 sacks and a winnowcloth	00	08	00
Item a tablecloth and Quissions (cushions)	00	03	06
Item ladders forms and some other things	00	07	02
Item chests and bedsteads	02	05	06
Item a sword	00	02	00
Item a riding sadle	00	00	06
Item one heiffer	00	16	00
Item sheepe	39	00	00
Item 6 stone of wooll	01	10	00
Item more wooll	04	02	06
<hr/>			
debts oweing to the deceased	16	00	00
	69	12	10
<hr/>			
debts oweing by the deceased			
Imprimis to Madlin and Mary Fisher	02	00	00
Item Jannet Cowper	00	02	06
Item Christopher Scott	00	01	00
Item Robert Fisher	00	00	08
Item funerall expenses	02	02	02
Item Hugh Skinner	02	08	00
Item mortuary	00	10	00
Item clark	00	01	00
	<hr/>		
	07	05	04



And perfect Inventory of the Goods and Chattels of  
William Dickinson of Nowlands (late deceased) which he owed  
to his Executors, valued and priced by those four sworn men (vizt)  
William Douer, Hugh Wren, John Fisher of Snab and John  
Fisher of Liskrigge, the Eleventh day of October Anno  
Domini 1667.

Expenses

	l <sup>s</sup>	s	d
His chararrell price	00	16	00
It: his books	00	01	00
It: Bedding	01	04	00
It: pots and pans	01	04	00
It: puthox	00	12	00
It: wooden rostell	00	04	00
It: Iron gears	00	06	08
It: 8 sacks & a winnowcloth	00	08	00
It: a table cloth & Quisitions	00	03	06
It: Ladders, frames and some other things	00	07	02
It: Cloths & Bedsteads	00	05	06
It: a sword	00	02	00
It: a riding Saddle	00	00	06
It: one tresser	00	16	00
It: Sheep	39	00	00
It: 6 stone of wool	01	10	00
It: More wool	04	02	06
<b>Wobts owing to the deceased</b>	<b>16</b>	<b>00</b>	<b>00</b>
	<b>69</b>	<b>12</b>	<b>10</b>

Wobts owing by the deceased

Expenses to Madam & Mary Fisher	02	00	00
It: Jannet Cowper	00	02	06
It: Christopher Scott	00	01	00
It: Robert Fisher	00	00	08
It: funeral expenses	02	02	02
It: Hugh Skinner	02	08	00
It: Mortuary	00	10	00
It: Clarke	00	01	00

07 05 04  
Richard Smith

## APPENDIX 10

### Will of Joseph Tolson 1718 (abstract)

10th November 1718 Joseph Tolson of Boadhole in Newlands makes his last will and testament.

To his eldest son and heir Hugh Tolson 1/- for his son's portion.

To his daughter Mary Tolson £15.

The residue of his goods to Mary Tolson his wife and his sons Joseph and Robert Tolson who will be joint executors.

His son Hugh is committed to the care of his kinsman Hugh Tolson of Keskadale.

### INVENTORY OF JOSEPH TOLSON 1718

Imprimis (first)	£	s	d
His aparrel and riding gear	04	05	00
Bedding and bedsteads	02	00	00
Chists and arks (cupboards)	02	00	00
A cupboard	01	05	00
Brass and pewter	02	06	00
Iron potts a crook, a grate, a smoothing iron,) spitts and )	01	07	00
woden vessel and earthen potts	01	02	00
A table, frame	00	15	00
Meal, malt, butter, cheese and flesh	01	02	00
Hay and corn	10	00	00
Beasts (cows) and a horse	18	00	00
Husbandry gear	01	00	00
Wood a spinning wheel	00	17	00
Sheep	23	07	00
	69	08	00
debts owing by the deceased	10	00	00
Clear	59	08	00

In the name of God amen The 10<sup>th</sup> Day of November  
1718. In y<sup>e</sup> 5<sup>th</sup> y<sup>e</sup> of y<sup>e</sup> reign of o<sup>r</sup> Sov<sup>ty</sup> aign<sup>d</sup> King George, I Joseph  
Colson of Woodst. etc. in Newland in y<sup>e</sup> sh<sup>re</sup> of ~~the~~ County of Cumberland  
y<sup>e</sup>so: being sick of Body, yet of sound & perfect mind & memory, persuaded  
by Almighty God for y<sup>e</sup> same And calling to mind in b<sup>e</sup>ance y<sup>e</sup> uncertain  
Estate of this Transitory life & y<sup>e</sup> all flesh must y<sup>e</sup>eld unto death w<sup>ch</sup> it  
shall please God to call to make Constitute & ordain this my last will  
And Testament in Mann<sup>r</sup> & form following First & principally I Comend  
my soul into y<sup>e</sup> hands of Almightie God hoping thro y<sup>e</sup> merits Death & passion of  
my Saour<sup>e</sup> Jesus x<sup>t</sup> to have pardon & remission of all my sins & to Inherit  
Everlasting life, & my body I comitt to y<sup>e</sup> earth (from whence it came) to be  
Decently buried according to y<sup>e</sup> Discretion of my Execut<sup>rs</sup> hereaft<sup>r</sup> named  
And now for y<sup>e</sup> settling of my Temporal Estate such as it hath pleased  
Almighty God far above my deserts to bestow upon me I do give and  
Dispose as followeth

Imp<sup>r</sup>. I do give to my Eldest Son & heir Hugh Colson the Sum of One Shilling  
Currant Money, In full of his filial portion

Item. I also give to my Daughter Mary Colson the Sum of fifty five  
pounds - Lawfull Money of gr<sup>t</sup> Brittain to be p<sup>d</sup> her w<sup>thin</sup> a year  
after my Decease being for & in full of her Childs portion

Item. I also do nominate Constitute & appoint my now loving wife Mary  
Colson & my two Sons by her, Joseph & Rob<sup>t</sup>. Colson Joynt Execut<sup>rs</sup> of  
this my last will & Testament. Unto y<sup>e</sup> I give y<sup>e</sup> remain<sup>d</sup> of all my personall  
Estate, bills bonds Goods & Chattells moveable & Immoveable they  
Discharging all my Just Debts & funeral Expences out of y<sup>e</sup> same.

And Lastly I comitt the care of my abovesaid Son Hugh  
Colson to the power of my Kinsman Hugh Colson  
of Keskadale

And I do hereby revoke all o<sup>th</sup>r wills & Testam<sup>ts</sup> w<sup>ch</sup> soever by me  
formerly made & declare this only to be my last will & Testament  
In witness whereof I have hereunto sett my hand this day & year  
aboves written

Signed published & declared John Colson  
In y<sup>e</sup> presence of us. — Joseph Colson —

Joseph Colson



A True and perfect Inventory of all the goods and  
 Chattels of Joseph Colson of Bladpole in Newlands  
 within the parish of Greshwate in the County of  
 Cumberland (Deceased) made & appraised the  
 Twelfth Day of January Anno Dom. 1718.  
 by Robert Braithwaite of Seathwaite in Borrowdale  
 Daniel Shwaite John Colson & Thomas Bowe  
 of Newlands aforesaid. Sworn appraisors.

Impri: his apparel & Riding gear	04	05	00
Bedding & bedsteads	02	00	00
Shirts & Urks	02	00	00
A Cupboard	01	05	00
Grass & powder	02	00	00
Iron palls, a brook, a Grate & a smooling iron; Spitts &c.	01	07	00
Wooden Hoys & earthen palls	01	02	00
a Cattle frame &c.	00	15	00
meal, Wall, butter, Cheese & and flesh	01	02	00
hay & Corn	10	00	00
boys & a horse	18	00	00
husbandry gear	01	00	00
Wool; a spinning wheel &c.	00	17	00
Sheep	23	07	00
	69	08	00

Debts owing by & Deceased 10 00 00

Daniel Shwaite. Cloas 59 08 00

Thomas Bowe Apud Carlisle 13<sup>th</sup> die mensis Aprilis  
 John Colson & Anno Dni 1719 Exhibuit hunc  
 Robert Braithwaite Ino<sup>ra</sup> ac. Neco Corroboravit Extrict  
 in Testam<sup>to</sup> n<sup>o</sup>cial. Publico

## APPENDIX 11

### Will of Hugh Tolson 1734 (abstract)

Hugh Tolson of Boadhole makes his last will and testament on 14th May 1734. To his brother Joseph Tolson his white suit of woollen clothes.

To his brother Robert Tolson his brown suit of woollen clothes.

To his cousin Hugh Tolson at St. John's his second brown suit of woollen clothes.

To his cousins Grace Tolson, Jane Tolson and Robert Tolson  
20/-

The remainder of his goods to his wife Ann Tolson who he makes his executor.

### Inventory of Hugh Tolson 1734

	£	s	d
First His Apparel, Riding gear and money in his purse	11	11	0
Goods in the house with all his pewter	5	5	10
Goods in the parlour	2	10	0
Goods in the milkhouse	0	5	0
Goods in the far loft	1	6	0
Goods in the near loft	2	0	0
All his sheep	30	0	0
His wool	2	0	0
Black cattell and mare	12	0	0
All his corn	5	0	0
All his leather and implements of his trade	12	4	6
Meal, malt, butter and cheese	1	10	0
	85	12	4
Debts owing by the deceased	20	11	6
funeral expenses	2	0	0
Rests clear	63	0	10



In the name of God Amen: I Hugh Tolson of Boadhole in  
the parish of Eastwaite & County of Cumberland & of sound mind  
& memory But considering y<sup>e</sup> certainty of death & y<sup>e</sup> uncertainty of this  
transitory life I do therefore hereby make my last will & Testament  
principally I Comend my soul into y<sup>e</sup> hands of Almighty God hoping  
thro' y<sup>e</sup> merits of my Saviour Jesus Christ to receive full pardon & remission  
of all my sins & to inherit everlasting life & my body to y<sup>e</sup> earth to be  
decently interred According to the Discretion of my Executors hereafter  
named & for my temporal estate to Give bequeath & devise as followe

first I do Give & bequeath to my Brother Joseph Tolson my whole Suit of  
Woollen Coatts to my Brother Robert Tolson my Brown Suit of  
Woollen Coatts to my Cousin Hugh Tolson at St. Johns. my  
second Brown Suit of Woollen Coatts Again I do give to my  
Cousins Grace Tolson Jane Tolson & Robert Tolson Twenty Shillings  
Share & Share alike Lastly I do Nominate & appoint my Dear & Loving  
wife Anne Tolson Sole Executrix & Residuary Legatee of this my  
last will & Testament to her I do give y<sup>e</sup> Remainder of all my  
personall Estates whatsoever the paying all my Just Debt &  
Honorall Expences out of the same And I do hereby revoke &  
annull all other wills & Testaments whatsoever by me formerly made  
& Declare & publish this only to be my last will & Testament  
In Witnesse whereof I have herunto set my hand & Seal  
the 14<sup>th</sup> Day of May, In the year of our Lord 1734

Signed Sealed published &  
Acknowledged In the presence of /  
Christopher Carke esq<sup>r</sup> sworn  
Hugh Tolson \_\_\_\_\_ Sworn

Hugh Tolson



A True & perfect Inventory of all the Goods & Chattells of Hugh  
Tolson of Goodhole in the parish of Eastwairton County of  
Cumberland Esq: late deceased As they were valued & Appraised  
By Hugh Tolson & Christopher Clarke The 15<sup>th</sup> day of July in the  
Year of our Lord 1734

	L. s. d.
first His Apparel Riding Gear & Money in his purse	11-11-0
Goods in the House with all his best	5-5-10
Goods in the parlour	2-10-0
Goods in the Milkhouse	0-5-0
Goods in the far loft	1-6-0
Goods in the Near loft	2-0-0
all his Sheep	30-0-0
His Wool	2-0-0
Black Cattle & mare	12-0-0
all his Corn	5-0-0
all his Leather & Implements of his Trade	12-4-6
Wool Mall Butter & Cheese	1-10-0
	<hr/> 85-12-4

Debts owing by y <sup>e</sup> deceased	20-11-6
Funerall Expenses	2-0-0
Cash & Coar	63-0-10

Appraisors } Hugh Tolson sworn  
&  
Christopher Clarke sworn

APPENDIX 12

Inventory of Gawen Grave 1740 (1741)

	£	s	d
First his purse apparel and riding Furniture	12	0	0
Goods in the dwelling house	2	0	0
Cat meal	3	0	0
Bigg (barley) and oats	13	16	0
Hay and straw	2	0	0
Husbandry gear	1	5	6
Cows, heifers and one mare	24	0	0
Wooll	1	12	0
Money oweing to the deceased	50	0	0
	<hr/>		
	109	13	6
	<hr/>		



A true and Perfect Inventory of the Goods  
 and Chattle — — — of Gawen Grave of Rodchale in Newland  
 in the Parish of Forstshire in the County of Cumberland  
 Yeoman late Deceased, as they were Valued and Prized the  
 Tenth Day of February, 1740. by Gawen Grave and Isaac  
 Wren Esqrs of Newcastle aforesaid, as followeth — — — & — —  
 First, His <sup>Purse</sup> Apparell and Riding Furniture — 12 — 0 — 0  
 Goods in the Dwelling-House — 2 — 0 — 0  
 Oat-Meal — 3 — 0 — 0  
 Rigg and Oats — 13 — 16 — 0  
 Hay and Straw — 2 — 0 — 0  
 Husbandry Gear — 1 — 5 — 6  
 Cows, Heifers and one Mare — 24 — 0 — 0  
 Wooll — 1 — 12 — 0  
 Money owing to the Deceased — 50 — 0 — 0  
 Total — 109 — 13 — 6  
 Funeral Expences & Mortuary fees — 2 — 9 — 1

Prizers { Gawen Grave sworn  
 Isaac Wren Marked

At Wigton the Ninth Day of June in the Year of  
 our Lord 1741. Administration of the Goods of the above  
 named Gawen Grave deceased intestate was granted to  
 Bridget Grave Widow and Robert of the said Deceased she  
 being sworn in due form of Law well and truly to  
 Administer the same and to the Truth of this Inventory  
 by her Exhibited and so forth Before me E Birbeck Sur

The Same Day and place Tution of the Persons & Estates of  
 Robert Grave Mary Grave and Anne Grave Infants the  
 natural and lawful Children of the said Deceased was granted  
 to the said Bridget Grave their lawful Mother she then  
 sworn as Tutor in due form of Law Before me

E Birbeck Sur





gross Neglect or Defaults of theirs or any of them. - Also my Will further is that my said Son Daniel Do give full & satisfactory Security for the punctual Fulfilment & Discharge of the above Part of my Will before he enters upon all or any Part of my said Real Estate, that is to say for the Payment of all & singular the aforesaid Legacies & Annuity together with all my just Debts whatsoever or wheresoever (excepting the Expence of my Funeral & the Proving of this my Will) and in the case of his Refusal or neglecting to do so, when lawfully required so to do, that from the time of or on such Refusal or neglect, I do give devise & bequeath all my said Real Estate & Sheep unto my Nephew John Thwaite of Chapel House in Newlands, & my Friend John Harryman of Lortinsale in the Parish of Crosthwaite aforesaid in special Trust & Confidence that they or either of them do Sell all or any Part of my said Real Estate & Sheep & that with the Money arising from such Sale they my said Trustees do pay or discharge all & singular my just Debts & the Legacies heretofore mentioned & likewise lend or put out to Interest as much Money thereof as will raise a Sum equal to the Discharge of the said Annuity I have left to my said Wife, and whatever Surplus of Money may afterwards remain from such Sale in the Hands of my said Trustees first deducting therefrom or reserving to themselves a Sum equal to their own Expences & for the Trouble they may have had, my Will is that they do pay the same, as well as <sup>the</sup> Principal or Money that was lent out as a Security & payment of the said Annuity as soon & after the said Annuity may have ceased either by the Marriage or Decease of my said Wife, I say my Will is that they do pay the same unto my said Son Daniel or his Heirs Executors Administrators or Assigns. - Also I give unto my said Wife a Bedstead, Bed & Bedding sufficient for two Beds suitable thereto, & also any other Articles of Furniture that I may have at my Decease, & that she may reasonably want if she should go to Housekeeping, Also I give her an Oaken Chest which formerly was her own: Also my Son Thomas is to provide & give her twenty Stone of oaten Meal on her going to Housekeeping. To my said Sons Daniel & Thomas I give my Writing Desk, & a Cupboard that stands as a Partition between my Dwelling House & Parlour. - And finally as to all the Rest residue & Remainder of all my personal <sup>Estates</sup> whatsoever and wheresoever, & not herein otherwise effectually disposed of, after Payment of my Funeral Expences, & the Expence of Proving this my Will, I do give devise & bequeath the same unto my said Son Thomas Thwaite his Heirs Executors Administrators & Assigns forever to & for his and their Use & Benefit absolutely, on Condition only that he my said Son Thomas

or his heirs Executors Administrators or assigns do pay out thereof yearly & every year unto my said Wife the Sum of Four Pounds for & during the term of her natural Life or as long as she remains my Widow, willing that the same times, Manner & Conditions of Payment be punctually observed as I have heretofore directed for her other Annuity. And finally I do hereby make ordain constitute nominate & appoint my said two Sons Viz Daniel Thwaite & Thomas Thwaite joint Executors of this my last Will & Testament.

In Witness whereof I have hereunto set my Hand & Seal this twentieth Day of January in the Year of our Lord 1806.

also my will further is that my said Son Thomas Thwaite is to pay all Interest to Lady Day that may be due after my decease & rights that may accrue at that time.

Signed Sealed Published & Declared by the said Testator John Thwaite as & for his last Will & Testament in the Presence of us, who at his Request, in his Presence, in the Presence of each other subscribed our Names as Witnesses thereto, —

John Thwaite

William Persable

John Fisher

Nemoy Fisher

