

Court Farm

Although farming activities have been carried on from the site of Court Farm for well over 200 years, the name Court Farm does not appear until the 20th century, after it became part of the Hallatrow Court Estate.

The farm certainly belonged to Richard LANGFORD's Montvale estate back in the 18th century, when it comprised much of the land sandwiched between the Cam Brook and Hart's Lane and Wells Road from Hallatrow Bridge to Hallatrow Court and included the large field (Tile Close) fronting the river to the north east of the Court.

A document, which was found amongst SCOBELL (previously LANGFORD) deeds, records the transfer of Tile Close, along with other land, which was to form the core of the Montvale Estate, from Rice DAVIES (whose wife was a RODNEY) to Josiah Afford in 1608, at which time Tile Close was in the occupation of John NURTH. The Montvale land came into Robert LANGFORD's hands in 1621 and it is reasonable to assume that the future Court Farm land came into LANGFORD ownership at the same time.

The survey of Hallatrow, made by Jeremiah CRUSE, William SMITH's partner in 1802, shows the following:

Proprietor Richard LANGFORD, Tenant Joel KEEL

<u>Map No.</u>	<u>Description</u>	<u>Quality</u>	Computed	Statute
			<u>Acres</u>	<u>Measure (a.r.p.)</u>
73	Orchard adjoining the River	Orchard	½	1.22
74	Tile Close	Meadow	10½	8.0.27
75	Breach & Close	Orchard	4	5.0. 5
77	Durcotts	Meadow	2	1.2.35
78	Yard adjoining Durcotts		-	16
83	House and Garden [<i>Court Farm</i>]		¼	1.15
120	Lower Close	Meadow	7	6.2. 7
123	Flood Acre (Orchard)	Arable	2	2.2.28
124	Broad Close	Meadow	6	6.1.38
145	Butts	Meadow	<u>2</u>	<u>1.3. 8</u>
			<u>34¼</u>	<u>33.1. 1</u>

The land was rated at 2s. 9¼d.

In an exchange of land with Daniel HILL, Richard LANGFORD acquired the following, which was thrown into No. 120.

118	Little Coombe	Meadow	1	1.0.27
-----	---------------	--------	---	--------

Similarly in an exchange with John PURNELL, Richard LANGFORD acquired the following that was thrown into No. 124.

125	Coal Pit Close	Meadow	3	2.3.14
-----	----------------	--------	---	--------

Joel KEEL rented more and more land from Richard LANGFORD and by 1814 he was one of the largest farmers in Hallatrow with a holding of 126¾ acres. However, in 1818 he gave up the tenancy of all his land in Hallatrow and is believed to have moved to Cameley. Richard LANGFORD re-let the bulk of the land, the largest portion of 71½ acres going to Edward DOWLING. In 1825 LANGFORD acquired 2¼ acres of land from Thomas JAMES, which was added to DOWLING's lease.

R.O. BENNETT surveyed Hallatrow in 1825, when DOWLING's holding was valued as follows:

Proprietor Richard LANGFORD. Tenant Edward DOWLING.

<u>Map No.</u>	<u>Description</u>	<u>Cultivation</u>	Measure	Ann. Val.	Rate
			<u>a. r. p.</u>	<u>£. s. d.</u>	<u>£. s. d.</u>
5a, 5b, 6	Paddocks at Halla Marsh	pasture	2.0.31	2. 8. 3	1. 0
7	Halla Marsh	pasture	5.3. 9	5.16. 1	2. 5
13	Calves House Paddock	pasture	2.0.29	2.10. 2	1. 0½
14	Wells Close	pasture	5.2.31	6.11. 0	2. 8¾
24, 25	Wells Paddock & Cox's Paddock	arable	2.0.35	2.13. 3	1. 1¼
26, 31	Pool Paddocks	pasture	5.0. 3	8. 5. 7	3. 5½
28, 29	Dry Close	arable	6.0.11	7. 5. 7	3. 0½

30	Lower White Cross	arable	3.3.15	4.19.11	2. 1
73	Garden against the river	garden	1.22	15. 9	4
74	Tile Close	pasture	8.0.27	15.10. 4	6. 5½
75	Breach & Close	pasture & orch.	5.0. 5	10.11. 3	4. 4¾
76	Orchard	orchard	1.1.12	2.15. 7	1. 2
77	Durcotts	pasture	1.2.35	3. 0. 1	1. 3
78	Barn, Stall & Yard adjoining		16	1. 0. 0	5
83	Farm House & Outbuildings, Yard & Garden [<i>Court Farm</i>]		1.15	4. 0. 0	1. 8
115	Long Hill	pasture	(15.1.19	19. 4. 2	8. 0
116, 117	Little Coomb & Long Hill & Fox Holes Orchard	(
118	Little Coomb	pasture	(10.2. 3	14.14. 6	6. 1¾
119, 120	Quar Close & Lower Close	pasture	(
			<u>75.3.38</u>	<u>112. 1. 6</u>	<u>2. 6. 8½</u>

By Will dated 29 Apr 1826, proved on 13 Oct 1826, Richard LANGFORD devised Montvale and all his other properties to his wife Frances and, after her death, to their two daughters Mary Ann and Frances Skey LANGFORD, in equal shares as Tenants in Common. Frances LANGFORD died in April 1829.

By **Deed of Partition dated 10 Oct 1832** Frances Skey LANGFORD, their younger daughter, was seised in a number of properties, including Edward DOWLING's Farm.

By Indenture of Lease & Release, Assignment & Settlement dated 21 & 22 Nov 1832, made between Frances Skey LANGFORD, spinster (afterwards SCOBELL) (1), John Usticke SCOBELL Esq. (2) & William Coxeter JAMES Esq., John William GOLDFINCH, gent., George Treweeke SCOBELL Esq. & Charles GIDDY Esq. (3) (being the Settlement made on the marriage then intended between John Usticke SCOBELL & Frances Skey LANGFORD); in consideration of the intended marriage, a half share of certain properties of which Frances Skey LANGFORD was seised (with her sister Mary Ann LANGFORD, afterwards SPRY) as tenants in common by virtue of an Indenture or Deed of Partition dated 10 Oct 1832, was conveyed by Frances Skey LANGFORD (John Usticke SCOBELL confirming the same) to the use of said William Coxeter JAMES, John William GOLDFINCH, George Treweeke SCOBELL & Charles GIDDY on trust to pay John Usticke SCOBELL £500 p.a. during his lifetime &, if they have no children, Frances Skey SCOBELL was to receive the property absolutely.

Mary Ann SPRY (nee LANGFORD), the elder daughter of Richard LANGFORD, died childless in 1851 and all her property passed to John Usticke SCOBELL in right of his wife Frances Skey, who then owned the whole of the former LANGFORD estate.

1839 Tithe Apportionment

Landowner John Usticke SCOBELL. Occupier Edward DOWLING.

Tithe	[1802				
Plan No.	Map No.]	Description	Cultivation	Measure	App. Rentcharge
257	73	Garden		1.12	3. 0
263	74	Tile Close	Pasture	8.0.35	2. 4. 6
264	75	Breach	Pasture & Orchard	4.2.30	1.15. 0
267	pt. 83	Garden		1. 7	3. 0
268	pt. 83	House & Yards [<i>Court Farm</i>]		30	-
271	pt. 76	Farm Yard		1. 5	-
273	pt. 76	Orchard	Orchard	3.26	11. 6
274	77	Dirckets	Pasture	1.2.25	8. 0
282	56	Lane End	Pasture	7.0.33	1.19. 0
283	43, 44, 45	Pye Corner	Pasture	5.1.25	1. 9. 6
299	7	Holly Marsh	Pasture	6.2.20	1. 1. 0
300	14	Wells Close	Pasture	5.2.25	18. 0
301	5a, 5b, 6	Holly Marsh	Pasture	3.2.37	12. 0
316	24, 25	Wells Paddock	Arable	2.0.30	11. 6
317	26, 31	Pools Paddock	Pasture	4.2.18	18. 9
318	27	Hopyat	Pasture	2.2.35	11. 0
319	28, 29	Dry Close	Arable	6.0.15	1.13. 0
320	30	Lower Whitecross	Arable	3.3. 5	1. 0. 0
323	34	Green Lane	Arable	1.0.33	6. 6

336	103	Great Elvils	Pasture	10.0. 0	2.11. 9
-----	-----	--------------	---------	---------	---------

Landowner Mary Ann LANGFORD. Occupier Edward DOWLING.

303	3	Holly Marsh	Pasture	<u>1.1.32</u>	<u>4. 0</u>
				<u>77.0.38</u>	<u>19. 1. 0</u>

The 1841 Census finds Edward DOWLING, wife and 6 children still occupying the same farm.

DOWLING gave up farming sometime in the next 10 years (he died in June 1851) and John Usticke SCOBELL let the farm to Charles DOMAN. The 1851 Census finds Charles DOMAN, wife, daughter & female servant living at the farmhouse and Charles claimed to be farming 60 acres [*probably an approximation*] at that time. Meanwhile Charles' father, Charles DOMAN senior, was farming at Red House Farm.

The 1861 Census showed Charles DOMAN with a much enlarged family at the same property and he was then farming 76 acres. They were still there in 1871, 1881 and 1891 and the stated acreage remained at 76.

On the death of John Usticke SCOBELL in 1883 his widow Frances Skey SCOBELL became entitled to all his properties.

Reconveyance dated 30 March 1883 to Frances Skey PURNELL by Henry Charles HULL & others of all the property included her Marriage Settlement of 1882

Frances died in 1890 but her Trustees did not sell the farm until 1902, when it was offered at public auction with a number of other SCOBELL properties.

Although Kelly's Directory of 1902 shows Charles DOMAN still at the farm, he was dead by then. The 1901 Census shows Charles' two sons George and Albert as the farmers, with their sister Sarah keeping house for them. The farm incidentally was recorded as Crossroads Farm but that is more likely to be a description of where it was rather than a proper name. Very few properties had names at that time.

At a Public Auction held on 29th July 1902 at the Red Lion Hotel, Paulton, there was a sale of Accommodation Lands, Small Farms, Farm-houses, Dwelling-house & Business Premises, 10 Cottages & Gardens at Hallatrow & High Littleton and eligible Building Land at Farmborough, belonging to the Estate of Mrs Frances Skey SCOBELL deceased. In total approximately 135 acres were offered for sale by Messrs MELHUIISH & Son, Paulton. The land previously rented by Charles DOMAN was broken up into 9 lots and described thus:

Lot 2 (Part 1. In the Parish of High Littleton).

Ord. Surv.	Tithe Map	Description	Cultivation	OS Quantity In Acres	Tenants	Apportioned Rents (£.s.d.)
No.	No.					
26	299	Hollymarsh or Calves House Paddock	Pasture	6.784)Executors of)Chas. DOMAN	32.11. 0
27	301	Hollymarsh	Do.	3.858)	
34	300	Well's Close	Do.	<u>5.677</u>)	
				<u>16.319</u>		

The Timber on this Lot is to be taken at £59.10. 0d.

Lot 3

36	317	Pool's Paddock	Pasture	4.816)Executors of	
37	318	Hopyat	Do.	2.623)Chas. DOMAN	34. 5. 0
38	319	Dry Close	do.	6.199)	
39	320	Lower White Cross	Do.	3.843)	
73	316	Well's Paddock	Arable	<u>2.314</u>)	
				<u>19.795</u>		

The Timber on this Lot is to be taken at £42.18. 0d

Lot 4

76	323	Green Lane	Arable	<u>1.297</u>	Executors of Chas. DOMAN	1.17. 6
----	-----	------------	--------	--------------	-----------------------------	---------

Lot 5

42	238	Pye Corner	Pasture	<u>5.592</u>	Executors of Chas. DOMAN	11. 0. 0
----	-----	------------	---------	--------------	-----------------------------	----------

The Timber on this Lot is to be taken at £17.12. 0d.

In a 3rd Codicil dated 5 Apr 1919, when Richard was living at Clovelly, Bornemouth Road, Parkstone, Poole, he revokes Alfred Bond TRESTRAIL's appointment as executor & trustee & appoints Wilfred Parkinson CURTIS, solicitor of Parkstone in his stead. He leaves property in trust for his sister Clara Maud TRESTRAIL's son Alfred Ernest Yeats TRESTRAIL, but only if his (Richard's) 2 daughters die. He also desires that the Hallatrow properties be retained for as long as possible and to realise property at Breach Hill, Chew Stoke & Red House Farm in preference.

In a 4th Codicil Richard revokes the appointment of Alfred Ernest Yeats TRESTRAIL as executor & trustee, leaving CURTIS alone & empowers Olive Louise SHERRING to appoint an additional trustee.

(Sgd) R.V. SHERRING. Witnesses Percy Frank COE, Hallatrow Court, planter, William DENBURY, Hallatrow Court, gardener.

Any deeds relating to Hallatrow Court and estate had apparently been lost long since and the title to property sold after SHERRING's time began with a Statutory Declaration by Harry Thom BLINMAN.

Statutory Declaration of Harry Thom BLINMAN, Estate Agent & Valuer of Farrington Gurney.

I knew Richard Vowell SHERRING, formerly of Hallatrow Court & late of Yew Tree Cottage, Hallatrow, gent. & have advised him for 25 years & am well acquainted with the extent of his holdings etc.

Sworn 16 Jan 1932 by Harry Thom BLINMAN before H.F.B. THATCHER, Comm. for Oaths, Midsomer Norton.

Deed of Appointment made 24 June 1933 between Olive Louise SHERRING, spinster of Yew Tree Cottage, Hallatrow, Wilfred Parkinson CURTIS, solicitor of Richmond Chambers, Bournemouth (Trustee) & John Howard WHITEHOUSE, warden of Bembridge School, Isle of Wight (New Trustee).

Recites Richard Vowell SHERRING's Will of 17 Mar 1905 & 4 Codicils dated 2 Apr 1906, 1 Sep 1913, 5 Apr 1919 & 26 Jan 1927.

Now, in accordance with the 4th Codicil Olive Louise SHERRING appoints John Howard WHITEHOUSE as a new Trustee.

Property

Yew Tree Cottage

Station Field, Hallatrow, 7a. 0r. 30p. occupied by Mr PIKE

Property held by Trustee upon trust for sale.

Hallatrow Court & grounds, occupied by Mr YEOMAN.

Court Farm, Hallatrow, occupied by Mr PIKE.

+ about £460 Cash & debt.

Furniture at Ye Olde Cottage (formerly The Doll's House) purchased by the Trustee at the request of Mrs MACDONALD, Miss SHERRING & Mrs SMITH for the benefit of Mrs MACDONALD, eldest daughter of the Testator, in breach of trust, on an undertaking by Erica SMITH, daughter of Mrs MACDONALD (only person entitled in reversion) to accept furniture at cost as part of her share of the estate.

Mortgage on Hallatrow Court £500 to John DOVER.

(Sgd.) Olive Louise SHERRING. Witness Chas. L'Oste MIALL, Medical Practitioner.

(Sgd.) W. Parkinson CURTIS. Witness H. Bristow JONES, Stenographer.

(Sgd.) J.H. WHITEHOUSE. Witness Niel ROCKE, Bursar.

Legal Charge dated 22 February 1934 between Wilfred Parkinson CURTIS, solicitor, Richmond Chambers, Bournemouth, John Howard WHITEHOUSE, warden of Bembridge School, Isle of Wight (Trustees) & Alice Louisa EASTHAM and Mabel EASTHAM, Spinsters of Sunnybrow, Wellsway, Bath (Lenders).

Recites that R.V. SHERRING died 4 February 1931 etc. in possession of an estate in fee simple. Trustees want to raise £300 by way of mortgage to administer the estate.

Now, in consideration of £300 loan, the Trustees charge the following properties:

1. Hallatrow Court with coach house, stables, greenhouses, vineries, outhouses, gardens & pleasure grounds with appurtenances etc., in occupation of Harry YEOMAN & also cottage formerly known as "The Dolls House" situated immediately at the back of Hallatrow Court, occupied by Clara Eva Ryley MACDONALD.
2. Messuage, farm & lands with buildings at Hallatrow, known as Court Farm, containing 23.859 acres & now in the occupation of Henry PIKE as tenant.
3. Parcel of land of 0.996 acres consisting of a field garden & orchard called "Paradise Regained", adjoining Court Farm & now in the occupation of Henry PIKE as tenant.

Premises 1 & 2 being part of the premises comprised in a Disentailing Deed of 23 Jan 1871, between Richard Brodribb SHERRING (1), Richard Vowell SHERRING (2) & Henry LIVETT (3).

Further Legal Charge dated 29 April 1935 between Wilfred Parkinson CURTIS, solicitor, Richmond Chambers, Bournemouth, John Howard WHITEHOUSE, warden of Bembridge School, Isle of Wight (Trustees) & Alice Louise EASTHAM and Mabel EASTHAM, Spinsters of Sunnybrow, Wellsway, Bath (Lenders).
Recites as before etc.

In consideration of a further loan of £135, the same properties are charged as security for repayment.

Receipt for £435 dated 21 October 1966, signed by Douglas Charles CHARLTON of 4 New Road, Northbourne, Bournemouth (surviving executor of Will of Alice Louisa EASTHAM dec'd) from Tanqueray MOGER & Deirdre Dorothea Louis MOGER his wife of Bendarroch, Ottery St. Mary, Devon, to whom he transferred the Mortgage of £435.

Vesting Assent dated 2 June 1938.

Wilfred Parkinson CURTIS is the Personal Representative of Richard Vowell SHERRING & assents to the vesting in Wilfred Parkinson CURTIS & John Howard WHITEHOUSE of the estate of Richard Vowell SHERRING, to hold on trust etc.

(Sgd.) W. Parkinson CURTIS.

Deed of Appointment made 2 July 1938 between Olive Louise SHERRING, spinster of Yew Tree Cottage, Hallatrow, Wilfred Parkinson CURTIS, solicitor of 17 Christchurch Road, Bournemouth (Retiring Trustee), John Howard WHITEHOUSE, warden of Bembridge School, Isle of Wight (Continuing Trustee) & Niel ROCKE, bursar of Bembridge School (New Trustee).

Recites as before in 1933.

Now, Wilfred Parkinson CURTIS retires as a trustee and Niel ROCKE is appointed a new Trustee.

First Schedule

Part 1 – Property specifically devised & in respect of which Assents have been made) Assent in favour of
Yew Tree Cottage Olive Louise SHERRING
Station Field, Hallatrow, 7a. Or. 30p. occupied by Mr PIKE Olive Louise SHERRING

Part 2.

Occupied by

Hallatrow Court & Grounds & buildings of stables,
Gardener's Cottage & Kitchen Garden, Hallatrow In hand
Ye Olde Cottage (formerly part of Hallatrow Court buildings) Mrs MACDONALD
Court Farm Alice PIKE on a yearly tenancy at £91 p.a.
Garden called Paradise Regained (formerly attached
to Hallatrow Court) Alice PIKE on a yearly tenancy at £3 p.a.
+ Cash etc.

Second Schedule

Legal Charge dated 22 Feb 1934 on Hallatrow Court & Court Farm & further charge to secure repayment of sums totalling £435 to Alice Louisa EASTHAM & Mabel Frances EASTHAM.

(Sgd.) Olive Louise SHERRING, W. Parkinson CURTIS, J.Howard WHITEHOUSE, Niel ROCKE.

Deed of Appointment & Discharge dated 12 December 1952 between John Howard WHITEHOUSE, warden of Bembridge School, Isle of Wight (Retiring Trustee), Olive Louise SHERRING, spinster of Yew Tree Cottage, Hallatrow & Clara Eva Ryley MACDONALD of Court Cottage, Hallatrow, wife of Archibald Urry MACDONALD (Life Tenants) & Charles Frederick SMITH, gent. of Hallatrow Court and Neville MACDONALD, Fl. Lieut. in RAF, of Officers' Mess, RAF Oldenberg, BAOR 25, Germany (New Trustees).

Recites as before in 1938.

Now, John Howard WHITEHOUSE retires as a trustee and Charles Frederick SMITH & Neville MACDONALD are appointed new trustees.

Property Schedule as before in 1938, with same charge.

(Sgd.) J. Howard WHITEHOUSE, N. ROCKE, C.F. SMITH, Neville MACDONALD.

Probate of the Will of Mabel EASTHAM, spinster of 2 Adelaide Place, Bathwick Hill, Bath, who died 18 Feb 1956 at 14 Newbridge Hill, Bath, granted to Herbert George TREVANION & Douglas Charles CHARLTON on 10 July 1956. Net Estate £2,572. 5. 3.

Probate of the Will of Alice Louisa EASTHAM, spinster of The Cambridge Private Hotel, 18 Beach Road, Weston super Mare (formerly of 2 Adelaide Place, Bathwick Hill, Bath), who died 11 May 1960 at The General Hospital, Weston super Mare, granted to Herbert George TREVANION, Retired Solicitor & Douglas Charles CHARLTON, Solicitor's Managing Clerk, on 18 Nov 1960. Net Estate £19,320.13.10.

Probate of the Will of Herbert George TREVANION of 6 Rushton Crescent, Bournemouth (formerly of Richmond Chambers, Bournemouth), who died 25 Dec 1962 at 6 Rushton Crescent, granted to Douglas Charles CHARLTON & Margaret Evelyn DODDS on 19 Mar 1963. Estate £64,470.10. 4.

By then Dennis John Henry WARREN was carrying on farming activities at Court Farm. He lived at Court Farmhouse for several years but subsequently moved into a new house on the other side of Court Farm's drive, in Wells Road, Hallatrow. This he called Court Farm but later changed the name to Hornbeam House. Dennis WARREN rented from Hallatrow Court Estate 21.06 acres of land adjoining Hallatrow Court at £109 p.a. and a further 8.55 acres to the west of Harts Lane at £44 p.a.

Probate of the Will of Olive Louise SHERRING of Wall Tynning, Cherry Garden Lane, Bitton, Glos. formerly of Yew Tree Cottage, Hallatrow (*of independent means on Death Certificate*), who died at Wall Tynning on 13 Feb 1972 (*born 2 June 1886*), was granted to Lloyds Bank Ltd & Neville William Vowell Urry MACDONALD of 16 Ranelagh Avenue, Barnes, London SW13 on 12 Apr 1972. Net Estate £2,439.90p.

Deed of Appointment dated 31 Jan 1973 between Neville William Urry MACDONALD of 16 Ranelagh Avenue, Barnes, London SW13 (Appointer) & Allen Lewis CHUBB of 13 Motcomb Street, London SW1 (New Trustee).

Recites as before in 1952.

Now, Charles Frederic SMITH died on 8 May 1967 and Allen Lewis CHUBB is appointed a new trustee.

Property Schedule as before in 1952, with same charge.

(Sgd.) Neville MACDONALD, A.L. CHUBB. Witness Margaret MACDONALD, 16 Ranelagh Avenue.

In 1973 Court Farmhouse, excluding any agricultural land, was sold at Public Auction. The Sale Particulars read:

Hallatrow, Somerset "COURT FARMHOUSE"
For Sale by Auction on Thursday, 14th June, 1973 at 3 p.m.
at Fortt's Restaurant, Milsom Street, Bath.

Auctioneers: John WEEKS & Co. Temple Cloud.

Solicitors: Messrs CHILD & CHILD, 13 Motcomb Street, London SW1X 8LB.

Sale of the Delightful Old World Freehold Farmhouse Residence
"Court Farmhouse".

The property is approached by a short entrance drive, has much charm and many period features. It is creeper clad, of stone construction, rendered with tiled roof and contains:

Ground Floor:

Sitting Room - 12 ft 9 in x 12 ft with brick fireplace, exposed beamed ceiling and window seat;

Room adjoining 13 ft x 9 ft for possible extension.

Short Passage with fitted cupboard;

Living Room - 16 ft 9 in x 15 ft with exposed beamed ceiling, Rayburn cooker (for domestic hot water), glazed sink with draining board and worktop/cupboard unit;

Former Dairy - 14 ft x 13 ft 6 in. adjoining, with separate approach and beamed ceiling;

Former Kitchen - 11 ft 3 in. x 10 ft.

First Floor:

Landing Room - 11 ft x 10 ft;

Bedroom 1 - 13 ft 6 in x 10 ft 6 in.

Bedroom 2 - 10 ft 8 in x 8 ft 9 in.

Bedroom 3 - 14 ft 3 in x 13 ft 6 in., with built-in cupboard.

Bathroom with panelled bath, bracket basin (both h & c) and low level W.C. suite, also walk-in airing cupboard.

Services: Mains Electricity; Mains Water; Main Drainage.

Outside: Lean-to Pumphouse/Store. Stone built lean-to Open Shed; stone and tiled Barn (dilapidated); former Cow Stall and Pig Sty.

Outgoings: R.V. £218. Current half year's general rates: £30.30.

Sold subject to the right of the owner of Field 7821 to erect a lean-to shed against certain walls marked on the plan. Also the owner of Elm Tree Cottage has a right of way from the road to a point marked on the plan.

Receipt dated 14 August 1973 whereby George Tanqueray MOGER & Deirdre Dorothea Louis MOGER, his wife, acknowledge full repayment of the sum of £435 & release the charges dated 29 Apr 1935 & 21 Oct 1966.

Conveyance made 15 August 1973 between Neville William Vowell Urry MACDONALD of 16 Ranelagh Avenue, Barnes, London SW13 and Allen Lewis CHUBB of 13 Motcomb Street, London SW1 (Vendors) & Michael Lovelace BROWNING and Anna Lynne BROWNING, both of Elm Tree Farm, Harts Lane, Hallatrow (Purchasers).

Whereby in consideration of the sum of £11,600 Neville William Vowell Urry MACDONALD & Allen Lewis CHUBB convey to Michael Lovelace BROWNING and Anna Lynne BROWNING:

Piece or parcel of land together with the buildings thereon, known as Court Farmhouse, Hallatrow. (Sgd.) Neville MacDONALD, A.L. CHUBB. Witness M.E. WOOLF, 60 Poynders Road, Clapham Park, London SW4 8 PN, Receptionist.

(Sgd.) M.L. BROWNING. Witness J.L. DICKENS, 21 Grange Park, Westbury on Trym, Bristol, Secretary.

(Sgd.) A.L. BROWNING. Witness H.A. SAUNDERS, Rickstones, Clutton, Secretary.

On 19th April 1974, when the Hallatrow Court estate was put up for sale, Lots 2 and 5, consisting of nearly 30 acres of land, were sold to Dennis John Henry WARREN & his wife Beryl WARREN of Hornbeam Hose, Court Farm, Hallatrow. Dennis WARREN had formerly farmed this as part of Court Farm.

Dennis Warren subsequently sold off a few small strips of land to the owners of adjoining properties, including inter alia Kenneth PERKINS & his wife Mary and Godfrey Ward LADD & his wife Suzanne Verity LADD (by Conveyance dated 30 Apr 1985), for use as pony paddocks or extensions to their gardens. Dennis WARREN continued to farm the rest himself from Highbury Farm.

Planning Consent was granted on 3 Sept 1974 with amendment dated 3 Dec 1975 to convert Court Farmhouse into two dwellings.

With the aid of an Improvement Grant of £1,500 Court Farmhouse was completely modernised (retaining such old features as ceiling beams, inglenook fireplace and bread oven) and split into two dwellings. The work was carried out in 1976 & 1977. A well in the new kitchen of Court Farm Cottage was covered over. The dilapidated stone barn was demolished in 1977.

Following completion of the work on the cottages, the one at the top end of the drive, nearest Harts Lane, was called Court Farm Cottage and the lower cottage was called Brake Cottage. They were respectively let and sold to the tenants with completion dates 5 years later. The tenant of Brake Cottage, John Francis EDWARDS chose not to complete the purchase when the time came and subsequently moved but the tenant of Court Farm Cottage, Margaret Jill COLES completed in 1982.

Brake Cottage

Brake Cottage came into being in 1977, after Court Farmhouse was divided into two dwellings. At that time the property was owned by Michael Lovelace BROWNING and Anna Lynne BROWNING.

The first tenant of Brake Cottage was John Francis EDWARDS. The cottage was let to him and contract of sale drawn up at the same time, with completion to be 5 years later. He chose not to complete in 1982 and subsequently moved. From 1977 to the present time the cottage has been occupied by a series of tenants on Shorthold Tenancies.

The conveyancing work done in 1973 had not been done very diligent and Court Farm/Brake Cottage unintentionally acquired a small dilapidated stone lean-to pig house on the field side of its boundary wall. Similarly, the lean-to pigs houses on the Brake Cottage side of the wall were shown on Elm Tree Farm's side of the wall. These mistakes were corrected in 1990 and 2005.

By Statutory Declaration dated 22 May 1990 Michael Lovelace BROWNING deposed that a Pig Shed inadvertently included in the Conveyance of 15 Aug 1973 to him & his wife of Court Farm, but standing on part of the land conveyed to Godfrey Ward LADD & his wife Suzanne Verity LADD by Dennis John Henry WARREN Beryl WARREN on 30 Apr 1985, should in fact be part of the latter property and acknowledges Godfrey Ward LADD & Suzanne Verity LADD to be the rightful owners of the said Pig Shed.

Transfer dated 4 July 1990 between Michael Lovelace BROWNING & Anna Lynne BROWNING, both of Elm Tree Farm, Hallatrow, as beneficial owners and Godfrey Ward LADD & Suzanne Verity LADD, both of Hornbeam House, Court farm, Hallatrow;

Whereby in consideration of the sum of £25 Michael Lovelace BROWNING & Anna Lynne BROWNING transfer to Godfrey Ward LADD & Suzanne Verity LADD:

The building edged red on the plan being adjacent to Brake Cottage & formerly forming part of the estate known as Court Farmhouse.

In 1994 the old lean-to pigs houses, near to where the barn once stood, were demolished and the boundary walls with Elm Tree Farm and the field beyond made good. The ground, where the barn and sheds had been, was then made into an ornamental garden.

Deed of Transfer dated 17 March 2005 between Michael Lovelace BROWNING & Anna Lynne BROWNING (1) and Michael Lovelace BROWNING (2) both of Elm Tree Farm, Harts Lane, Hallatrow, Bristol BS39 6EA:

Whereby Michael Lovelace BROWNING & Anna Lynne BROWNING transfer to Michael Lovelace BROWNING alone:

Part of the property known as Court Farmhouse, Hallatrow, described in the conveyance dated 15th August 1973 by Neville William Vowell Urry MACDONALD & Allen Lewis CHUBB to Michael Lovelace BROWNING & Anna Lynne BROWNING; the part now remaining and the subject of this transfer being known as Brake Cottage, Wells Road, Hallatrow.

(Sgd) M.L. BROWNING, A.L. BROWNING. Witness A.M. BELL, Cambria, Wells Rd., Hallatrow, Retired.

Michael Lovelace BROWNING granted the occupants of Elm Tree Cottage, Court Farm Cottage and Courtyard Cottage rights of access over, and parking on, the driveway belonging to Brake Cottage.

Court Farm Cottage

Court Farm Cottage came into being in 1977, after Court Farmhouse was divided into two dwellings. At that time the property was owned by Michael Lovelace BROWNING and Anna Lynne BROWNING.

The first tenants of Court Farm Cottage were Leonard J. FILER and his daughter Margaret Jill COLES, both of Rosewell Farm, High Littleton. The cottage was let and sold at the same time, with completion 5 years later. Shortly before the 5 years was up Len FILER died but his daughter completed in 1982. The property conveyed to her consisted of three unconnected pieces of land, being Court Farm Cottage, a small strip of garden on the south side of the driveway and the garage. The owner of Court Farm Cottage was granted rights of access over, and parking on, the driveway, which belonged to Brake Cottage.

Conveyance dated 2 June 1982 between Michael Lovelace BROWNING & Anna Lynne BROWNING, both of Elm Tree Farm, Hallatrow and Margaret Jill COLES of Court Farm Cottage, Hallatrow;

Whereby in consideration of the sum of £29,000 Michael Lovelace BROWNING & Anna Lynne BROWNING convey in fee simple:

Pieces of land together with the dwellinghouse and garage erected on parts thereof and known as Court Farm Cottage, Hallatrow.

During the occupancy of Jill COLES and her son Max SPENCER, the property became badly run-down. It was eventually sold to Gary BEVAN and his wife, who carried out a considerable amount of refurbishment and alterations, including the removal of the staircase from the living room and installation of a new one in the hall. Gary BEVAN also made a feature of the old well in the driveway.

Gary BEVAN sold the property to Peter HILL in the early 1990s. Peter HILL moved out some time after 1995 and let the property for a few years, before selling it in 2002 to Sylvia BARHAM, who had previously rented Elm Tree Cottage.