

ELM TREE FARM

The exact age of Elm Tree Farm is not known but it is probably approaching 300 years old. For much of the 18th Century it belonged to the LANGFORD family of Montvale. Several years ago, during renovations, a lintel inscribed RL 1777 was found over a small stone fireplace, behind which a much earlier inglenook fireplace was discovered. Whether the date is when that particular fireplace was installed or whether it commemorated another event is not known. It may be just coincidence that Richard LANGFORD senior (who married Sally SKEY) died in 1777, at the age of 59.

Early Rate Assessments lump together the LANGFORD Estate in Hallatrow, making it impossible to pick out individual properties. However, by 1796 William BATH was renting the property from Richard LANGFORD. BATH came from Botley, Hants. in 1791 and was the proprietor of the Tannery in Hallatrow, which was located between Osmunda and Windle-Mydd.

The Survey of Hallatrow, made by William SMITH & John CRUSE in 1802, shows that what is now Elm Tree Farm, Elm Tree Cottage and the site of Hart Lane Cottage was then a single unit called Elm Cottage and it remained so for the next 150 years.

SMITH & CRUSE's Survey of Hallatrow in 1802.

Proprietor - Mr Rich'd LANGFORD. Tenant - Mr Wm. BATH

<u>Map No.</u>	<u>Description</u>	<u>Cultivation</u>	<u>Computed Acres</u>	<u>Statute Measure (a.r.p.)</u>
82	House, Gardens, Courts, Outhouses etc.		½	0.2.14

BATH also rented from LANGFORD the Orchard (1a. 1r. 12p.), which adjoined Elm Cottage on the west and north sides. This land was purchased by Ken & Mary PERKINS, the owners of Hart Lane Cottage, some 180 years later.

BATH left Hallatrow about 1804 and John PRITCHARD, a gentleman, was the next tenant of Elm Cottage. He left in 1812, when James Eyre SALMON moved in. SALMON was a young solicitor, who worked as a clerk in Richard LANGFORD's legal practice at the Law Office in Hallatrow, later the site of the Plymouth Brethren Chapel. SALMON stayed less than 2 years, whereupon James CRANG, a surgeon, rented the property until about 1828

T.O. BENNETT's Survey of Hallatrow in 1825.

Proprietor - Rd. LANGFORD Esq'r. Tenant - James CRANG.

<u>Map No.</u>	<u>Description</u>	<u>Measure (a.r.p.)</u>	<u>Annual Value</u>	<u>Rate</u>
82	House, Gardens, Courts, Outhouses etc.	0. 2.14	£16. 0. 0	6s. 8d.

The next tenant was William WILLIAMS, a solicitor, who, with his partner John HILL of Paulton were former clerks in Richard LANGFORD's office. HILL & WILLIAMS took over the legal practice in Hallatrow when LANGFORD died on 4 May 1826.

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 Elm Cottage.

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

<u>Landowner</u>	<u>Occupier</u>	<u>Plan No.</u>	<u>Description</u>	<u>Measure</u>	<u>App. Rentcharge</u>
John Usticke SCOBELL	William WILLIAMS	269	House & Garden	2r.18p.	3s. 6d.
Do.	do.	270	Garden	17p.	1s. 6d.

The 1851 Census finds William WILLIAMS, Attorney & Solicitor and family living at Elm Cottage. Less than 3 months later in June 1851 WILLIAMS, following which his wife and children left Hallatrow.

The nature of the property changed somewhat with the advent of the next tenant, Thomas HARRISON, later in 1851. HARRISON turned the ground floor of Elm Cottage, hitherto a gentleman's residence, into a butcher's shop, while his wife operated a grocer's shop in another room. HARRISON also had his own slaughter house. Thomas died in 1882 and his son John HARRISON continued the butchery business, followed in due course by the latter's son Frank HARRISON. Lewis HARRISON occupied the small adjoining cottage. For well over 50 years Elm Cottage was home to dozens of HARRISONs (John alone had 14 children). HARRISON descendants from round the globe still come to visit "the old family home" and can see the old "privy" with its three holes, where, as children, their forefathers were sent outside, in small groups, with a candle on a freezing winter's night, before going to bed.

John Usticke SCOBELL died in 1883 and his widow Frances Skey inherited all his property. Frances died in 1890 but the SCOBELL Trustees did not sell Elm Cottage until 1902, when it was offered at public auction with a number of other SCOBELL properties.

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, in 19 Lots.

Lot 13 was described thus:

No. on <u>Ord. Surv.</u>	No. on <u>Tithe Map</u>	<u>Description</u>	Ord. Quant. <u>in Acres</u>	<u>Tenants</u>	Apportioned <u>Rents</u>
Pt. 183	269	House, Cottage, Garden etc.	about 2r. 35p.	John HARRISON	£21. 0. 0
	270	Yards & Buildings			

The Sale particulars added "This convenient and comfortable Residence known as "ELM COTTAGE," with Front Lawn, large and exceptionally well walled Kitchen Garden, Yards, Butcher's and Grocer's Shops and COTTAGE adjoining, is situate at the Hallatrow Crossways, and a Butcher's and Grocery Business has for many years been successfully carried on therein.

There will be no access to the Coal House on this Lot over Lot 14 [*Court Farm*] as heretofore."

It is not known for certain who purchased Elm Cottage at the auction but it seems likely that it was Arthur Lynn PRICE, who mortgaged the property nearly 3 years later. PRICE did not live at Elm Cottage, which continued to be occupied by the HARRISON family.

Indenture of Mortgage made 13 Feb 1905 between Arthur Lynn PRICE (1) and Mary HIBBARD (2), whereby as security for a loan of £500 Arthur Lynn PRICE conveyed to Mary HIBBARD, as security:

Messuage or dwelling house & shop with the lawn, walled kitchen garden, little paddock, stable, slaughter house, yard & appurtenances thereto, situate in the hamlet of Hallatrow and known as Elm Cottage, formerly in the occupation of William WILLIAMS, then of John HARRISON & then of Frank HARRISON and also all that small cottage & premises adjoining thereto & enclosed therewith, then or late in the occupation of Lewis HARRISON.

In 1910 PRICE's wife was shown as the owner.

The Inland Revenue Valuation of 6th April 1910 records:

Ass't P.R.					Extent	GAV	RV
No.	No.	Occupant	Owner	Description/Place	a. r. p.	£. s. d.	£. s. d.
1063	120	Frank HARRISON	Mrs PRICE, Fleet Street, Swindon St. Mary	House & Shop, Hallatrow	0.2.38	25. 0. 0	22.10. 0

Clearly the PRICES did not clear the mortgage and, when the property was sold to Frank STACEY 5 years later, the Mortgagee was shown as the Vendor.

Indenture made 23 September 1910 between Mary HIBBARD, widow of Purton, Wilts. (1) & Frank STACEY of 56 High Street, Midsomer Norton (2);

Recites Indenture of Mortgage dated 13 Feb 1905.

In consideration of the sum of £400 Mary HIBBARD, as Mortgagee, sells the following property to Frank STACEY in fee simple and free from all encumbrances:

Messuage or dwellinghouse, shop, buildings, lands, cottage, hereditaments & premises situate at Hallatrow, as described in the beforementioned Indenture of Mortgage.

Frank STACEY subsequently acquired further properties and land in Hallatrow but lived at Elm Cottage, from where he conducted his farming activities. STACEY sold Elm Cottage (by then known as Elm Tree Farm) in 1941 to Hilda Mary SCOTT, wife of William SCOTT, one of the leading abstract painters of his generation, whose works have been exhibited all over the world.

Conveyance made 28 February 1941 between Frank STACEY of Elm Tree Farm, Hallatrow, retired farmer (Vendor) & Hilda Mary SCOTT of 1 Miles Road, Clifton, Bristol, married woman (Purchaser);

Whereby in consideration of the sum of £1,600 Frank STACEY conveys to Hilda Mary SCOTT:

Messuage or dwellinghouse with the lawn, walled garden, stable yard & appurtenances thereto, situate at Hallatrow, formerly known as Elm Tree Cottage [*should be Elm Cottage*] but then as Elm Tree Farm, lately in the occupation of Frank STACEY;
& also that adjoining cottage [*known as Elm Tree Cottage*].

Legal Charge dated 1 March 1941 between Hilda Mary SCOTT (Borrower) & Sybil Wagstaffe LUCAS of 1 Miles Road, Clifton, married woman (Mortgagee);

Whereby in consideration of a loan of £1,600 Hilda Mary SCOTT charges the abovementioned property as security for repayment of the loan, with interest at 4% p.a.

Receipt dated 3 June 1941 for the sum of £1,600 + interest in full repayment of the loan and releasing the charge on the property.

William SCOTT had his studio in what was later the workshop of Hart Lane Cottage and entertained many well known artists in Hallatrow. His wife Mary was also an accomplished sculptress. The SCOTTS lived at Elm Tree Cottage throughout the war [*from 1941 according to a Statutory Declaration*], augmenting their income by growing and selling fruit and vegetables and letting Elm Tree Farm. Amongst their tenants was John (afterwards Sir John) PARTRIDGE, who later became chairman of The Imperial Tobacco Company.

Planning Consent (application made 5 August 1949) was granted on 5 October 1949 for alterations & additions & the conversion of one dwelling into two [*thus formally establishing Elm Tree Cottage as a separate entity*].

Conveyance made 30 September 1949 between Hilda Mary SCOTT of Elm Tree Farm, Hallatrow, wife of William SCOTT (Vendor) and Vivien Margaret BOULTER of Richmond House, Weston Park, Bath, wife of Geoffrey Thomas Dine BOULTER (Purchaser);

Whereby in consideration of the sum of £3,300 Hilda Mary SCOTT conveys to Vivian Margaret BOULTER:

Plot of land with the messuage or dwellinghouse and premises on some part thereof erected, together with the lawn, walled garden, yard and appurtenances thereto belonging, situate in Hallatrow & known as Elm Tree Farm, edged red & coloured blue on the plan & which said property is part of the property conveyed to Hilda Mary SCOTT by Frank STACEY on 28 February 1941. [*The part not conveyed*]

comprised the cottage and garden known as Elm Tree Cottage and the plot of ground with the associated outbuildings, where SCOTT had his studio and where Hart Lane Cottage was later built].

(Sgd) H. Mary SCOTT. Witness A.F.B. THATCHER.

Legal Charge made 1 October 1949 between Vivien Margaret BOULTER of Richmond House, Weston Park, Bath, wife of Geoffrey Thomas Dine BOULTER (Mortgagor), Geoffrey Thomas Dine BOULTER (Surety) & Woolwich Equitable Building Society of Equitable House, Woolwich, London (Society);

Whereby in consideration of the sum of £3,300 Vivien Margaret BOULTER charges the abovementioned property, known as Elm Tree Farm, to the Society as security for repayment.

Receipt dated 23 November 1951 acknowledging repayment in full & releasing the charge on the property

Conveyance made 23 November 1951 between Vivien Margaret BOULTER, formerly of Richmond House, Weston Park, Bath and now of Elm Tree Farm, Hallatrow, wife of Geoffrey Thomas Dine BOULTER (Vendor) & Bridget Barbara Wenna Dorney GOODWIN of Cleveside, Kempsey, Worcs., Widow (Purchaser);

Whereby in consideration of the sum of £5,500 Vivien Margaret BOULTER conveys to Bridget Barbara Wenna Dorney GOODWIN:

Plot of land with the messuage or dwellinghouse and premises on some part thereof erected, together with the lawn, walled garden and yard in Hallatrow & known as Elm Tree Farm, now in the Vendor's occupation & more particularly described in the Conveyance of 30 September 1949.

(Sgd) V.M. GOODWIN. Witness Royston G. ?NEWTON, George Hotel, Winchcombe, Hotel Proprietor.

(Sgd) Bridget B.W.D. GOODWIN. Witness Arthur D. ?GAY, Solicitor, Worcester.

Nearly eight years later Mrs BOULTER sold Elm Tree Farm, apparently at a large loss.

Conveyance made 14 May 1959 between Bridget Barbara Wenna Dorney GOODWIN of Elm Tree Farm, Hallatrow, Widow (Vendor) and Bryan Cecil Oliver CATLEY & Kenneth THOMPSON, both of Belvedere, The Shallows, Saltford, Somerset (Purchasers);

Whereby in consideration of the sum of £4,000, paid by the purchasers in equal shares, Bridget Barbara Wenna Dorney GOODWIN conveys to Bryan Cecil Oliver CATLEY & Kenneth THOMPSON, as tenants in common:

Plot of land with the messuage or dwellinghouse and premises on some part thereof erected, together with the lawn, walled garden and yard in the hamlet of Hallatrow & known as Elm Tree Farm & more particularly described in the Conveyance dated 30 September 1949 between Hilda Mary SCOTT & Vivien Margaret BOULTER.

(Sgd) Bridget B.W.D. GOODWIN. Witness E.W. WAKEFIELD, Osmunda, Hallatrow.

(Sgd) Bryan C.O. CATLEY. Witness G.M. KENNETT, 24 Trident Close, Downend, Bristol, Technical Adviser & Accountant.

(Sgd) Kenneth THOMPSON. Witness M. [unreadable], 26 Gay Street, Bath, Chartered Accountant.

Mortgage dated 14 May 1959 between Bryan Cecil Oliver CATLEY & Kenneth THOMPSON, both of Belvedere, The Shallows, Saltford, Somerset (Mortgagors) & Bristol and West Building Society (Society);

Whereby in consideration of a loan of £2,750 Bryan Cecil Oliver CATLEY & Kenneth THOMPSON charge the abovementioned property, known as Elm Tree Farm, to the Society as security for repayment.

Vacating Receipt acknowledging repayment in full dated 20 July 1961.

Conveyance made 21 July 1961 between Bryan Cecil Oliver CATLEY & Kenneth THOMPSON both of Elm Tree Farm, Hallatrow (Vendors) and Robert Seymour DON c/o John HARVEY & Sons Ltd, Denmark Street, Bristol (Purchasers);

Whereby in consideration of the sum of £6,050 Bryan Cecil Oliver CATLEY & Kenneth THOMPSON convey to Robert Seymour DON:

Plot of land with the messuage or dwellinghouse and premises erected thereon, together with the lawn, walled garden and yard thereto belonging, in the hamlet of Hallatrow & known as Elm Tree Farm & more particularly described in the Conveyance dated 30 September 1949 between Hilda Mary SCOTT & Vivien Margaret BOULTER.

(Sgd) Bryan C.O. CATLEY. Witness P. HUGHES, Elm Tree Farm, Hallatrow, Ledger Clerk.

(Sgd) K. THOMPSON. Witness L.W. ?CHAMBERS, 10 Charlton Road, Saltford, Bristol, Chartered Accountant.

(Sgd) R.S. DON. Witness T.H. Kemp EVERETT, Solicitor with Meade, King & Co., Solicitors, Bristol.

Mortgage dated 21 July 1961 between Robert Seymour DON c/o John HARVEY & Sons Ltd, Denmark Street, Bristol (Mortgagor) & Bristol and West Building Society (Society);

Whereby in consideration of a loan of £3,500 Robert Seymour DON charges the abovementioned property, known as Elm Tree Farm, to the Society as security for repayment.

Vacating Receipt acknowledging repayment in full dated 13 Nov 1965.

On 18 Aug 1961 Planning Consent was granted for alterations & improvements, which work was carried out in 1961/2. Robert DON flirted with the idea of acquiring Elm Tree Cottage and joining it up with Elm Tree Farm. Plans were drawn up but the idea came to nothing

Conveyance made 15 November 1965 between Robert Seymour DON of Elm Tree Farm, Hallatrow, (Vendors) and William Nicholas HOOD & Angela HOOD of Little Garth, 25 Druid Road, Stoke Bishop, Bristol (Purchasers);

Whereby in consideration of the sum of £12,000 Robert Seymour DON conveys to William Nicholas HOOD & Angela HOOD:

Plot of land with the messuage or dwellinghouse and premises erected thereon or on some part thereof, together with the lawn, walled garden and yard thereto belonging, in the hamlet of Hallatrow & known as Elm Tree Farm & more particularly described in the Conveyance dated 30 September 1949 between Hilda Mary SCOTT & Vivien Margaret BOULTER

(Sgd) R.S. DON. Witness M. Angus AVERY, Brockham End, Bath, Business Executive.

(Sgd) W.N. HOOD, Angela HOOD. Witness Pamela R. ROBINSON, 23 Druid Stoke Avenue, Bristol 9, Housewife.

Legal Charge made 24 December 1965 between William Nicholas HOOD & Angela HOOD, his wife, both of Elm Tree Farm, Hallatrow (Mortgagors) & Portman Building Society, 40 Portman Square, London (Society);

Whereby in consideration of a loan of £3,000 William Nicholas HOOD & Angela HOOD charge the abovementioned property, known as Elm Tree Farm, to the Society as security for repayment.

Vacating Receipt acknowledging payment in full dated 14 September 1968

The property was offered for sale by HARTNELL, TAYLOR & COOK in 1968 at a price of £15,000. The Sale Particulars read as follows:

Elm Tree Farm, Hallatrow, Nr. Bristol.

Some 200 years old, the house was originally an old farm and has been splendidly converted. It retains many attractive period features, beamed ceilings, old fireplaces, interesting windows and most pleasing elevations. The property is stone built, under a tiled roof, has accommodation on two floors, is light and spacious, and comprises:

Attractive Entrance Porch with seat.

Hall with period arch, flagstone floor and radiator.

Splendid Drawing Room with Minster grate, French doors to garden and Study recess. Approx. 25 ft 6 in x 14 ft 2 in. Drinks cupboard, central heating, beamed ceiling, shuttered windows.

Dining Room with fine beamed ceiling, very attractive open fireplace with hood, recess. Shuttered windows. Approx. 16 ft x 14 ft 9 in. Telephone at present.

Kitchen approx. 15 ft 6 in x 13 ft 2 in with Marley tiled floor, double drainer sink unit, full range of fitted cupboards, radiator, plumbing for washing machine.

Back Kitchen with flagstone floor, deep sink (h & c), Wilson oil-flamed boiler 125, immersion heater, large North facing larder and fuel store.

Playroom or Study approx. 22 ft 9 in x 10 ft 6 in (widest), with French door to garden.

Back porch with Cloakroom off with was hand basin, low level w.c. and quarry tiled floor.

Easy staircase to:

Spacious and attractive Landing with large heated linen cupboard.

Master Bedroom Suite with Bedroom approx. 15 ft 2 in x 15 ft 10 in with telephone extension, radiator and fitted wardrobe; Dressing Room off with radiator and fitted wardrobe; Bathroom off with paneled bath, pedestal hand basin, low level w.c., shower attachment, radiator.

Bedroom No. 1 approx. 13 ft 10 in x 14 ft 5 in with radiator.

Bedroom No. 2 approx. 15 ft x 15 ft 7 in with two radiators and fitted cupboard.

Bedroom No. 3 approx. 10 ft 6 in x 8 ft 6 in with radiator.

Bedroom No. 4 approx. 12 ft 6 in x 10 ft 8 in with radiator.

Bathroom No. 2 with paneled bath, wash hand basin, low level w.c. and radiator. Half tiled walls.

Services: Companies' water and electricity and mains drainage.

Heating: Central heating supplied by the Wilson oil flame 125. The large oil tank is in an outbuilding. Hot water is supplemented by an electric immersion heater during the summer.

Tenure: Freehold and free.

Rateable Value £130. Rates in the £ are 10s. 10d.

Outbuildings: There are excellent outbuildings including a loose box, attached to the main house, which has been partly converted to a woodstore, in which the oil tank is stored.

Above the loose box, approached by an external staircase, is a large room, boarded, with electric light, which could make excellent staff accommodation.

In addition there is a range of outbuildings including tool sheds etc. and a most interesting garden privy!

Garage: There is a detached garage and ample room for further garages if required.

Gardens: these are one of the most attractive features of the property. The main portion of garden is surrounded by a very high stone wall giving complete privacy. It amounts to about an acre in all, is extremely well planted and includes lawns, established herbaceous borders, young fruit trees and at present is stocked with cutting flowers and vegetables. The garden is easy to manage and there is at present a part time gardener [Wilfred NORRIS] who it is believed would be happy to continue if required."

Conveyance made 16 September 1968 between William Nicholas HOOD & Angela HOOD of Elm Tree Farm, Hallatrow (Vendors) and Michael Lovelace BROWNING & Anna Lynne BROWNING of Hillcrest, Walton Road, Clevedon, Somerset (Purchasers);

Whereby in consideration of the sum of £13,875 William Nicholas HOOD & Angela HOOD convey to Michael Lovelace BROWNING & Anna Lynne BROWNING:

Plot of land with the messuage or dwellinghouse and premises erected thereon or on some part thereof, together with the lawn, walled garden and yard thereto belonging, in the hamlet of Hallatrow & known as Elm Tree Farm & more particularly described in the Conveyance dated 30 September 1949 between Hilda Mary SCOTT & Vivien Margaret BOULTER

(Sgd) W.N. HOOD, Angela HOOD. Witness Diana S. CRAWFORD, 3 Downfield Rd., Bristol 8, Housewife.

(Sgd) M.L. BROWNING, A.L. BROWNING. Witness J. STEVENS, 44 Yeo Moor, Clevedon, Somerset, Secretary.

Mortgage dated 15 July 1969 between Michael Lovelace BROWNING & Anna Lynne BROWNING (Borrowers) & Eagle Star Insurance Company, 1 Threadneedle Street, London (Lender);

Whereby in consideration of a loan of £8,125 Michael Lovelace BROWNING & Anna Lynne BROWNING charge the abovementioned property to the Lender, as security for repayment.

Receipt dated 11 September 1972 acknowledging repayment in full.

On 28 May 1970 Planning Consent was granted for the erection of a double garage & alteration of the vehicular access. This first involved dismantling the small concrete garage and selling it, building up the wall that divided Elm Tree Farm from the future Hart Lane Cottage and dismantling the derelict concrete lean-to greenhouse, moving it from the yard area and re-erecting it inside the garden, against the north wall. Work was completed in 1970.

The unsafe, derelict "cottage" that linked the "privy" with part of Elm Tree Cottage, was dismantled, the door and window voids that opened into the courtyard of Elm Tree Cottage were blocked up and the wall built up to match the rest of the garden wall.

The so-called "loose box" or stable and wood store, which was attached to the main house and contained the oil tank, was converted into a playroom and a door way knocked through to the back kitchen. The large room above it was later converted into an office with access to the dressing room.

Mortgage dated 19 October 1972 between Michael Lovelace BROWNING & Anna Lynne BROWNING (Mortgagor) & Midland Bank Ltd (Bank):

Whereby in consideration of overdraft facilities Michael Lovelace BROWNING & Anna Lynne BROWNING charge the abovementioned property to the Bank as security.

Vacating Receipt & Reconveyance dated 20 July 2004.

On 4 Oct 1990 Planning Consent was granted for a new roof & store-room over the existing double garage, which work was completed in 1991.

After the BROWNINGs had purchased Elm Tree Cottage in 1993 and the latter property extended, the boundaries of the garden of Elm Tree Cottage and front garden of Elm Tree Farm were altered slightly, with both properties ceding small bits of ground to each other.

On 22 Mar 2001 Planning Consent was granted for a single storey rear extension, which work consisted of demolishing the old larder and workshop, raising the ceiling of the dining room and building a new sun lounge, larder and workshop. At the same time the redundant oil tank was removed from within the walls of the playroom, the outside door to the yard blocked up and a second staircase installed, linking the office to the room below, which was formerly the playroom. A new internal porch and external door was built to provide more suitable access from the yard or car parking area. Finally a new patio was laid and pergola erected on the site of the old bit of cottage demolished 30 years previously. Work was completed in 2001.

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

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

Property known as Elm Tree Farm, more particularly described in a Conveyance dated 16 Sept 1968 between William Nicholas HOOD & Angela HOOD and Michael Lovelace BROWNING & Anna Lynne BROWNING

and part of Elm Tree Cottage, the whole being edged red on the annexed plan [*which reflected the re-division of the front garden with Elm Tree Cottage*].

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

ELM TREE COTTAGE

Although identifiable as a separate cottage, Elm Tree Cottage was located within the Elm Tree Farm boundaries and considered as part of the latter property until 1949. On 5 October 1949 Planning Consent was granted “*to create two dwellings out of one*”. After blocking up a few linking passage ways, Elm Tree Cottage and Elm Tree Farm became separate entities.

By Conveyance dated 30 Sept 1949 Hilda Mary SCOTT sold Elm Tree Farm to Vivien Mary BOULTER but retained Elm Tree Cottage, where she and her husband William SCOTT continued to live. According to a Statutory Declaration by H. Mary SCOTT on 17 Aug 1965, when she was living at Bennett’s Hill Farm, Coleford, “*I purchased Elm Tree Farm Cottage in 1941 and have been the owner of that property ever since, having lived there until very recently, when I moved to my present address.*”

Conveyance made 24 September 1965 between Hilda Mary SCOTT of Bennett’s Hill Farm, Coleford, Somerset, wife of William SCOTT (Vendor) and Cyril WEST & Molly WEST, his wife, both of 9 Springfield Place, Lansdown, Bath (Purchasers);

Whereby in consideration of the sum of £3,150, Hilda Mary SCOTT conveys to Cyril WEST & Molly WEST:

Piece or parcel of land situate at Hallatrow, together with the dwellinghouse & outbuildings situate thereon & known as Elm Tree Cottage, as edged red on the plan annexed & subject to the matters specified in the Conveyance dated 30 Sept 1949 between Hilda Mary SCOTT & Vivien Margaret BOULTER.

(Sgd) H. Mary SCOTT. Witness F. BRIMBLE, The Street, Farrington Gurney, Nr. Bristol, Builder.

(Sgd) Cyril WEST, Molly WEST. Witness William Edwin DARBY, 30 Lansdown View, Bath, Photographer.

In late 1969 or early 1970 the WESTs acquired from Hilda Mary SCOTT, the ground on the north side of Elm Tree Farm. This included the semi derelict coach house (with external metal steps to the first floor) and the old studio, built against the party wall with Elm Tree Farm. During 1970 the coach house was converted and extended to form a new dwelling, which was called Hart Lane Cottage. [*In those days there was no road sign for Hart’s Lane and Cyril WEST believed the lane was called Hart Lane!*]. After the new house was completed the WESTs put Elm Tree Cottage on the market and subsequently moved from one side of Elm Tree Farm to the other. They sold Hart Lane Cottage to Ken & Mary PERKINS several years later.

Conveyance made 24 March 1971 between Cyril WEST & Molly WEST, his wife, both of Elm Tree Cottage, Hallatrow (Vendors) & John PELL of Loft Cottage, Compton Martin, near Bristol (Purchaser);

Whereby in consideration of the sum of £5,750 Cyril WEST & Molly WEST convey to John PELL:

Piece or parcel of land situate at Hallatrow, together with the dwellinghouse & outbuildings situate thereon & known as Elm Tree Cottage, as edged red on the plan annexed to a Conveyance dated 24 Sept 1965 between Hilda Mary SCOTT and Cyril & Molly WEST & subject to the matters specified in the Conveyance dated 30 Sept 1949.

(Sgd) Cyril WEST, Hart Lane Cottage, Hallatrow, Print Consultant, Molly WEST. Witness Leslie TOWERS, 20A Milsom Street, Bath, Director.

(Sgd) J. PELL. Witness Ry W. HUNT, Telephone Avenue, Bristol BS99 7BB.

Mortgage dated 24 March 1971 between John PELL of Loft Cottage, Compton Martin, near Bristol (Borrower) & Leicester Permanent Building Society of Oadby, Leicester (Society);

Whereby in consideration of a loan of £3,500 John PELL charges the abovementioned property as security for repayment of the loan to the Society.

Receipt dated 26 April 1984 acknowledging repayment in full to The Leicester Building Society.

Deed of Release and Grant dated 10 August 1973 between John PELL of Elm Tree Farm Cottage [*should be Elm Tree Cottage*] (1), Leicester Permanent Building Society of Oadby, Leicester (Society) (2) and Neville William Vowell URRY-MACDONALD of 16 Ranelagh Avenue, Barnes, London SW13 & Allen Lewis CHUBB of 13 Motcombe Street, London SW1 (Trustees) (3).

Whereas:

1. Mr PELL is the owner of the fee simple of Elm Tree Cottage, subject to a legal charge dated 24 March 1971 & has a right of way along the drive of Court Farmhouse for the purpose of filling & using a coal bunker.
2. The Trustees are the owners of Court Farmhouse, Hallatrow, over which the right of way exists.
3. It has been agreed that in lieu of extinguishing the right of way to the coal bunker beyond the end of Court Farmhouse, a right of way shall be granted to Mr PELL to obtain access to his property from the road along the upper part of the drive of Court Farmhouse.

Now in consideration of extinguishing the right of way to the coal house, a new right of way shall be granted as described above.

(Sgd) J. PELL. Witness Mary G. WEBLEY, 16 Mulberry Close, Backwell, Nr. Bristol, Secretary.

(Sgd) Neville MACDONALD, A.L. CHUBB. Witness M.E. WOOLF, 60 Poynders Road, Clapham Park, London SW4 8PN, Receptionist.

Common Seal of The Leicester Permanent Building Society.

In 1983 the upper part of the enclosed courtyard adjoining the house was covered over to form a conservatory.

Statutory Declaration by John PELL of Elm Tree Cottage, Hallatrow.

Recites Conveyance dated 24 Mar 1971 between himself and Cyril & Molly WEST and also Conveyance of 24 Sept 1965 between Hilda Mary SCOTT and Cyril & Molly WEST & the plans attached to each.

“I have occupied the said property known as Elm Tree Cottage since the date of the said [24 Mar 1971] Conveyance & have been in full & undisturbed possession and enjoyment of the land & buildings, which form an integral part of the property, shown coloured yellow on the plan produced, without any claim adverse to my title being made by any person.” [*Stone built shed & Tool shed at the bottom of Elm Tree Cottage’s enclosed courtyard*].

Declared at Kingsbridge in the County of Devon, 24 April 1984 before H.A. ?WILL [*unreadable*].

(Sgd) J. PELL.

Conveyance made 27 April 1984 between John PELL of Elm Tree Cottage, Hallatrow, Avon (Vendor) and John Llewellyn JENNINGS & Peggy JENNINGS, both of the Camerton Inn, Meadgate, Camerton, Bath, Avon; Whereby in consideration of the sum of £39,400 John PELL conveys to John Llewellyn JENNINGS & Peggy JENNINGS:

Piece or parcel of land situate at Hallatrow, together with the dwellinghouse & outbuildings situate thereon & known as Elm Tree Cottage, as edged red on the plan annexed & subject to the matters specified in the Conveyance dated 30 Sept 1949 between Hilda Mary SCOTT & Vivien Margaret BOULTER.

& secondly that piece of land adjoining the property first described & coloured yellow on the plan. [*the subject of the Statutory Declaration of 24 March 1984*].

(Sgd) J. PELL. Witness T.W. BUXTON, 27 Belle Cross Road, Kingsbridge, Devon, Company Manager.

(Sgd) J.L. JENNINGS, P. JENNINGS. Witness Sandra MURPHY, 25 The Baglands, Camerton, Housewife.

Elm Tree Cottage, Wells Road, Hallatrow, Bristol BS18 5ED was offered for sale by Bristol & West Property Services in 1993 at a price of £76,000. The Sale particulars read:

The cottage, believed to be at least 200 years old, provides a number of attractive features, including an Inglenook style fireplace in the lounge, beams etc. and provides an ideal opportunity for those seeking a characterful village home. The two/three bedroom accommodation provides well proportioned rooms and an early inspection is thoroughly recommended.

Directions: *Elm Tree Cottage is situated on the corner of Harts Lane and the A39 close to the village Post Office.*

Accommodation: *Lounge, Dining Room, Conservatory, Kitchen, Two Stairways to first floor, Two Bedrooms, Box Room, Bathroom, Cloakroom, Front Garden and Courtyard Garden.*

Amenities: *Mains electricity, water, drainage and gas. Gas central heating.*

Local Authority: *Wansdyke District Council.*

The accommodation comprises:

Ground Floor.

Dining Room: 14 ft 1 in x 13 ft 7 in. Attractive stone fireplace. Exposed ceiling beams and flag stone floor. Shutters to windows. Radiator, two wall lights, telephone fitted.

Inner Lobby with stairs to first floor.

Kitchen: 9 ft 8 in x 8 ft 5 in. Range of floor and wall units including two display cabinets with leaded glass, roll edge work surfaces and a double bowl inset sink unit with mixer tap. Rayburn Gas Ranger stove with hotplates, oven and back boiler which supplies central heating and domestic hot water.

Conservatory: 10 ft 7 in x 8 ft 7 in. Plumbing for automatic washing machine. Radiator.

Inner Hall: Two built-in cupboards. Radiator. Wall lights. Second stairway to first floor.

Lounge: 17 ft 5 in x 11 ft 3 in. Attractive Ingle-nook style feature firebreast with oak beam, period dog grate and slate hearth. Radiator.

First Floor.

Stairway from Inner Lobby to

Bedroom 1: 13 ft 8 in x 13 ft 2 in. Two window seats. Radiator.

Leading to Inner Landing with airing cupboard having insulated hot water cylinder and immersion heater.

Box Room: 6 ft 5 in max. x 9 ft 3 in. Radiator.

Bathroom: Mink coloured suite comprising panelled bath, pedestal wash basin and low level w.c. Part tiled. Radiator. Linen cupboard.

Second Stairway rising from Inner Hall to

Bedroom 2: 25 ft 0 in max. x 12 ft 9 in. Exposed beams. Strip wood ceiling. Radiator.

Cloakroom: Low level w.c. and corner wash basin.

Outside: The front garden (to the right of the path from gate to front door) comprises lawns with a variety of shrubs, bushes, flower beds and borders etc. and are well tended. To the rear of the property there is a courtyard with shrubs, roses, cordon apple tree, flowers etc. Water well with working pump. Two garden stores.

Transfer dated 8 October 1993, whereby in consideration of the sum of £60,000 John Llewellyn JENNINGS & Peggy JENNINGS, both of Elm Tree Cottage, Hallatrow, Avon (Transferors) transferred to Michael Lovelace BROWNING & ANNA LYNNE BROWNING, both of Elm Tree Farm, Harts Lane, Hallatrow, the property known as Elm Tree Cottage, Hallatrow, as delineated on the accompanying plan.

After the change in ownership in 1993 the property was found to be in an even worse state of repair than was first thought, resulting in it being virtually gutted. The roof of the rear part had to be taken down to first floor level and rebuilt, staircases removed, some internal walls taken down and the layout changed. All the floors were dug up and relaid, during which a well was found at the foot of the new stairs. The work was completed in 1994.

On 30 Nov 1994 planning consent was granted to extend the property in order to form two dwellings. This involved building on the bit of garden between the old front door and the driveway to Brake Cottage. The pedestrian access from Harts Lane was blocked up and path to the front door removed. A new entrance was created from the drive of Brake Cottage to the front door in the extension. At the bottom of the enclosed courtyard at the rear, a new entrance was created from the end of the Brake Cottage driveway. The tool shed, which protruded into outbuildings belonging to Brake Cottage, was demolished and the small area of ground left, after the wall was built up, was incorporated into the driveway. The old stone shed at the bottom of the courtyard garden was subsequently demolished and rebuilt

What had been the old kitchen, lounge and rooms above plus the courtyard garden became a separate dwelling called **Courtyard Cottage**. The newly built extension and the former dining room, plus rooms above became a separate dwelling and retained the name **Elm Tree Cottage**. Work was completed in 1995. Finally the boundaries of the garden of Elm Tree Cottage and front garden of Elm Tree Farm were redrawn, with both properties ceding areas to each other, to provide a more appropriate patio and garden area for Elm Tree Cottage with Elm Tree Farm taking the rest.

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 transferred to Michael Lovelace BROWNING alone:

Part of the property registered on 8 Oct 1993 as Elm Tree Cottage,

& part of the land described in a Conveyance dated 16 Sept 1968 between William Nicholas HOOD & Angela HOOD and Michael Lovelace BROWNING & Anna Lynne BROWNING and annexed plan edged red [*which reflected the swapping of parts of the garden with Elm Tree Farm*].

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

Apart from the period when building works were being undertaken the property has been let out since 1993 on a series of shorthold tenancies.

COURTYARD COTTAGE

Courtyard Cottage was formed out of part of Elm Tree Cottage in 1995, when that property was extended and then split into two dwellings. As part of Elm Tree Cottage it was in the joint ownership of Michael Lovelace BROWNING & Anna Lynne BROWNING.

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 transferred to Michael Lovelace BROWNING alone:

Part of the property registered on 8 Oct 1993 as Elm Tree Cottage, known as Courtyard Cottage.

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

Since it first existed as a separate dwelling, Courtyard Cottage has been let out to Terence CAMPION.

