

# A HISTORY OF BUBNELL

## Its Farms



Bubnell Farm today

As it may have looked in 1885

## Its Farmers



James & James Furness

Of Bubnell Farm

Photographs courtesy of James Furness

**David Dalrymple-Smith**

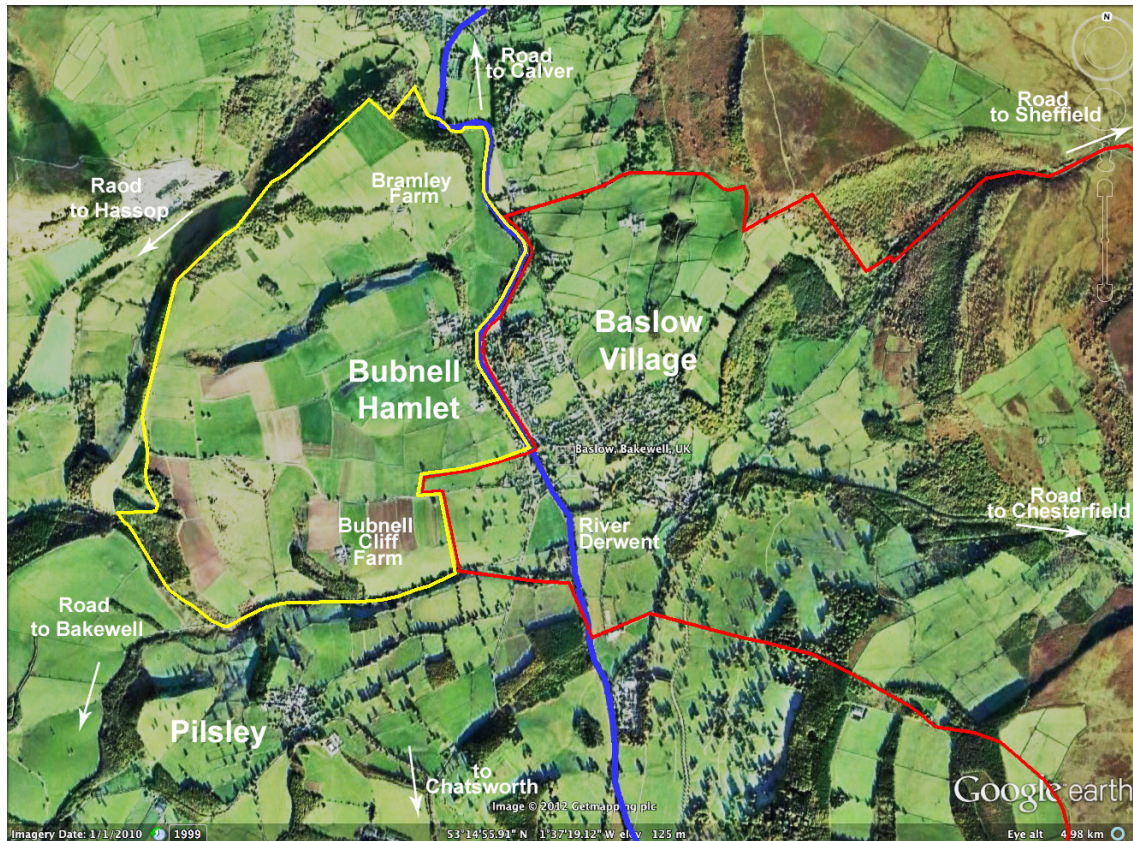
# Bubnell

## The Story of its Farms and Farmers

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### Bubnell and Baslow

*Ariel view - Google*



Bubnell outlined in yellow is on the west bank of the river Derwent.

Baslow, outlined in red, is mainly on the east bank but includes a small area to the south of Bubnell.

There is a large area of rough ground and high moorland to the east of Baslow village, not shown on the map.

# Bubnell

## The Story of its Farms and Farmers

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## The Story of its Farms and Farmers

### INTRODUCTION

This article is about the people, the farms and the houses in Bubnell, mainly in the 1700s and 1800s. Some information reaches back to the late 1500s, while the 1900s are not always complete. It starts with the main families up to the mid 1800s. It follows with the arrival of the Duke of Devonshire in 1870 and the building of his new "model" farm. Next is a brief history of each main buildings in the village. Finally there is a brief comment on the workers' cottages.

Bubnell is a hamlet within the parish of Baslow, situated on the river Derwent in North Derbyshire, not far from Bakewell and adjacent to Chatsworth House, the well known residence of the Duke of Devonshire. Most of Bubnell is west of the river, but it also included moorland separate from the hamlet and situated on the high ground east of Baslow.

In this article, the name Baslow refers to the main village and excludes Bubnell.

### THE LORD OF THE MANOR

Baslow and Bubnell have always had distinct entities. Bubeneli (the hill of Bubba) and Basselau (the burial mound of Bassa) both are anglo saxon names and both appear in the Domesday book as berewicks in the Manor of Aissford (Ashford). After the Norman Conquest, manors were granted to the Avenalls, the Lords of Haddon, who held them until the late 1100s. The subsequent ownership of the two manors is difficult to trace. Suffice to say that in 1567 Baslow, together with Haddon, became the property of Sir John Manners whose family later became the Dukes of Rutland. Early in the 1400s the manor of Bubnell was purchased by a William Eyre, who was related to the Eyres of Hassop (Cox, Churches of Derbyshire). It is not clear when the Duke of Rutland got Bubnell. The late 1500s or early 1600s seems likely.

The Duke of Devonshire acquired Bubnell in 1870 and became the new Lord of the Manor.

### BUBNELL 1841-1911

A detailed picture of Bubnell emerges from the 1924 Enclosure Award, 1848 Tithe Award and the Censuses from 1841.

The Enclosure Award (1824) shows that there were no freeholders in Bubnell. In other words all the residents were tenants of the Duke of Rutland and all the land was owned by him. It is not known whether there had been freeholders at some earlier date.

## The Population

### Bubnell and Baslow

	Bubnell		Baslow	
	1841	1911	1841	1911
<b>Population</b>	128	67	962	793
<b>Houses</b>	20	12	173	185
<b>Children</b>	51	7	337	182
<b>Farms over 5 acres</b>	9 (in 1848)	5	38	About 11
<b>Agricultural workers</b>	12	10	68	17
<b>Ag workers in own home</b>	6	1	46	8

By 1848 Bubnell was a small community of 128 residents in 20 houses, falling to 67 people in 12 houses in 1911. Baslow too experienced a small drop in population as shown in the table, but the number of houses increased. When reviewing the detail, it is apparent that Bubnell lost two farmhouses and 8 out of 10 cottages during the period. One new farm and one new cottage were built.

More dramatic was the drop in the number of children from 51 to 7. In 1911 there were no children in the larger houses or farm houses. All seven were in two of the three remaining workers' cottages.



## The Story of its Farms and Farmers

The main occupation in Bubnell was farming. Nearly half the houses in 1848 were farms of over 5 acres, the number decreasing from 12 to 5 over the seven years.

Agricultural or farm labourers were a feature of rural life. In general numbers were diminishing between 1841 and 1911. In Baslow only a quarter remained by 1911. This trend was absent from Bubnell, with 12 agricultural workers in 1841 and 10 in 1911. Earlier about half lived in their own home. In 1911 only one lived at home, the rest were resident on the farms

### Occupations.

Most householders were farmers or agricultural workers. Few other occupations were represented. The farmer near the bridge was also a butcher and was the only retailer in Bubnell. A family of stonemasons plied their trade until the 1890s. A series of school mistresses ran the school at Bubnell Hall until 1898. Only ten other craftsmen are listed in the seven censuses and none appeared to provide a local service. A few annuitants and retired persons completed the tally.

By contrast Baslow had a wide range of supporting services including, craftsmen, retailers and labourers, together with doctors, clergy and other professionals.

### Agriculture

The agricultural land in the parish is shown clearly in the recent arial photograph. Bubnell has a single block of easily accessible productive farmland, most of it gently sloping but some hilly and suitable only for grazing. It looked very similar in 1848, though some of the wooded area at the north of the hamlet would have been open farmland at the time. Both Baslow and Bubnell shared the open moorland east of Baslow and would have access to it for summer grazing, though it was owned by the Lord of the Manor and maintained mainly for sport.

### Bubnell Tithe Award 1848

#### Crops and use of land

	Bubnell	Baslow
Crops	Acres	Acres
Pasture	249	412
Meadow	209	454
Wheat	127	120
Oats	120	158
Fallow	69	112
Lentils	0	3
Barley	2	0
<b>total</b>	<b>776</b>	<b>1256</b>

The tithe awards show the areas and use of the agricultural land. Bubnell has less land than Baslow, but considering the population much more per person and per farm. Bubnell had relatively more grain, especially wheat which was traditionally a cash crop. Baslow had more meadow suggesting a slightly greater reliance on dairy products though much would have been consumed by the larger population.

Barley barely gets a mention, and potatoes and legumes (except a few lentils) are conspicuous by their absence. They must have been grown in gardens for personal use.

Arable farming ceased in 2011, so now the entire area is meadow and pasture.

### Summary

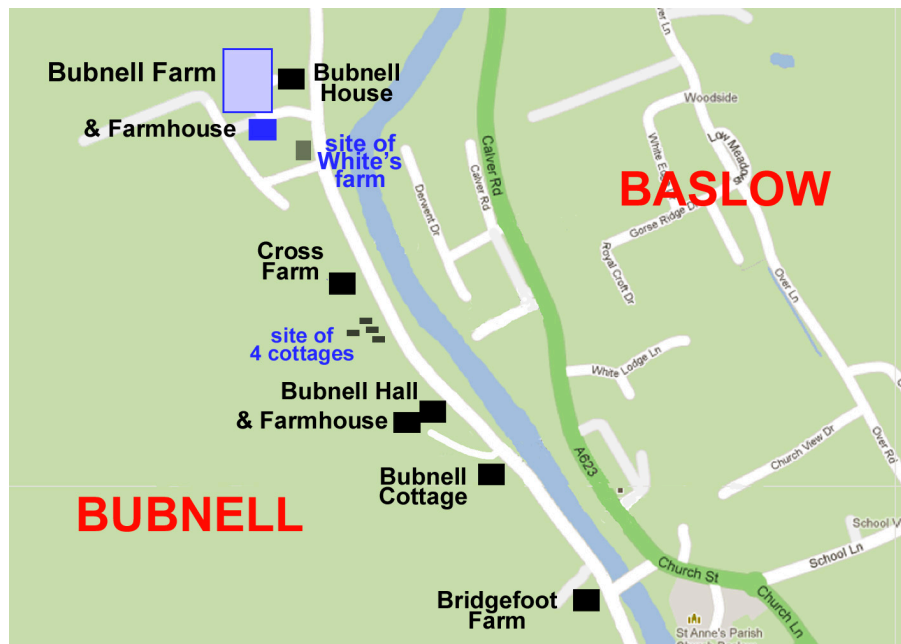
Bubnell was a small but wealthy community of, mainly, farmers with relatively large farms and good farmland. It relied on Baslow (and nearby Bakewell) for all its services. During the years 1841 to 1911 both the number of houses and the population decreased by about a half.

Perhaps it could be summarised in the comment that "Bubnell was a ghetto of wealthy farmers"

## The Story of its Farms and Farmers

### Map of Bubnell

Showing buildings mentioned in the text



*Readers please note. Do not confuse Bubnell **Hall** with Bubnell **House***

The map shows the main old buildings in the village. Bramley and Bubnell Cliff are marked on the aerial map at the start of the article. The age of the buildings are not known. All were present in 1841. Some could have been present in 1670 or even earlier, though all will have been modified over time.

### THE EARLY RESIDENTS

#### Bubnell Hall

Bubnell Hall has been and still is the most prestigious building in Baslow and Bubnell. The architecture of the Hall suggested that it was originally built in the mid 1600s. The first record of the building is in the Hearth Tax of 1664, which notes a household with 11 hearths. This can only be Bubnell Hall. It is not known whether the Hall replaced an earlier structure or whether it was built on a green field site, in which case the few earlier references to Bubnell Hall could have applied to another building, probably the present Bubnell House.

The first known occupant is Robert Eyre who was described on a plaque in the church (no longer present) as "Robert Eyre Gent of Bubnell Hall": parish records confirm his burial in 1599 and that of other members of his family about the same time.

Other early occupants in parish records are John Jackson, "Gent of Bubnell Hall", whose daughter Maria was baptised in 1635: he was still in residence for the 1664 Hearth Tax. George Grundy "of Bubnell Hall" was the father of twins baptised there in 1668.

### The Hearth Tax of 1670

Governments always raise taxes: the methods vary. In the late 1600s there was a tax on the number of Hearths (or chimneys). Fortunately there are records for the years 1664, 1670 and 1672, which provide a good start for the study of the village.

The early residents of Bubnell Hall have been mentioned. The Froggatts have traditionally been in Cross Farm and the Kitchens at Bramley. The Whites lived in a farm 100 metres to the south of Bubnell House. The only other significant old dwelling in the area is Bubnell House. This must have been the residence of John Broomhead.

## The Story of its Farms and Farmers

### 1670 Hearth Tax

#### Bubnell dwellings with more than one hearth

Robert Broomhead	11 Hearths	Bubnell Hall
Richard Froggatt	4 Hearths	Cross Farm
George White	3 Hearths	White's Farm
John Broomhead	3 Hearths	Bubnell House
John Kitchin	2 Hearths	Bramley Farm

### THE BUBNELL FAMILIES 1670-1848

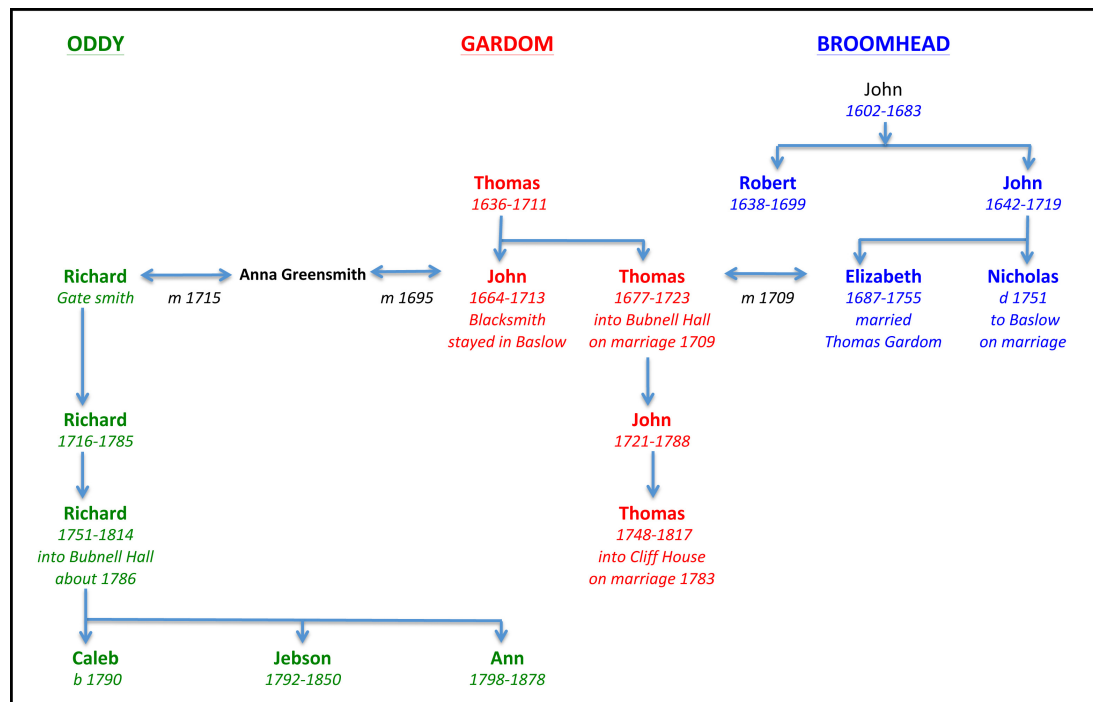
For the next 2 centuries, five families dominated the village. Three of them, The Broomheads, the Gardoms and the Oddys are inter-related and between them occupied Bubnell Hall and Bubnell House. These families are discussed in the next part of this paper. The family diagram will help in understanding their relationships.

Other old families including the Kitchens at Bramley Farm, and the Matleys at Bubnell Cliff, and the Whites are described later under their respective farms.

#### Broomheads in Bubnell Hall, Bubnell House & Baslow

The Broomheads were an old Bubnell family. The first recorded member was Bartholomew who must have been born about 1550 as he had a son christened in 1575. His grandson John (1602 – 1680) is recorded in 1679 as “Smelter to the Duke of Rutland”. As such he would have had concessions in the smelting industry which was doing well at the time. No doubt it added to the family wealth. We know of two of his sons, Robert and John

#### Diagram showing the three major families



## The Story of its Farms and Farmers

Robert Broomhead (1638-1699) moved into Bubnell Hall between 1668 and 1670. He died in 1699 without apparently any children to succeed him. No doubt his widow would have stayed on in the Hall for the next few years

John Broomhead (1642-1719) lived in Bubnell House, which could well have been the family homestead for a number of generations. Details of his offspring are sparse but he had at least two surviving children Nicholas and Elizabeth

Nicholas Broomhead was probably born in the 1680s. He married and moved to Baslow where his first child was christened in 1715. He did not return to Bubnell when his father died in 1719, suggesting that his status in Baslow was more attractive than his old family home in Bubnell. His new house was in Church Lane, later rebuilt as The Beeches. With a stretch of the imagination this could have been the original Manor House in Baslow. His family became the publicans at The Peacock (now the Cavendish Hotel) and in 1848 farmed 90 acres in Baslow and 45 acres in Bubnell. We know the family was wealthy, as Joseph Broomhead in 1820 was in a position to lend £1000 to John Kitchen of Bramley Farm, probably about a million pounds in today's currency. The Broomheads finally left in Baslow in the 1870s.

Elizabeth Broomhead (1687-1755) John's remaining daughter was in the line of succession to her Uncle Robert. She married Thomas Gardom in 1709 and moved into Bubnell Hall.

### Gardoms in Baslow

The Gardoms were an old Baslow family who lived at the Yeld in Baslow. The farm was situated at Far End on the road up to Owl Bar and Sheffield, and its land extended up to and included some of the aptly named Gardom's Edge. On the Edge and within the boundaries of the farm are millstone quarries, which in early days may have added wealth to the family.

The first recorded Gardom was Christopher. His eldest son John (b 1633) went to St Peters College at Cambridge in 1651. This was no ordinary peasant farmer. He was succeeded by another son then by his grandson John "The Blacksmith"

John Gardom (1664-1713) of Baslow like many other farmers had another trade. He was a builder and a blacksmith. A plaque at the top of the west staircase at Chatsworth House confirmed that he was the blacksmith responsible for building it in 1702.

His eldest son, and a long line of first born, then inherited the Yeld farm until the early 1900s.

His brother Thomas married Elizabeth Broomhead (see Bubnell Hall).

His widow Ann (nee Greensmith) married Richard Oddy (see Bubnell House).

### Gardoms in Bubnell Hall

Thomas Gardom (1677-1723) married Elizabeth Broomhead in the early 1700s and on the strength of it, acquired the tenancy of Bubnell Hall. His eldest son John (1721-1788) was responsible for financing and building Calver mill in 1785, a further indication of wealth in family.

His grandson Thomas (1748-1817) moved to Cliff House in Curbar, probably on his marriage in 1783. Thomas (b1748) had two brothers George (1762-1813) and William (1750-1799) who stayed on in Bubnell, probably in the old part of the Hall next to the road.

### Oddy in Bubnell House

Richard Oddy (1682-1753) was the first Oddy in Bubnell. He is commemorated in a tablet in the church in which he is described as a "Gate smith". In fact he was a skilled ironsmith who is known to have been involved in the building of Buckingham House in London. He was then employed by the 1<sup>st</sup> Duke of Devonshire to make the gates and railings for the restored Chatsworth – a colleague of John Gardom. When John Gardom died, Richard married his widow he married his widow Anna (nee Greensmith) of Pilsley in 1715 and became the tenant of Bubnell House. He was succeeded by his son Richard, then by his grandson, also called Richard (b1751)



## The Story of its Farms and Farmers

### Oddy in Bubnell Hall (Farmhouse)

Bubnell Hall has had many alterations and additions over the years. The photograph taken from the hill behind the hall shows clearly that it is a collection of parts that have been built at different times. The longest section, nearest to the road, would have been the original Hall. At some stage the Hall itself was partitioned. The oldest part next to the lane kept the name "The Hall" or "Bubnell Hall". The rest, together with outbuildings, became "The Farmhouse".

It is likely that this occurred when John Gardom left for Cliff House, leaving his father and brothers in "The Hall".

**Richard Oddy** (1751-1814) then moved into the vacant "Farmhouse" some time between 1783 (death of a daughter in Bubnell House) and 1786 (death of his first wife in the Hall in 1786).

He had two sons, Caleb (b1790) and Jebson (b1792). Caleb is listed in Pigots Directory of 1835 as a Millstone Dealer, while Jebson is described as a farmer at Bubnell Hall. Neither appear to have had children.

### Bubnell Hall from the West



*Photograph taken from the hill behind the Hall  
The original Hall is the long building at the rear  
The Farmhouse is the pair of buildings in the centre  
The low structures on the right are more recent farm buildings*

### Barkers in Bubnell House

Robert Barker Yeoman of Bubnell is mentioned in the Cambridge admission records when his son Robert, born 1741 went to Peterhouse College in 1759 (he later became Rector of St Anne's church in Manchester). There is no Baslow record of the older Robert in the local records so presumably he and his family arrived in the hamlet some time before 1741: it is possible that he was the son born in 1679 of Robert Barker b1654 of Edensor.

Another son must have been **John Barker** (1743-1816) who married Hannah in 1787 and moved into Bubnell House the same year. His tombstone, nearly the largest in the churchyard, reveals that his son John got a B.A. He trained for the church but changed careers and joined the army but was killed in the siege of Bagados in 1812. John (b1743, was succeeded by his daughter Elizabeth (b1794). In 1841 she lived in Bubnell House and had six servants, more than in any other house in both Baslow and Bubnell, and she had the largest farm in Bubnell. It was a wealthy family. She left or died shortly before 1860.

There were several other Barker families in the area. These included the Barkers of Edensor two of whom were agents of the Duke of Devonshire. A member of this family John, Barker

## The Story of its Farms and Farmers

became parson in Baslow. The Barkers of Bakewell, another prominent family, were Agents to the Duke of Rutland, who was Lord of the Manor of Bubnell.

### THE DUKE OF DEVONSHIRE AND THE NEW FARM

The Duke of Devonshire owned large estates across the country, but some land close to Chatsworth and visible from it belonged to the Duke of Rutland. In the 1820s, the two Dukes were rationalised their holdings by exchanging lands allowing the Duke of Devonshire extended his park northwards into Baslow. Several more farms in Baslow were acquired in 1860. Ten years later in another exchange or sale Devonshire acquired all of the ancient Manor of Bubnell.

In Baslow he had created a new farm, the Crimea Farm at the south end of the village. He had more ambitious plans for Bubnell - a large well designed farm, incorporating all the modern ideas for good husbandry. An up to date Model Farm.

### 1870

He started immediately. Much of the site of the new farm was open field but part was occupied by a farm (Marples) and two dwellings. The occupants were given notice and were gone within months. The site was cleared and building began.

### 1880

Three Baslow farmers, Joseph Broomhead, Sarah Penistone and Thomas Gardom had leased land in Bubnell: Gardom also leased Bubnell Hall and its farmhouse. The tenancy agreements were terminated and the land redistributed to the local Bubnell farmers.

The White family moved to Bubnell Hall, as their old farmhouse, too close to the new farm, had to be demolished.

### 1885

Bubnell Farm was completed.

- William Hattersley, the successor to Elizabeth Barker at Bubnell House, became its first tenant.
- Joseph Froggatt went from Cross Farm to Bubnell House, and ceased farming.
- Cross Farm was leased out as a dwelling with a few fields attached.

### The next 100 years

The Duke of Devonshire remained owner of the entire hamlet for the next 80 years. In the 1960s he started selling off the freeholds of the residential properties and farm buildings. When a farmer left, his land was distributed between the remaining farms.

By 2000 the Trustees of Chatsworth Settlement, who had taken over responsibility from the Duke, had retained control of the two remaining farms, Bubnell Farm and Bubnell Cliff Farm, and all the arable land and countryside. All the remaining houses except one were private freehold dwelling houses.

### Bubnell Hall in the 1950s

*Showing the original part of the hall, which was the girls' school in the 1800s.*

*Photograph courtesy of Richard Smedley*



## The Story of its Farms and Farmers

### GAZETTEER OF HOUSES IN BUBNELL

#### Introduction

This section describes the history of the individual farms in Bubnell. Bubnell Hall and Bubnell House are included first, as part of their story has already been told. The other farms are mentioned in the numerical order as shown in the Table

#### Farms as listed in the 1848 Tithe award for Bubnell.

	FARM	FARMER	ACRES IN BUBNELL
A	Bubnell Hall	Girls School	
B	Bubnell Hall Farmhouse	Jepson Oddy	137
C	Bubnell House	Elizabeth G Barker	140
1	Bramley Farm	William Kitchen	90
2	Bridgefoot Farm	William Tomlinson	26
3	Bubnell Cliffe Farm	Sarah Matley	88
4	Bubnell Cottage	Davison Robert	7
5	Cross Farm	William Froggatt	90
6	"Marple's Farm"	Thomas Marples	53
7	"White's Farm"	Henry White	52
8	Farm in Baslow	Joseph Broomhead	46
9	Farm in Baslow	Sarah Penistone	45

*Broomhead and Penistone were farmers resident in Baslow who had at an earlier date lived in Bubnell and who had continued to farm land there.*

#### Note

*As ever in Bubnell family relationships are relevant and interesting, but in this instance are not an essential part of the story*

*Thomas Gardom (1810-1881) of Yeld Farm was distantly related to Jebson Oddy (see above). He took over the tenancy of Bubnell Hall and its farm when Jebson died about 1850.*

*The Hattersley family lived close to the Gardoms at the Yeld, occupying land which earlier had belonged to the Gardoms. They may have been related by marriage.*

*In 1842 Anne Oddy (1798-1878) married William Hattersely sen (1776-1855) then a widower.*

*William Hattersley jun (1823-1897) a son by an earlier marriage was given the tenancy of Bubnell House in the 1850s.*

#### A Bubnell Hall (The Girls School)

At some time before 1841, Bubnell Hall was divided into two. The oldest part, nearest the road, retained the name, Bubnell Hall. The other part became the Bubnell Hall Farmhouse. The Tithe Award shows that in 1848 both parts were let to Jebson Oddy.

The first information about a girl's boarding school in Bubnell Hall appeared in the 1841 Census, when Miss Ann Wilkinson lived in the Hall with her sister and three pupil boarders. Ten years later she had 7 pupils. Mrs Eliza Farrow, a 51 year old governess was in charge in 1861. She lived in the Hall with her husband an 86 year old retired banker, their daughter a general teacher and four girl boarders.

By 1870 the Caines sisters were in charge. Georgiana, Anna Maria, Frances and Gertrude, all governesses, taught the children until the school closed in 1898. On average there were 10 boarders each year. Most of the pupils came from Yorkshire and Lancashire with some from further afield, one from the U.S.A. The rent was £25 paid to the Duke of Devonshire.

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When the school closed the tenancy of the Hall was transferred to Arthur Tomlinson who was at the time living in Bubnell Hall Farmhouse. It is debateable whether he lived in the Hall itself, because by 1911 it was leased to Thomas Peel. Subsequent tenants have included the Wykham family and finally the Sorbys who left in the early 1960s.

### B The Bubnell Hall Farmhouse (White, Tomlinson)

**Jebson Oddy** was the main tenant for Bubnell Hall, its farmhouse and 137 acres of land, as confirmed in the 1848 Tithe Award. In 1837 he had married Anne Hodgkinson the widowed farmer at Rose Hill in Over End, Baslow where he was living at the time of the 1841 census. His sister Anne remained in Bubnell Hall Farmhouse until 1842, when she in her turn married a widower, William Hattersely the farmer at The Yeld in Baslow. Jebson died shortly before 1851. All his Bubnell tenancies were given to Thomas Gardom.

**Thomas Gardom** (1810-1881) was the farmer at Yeld Farm in Baslow and was a descendant of John Gardom the blacksmith mentioned earlier – and a distant cousin of Jebson. He sublet Bubnell Hall to the owners of the girls' school. Close analysis of the census returns suggest that he employed John Holding (1816-1893) an agricultural labourer from Tickhill in Yorkshire to live in and help run the Farm. Later after the major changes in 1880, John was given a cottage close to Yeld Farm where before going to Cross Farm. His daughter married Gardom's eldest son.

For a while his sister Miss Margaret Gardom (b1807) also lived in the Farmhouse and is recorded there in the 1861 census. In 1871 the tenant was Frances Broomhead (1817) a widow accompanied her three adult daughters. No doubt she was related to the village Broomheads

In 1880 all the tenancies held in Bubnell by Thomas Gardom were terminated as part of the development of the new Bubnell Farm.

The family farmhouse belonging to the Whites was due for demolition as it was in the way of the new farm. In 1880 Anne White (1826-1893), the current tenant, moved with her only daughter Annie into the Bubnell Hall farmhouse from where she continued to farm her old fields and some of those vacated by Thomas Gardom. During her tenure, references are made in the rent books to a Edmund Hodgkinson (probably the miller in Calver Road in Baslow who was related by marriage to Jebson Oddy). There appeared to be some joint arrangement between them. She died in 1893.

Arthur J Tomlinson had married Annie (1867-1905) Ann's daughter in the late 1880s and he should have been the natural successor to the tenancy, but for some reason it was awarded to his elder brother William Smith Tomlinson. However he remained in the farmhouse, no doubt having made an arrangement with his brother. Bulmers (1895) quotes him as "noted for breeding prize shorthorns", while his wife offered "superior apartments. He is still listed as a farmer in the 1901 and 1911 censuses. His wife died in 1905 and he left after 1911.

William S Tomlinson (1857-1945), the tenant in chief since 1880, eventually moved into the Farmhouse, probably after his brother departed, where he stayed until his death in 1945. He was followed briefly by his son Charles G Tomlinson (1886-1847), then by his son in law Cyril Smedley who remained living in and farming the property until the early 1960's.

After lying vacant for a year or two, the whole property, both Bubnell Hall and its Farmhouse, were in poor condition. Both were sold as a single lot to Sir Basil Rhodes.

### C Bubnell House (Hattersley, Froggatt)

Bubnell House, which is probably the original manor house, is situated on a bluff at the top (north end) of the hamlet next to the road. It has a vaulted cellar and is reputed to have early monastic connections. The lintel over a door is of saxon origin. The associated farm was the largest in Bubnell at 140 acres (1848)

William Hattersley jun (1823-1897) a life long bachelor was granted the tenancy of Bubnell House after Miss Barker left in the 1850s. He must have been well qualified, well connected, or well endowed to take up such a prestigious farm. It is interesting to note that in the 1861 census



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he had an additional occupation of Millstone Dealer, the same as Caleb Oddy in 1835, and that he employed two living-in carters.

In 1885 he and his two spinster sisters moved across the road to become the first tenants of the new Bubnell farm. He kept all his original land. Bubnell House became a dwelling house with no land attached.

For the next 100 years, the house was occupied by Joseph Froggatt from Cross Farm. Joseph worked for a while as a labourer but in the 1911 census he was the only person in both Baslow and Bubnell who was receiving a pension from the Duke of Devonshire. He was succeeded by his son Tom and finally by his granddaughter Mrs Mary Bater. The house and its freehold were sold after Mary Bater left Bubnell in the 1980s and is now divided into two dwellings.

### 1 Bramley Farm (Kitchen, Watts)

Bramley farm, 90 acres in 1848, is close to Bubnell Lane in the valley at the north end of Bubnell



*The 1802 house is on the right.  
The earlier building was in the dark shade top left*

Ann Tempest in her booklet "Baslow 2000" comments that "it was rebuilt in 1802 as dated over the door. A bedroom mantelpiece has a date 1677 chiselled on the stone. It a typical farmhouse originally having 5 bedrooms, attic and cellars". The original building was above the acute bend in the road about 50 metres to the west of the present building. It remained occupied by family until the 1850s, after which it was demolished.

The Kitchens have been at Bramley for generations and the family tree can be traced back to the baptism of John son of Edmund in 1584. Though they were tenant farmers, at least some had outside interests. William (1766-1851) owned Calver corn-mill, and owned property in Baslow and elsewhere. Later he had financial problems and had to borrow £1000, perhaps a million pounds in today's money: a wealthy man

The family left in 1935 to be followed by Samuel Watts, then in 1967 by his son Jim. When the latter left in 2000 most of the land, 200 acres, was merged into Bubnell Farm.

### 2 Bridgefoot Farm (Tomlinson)

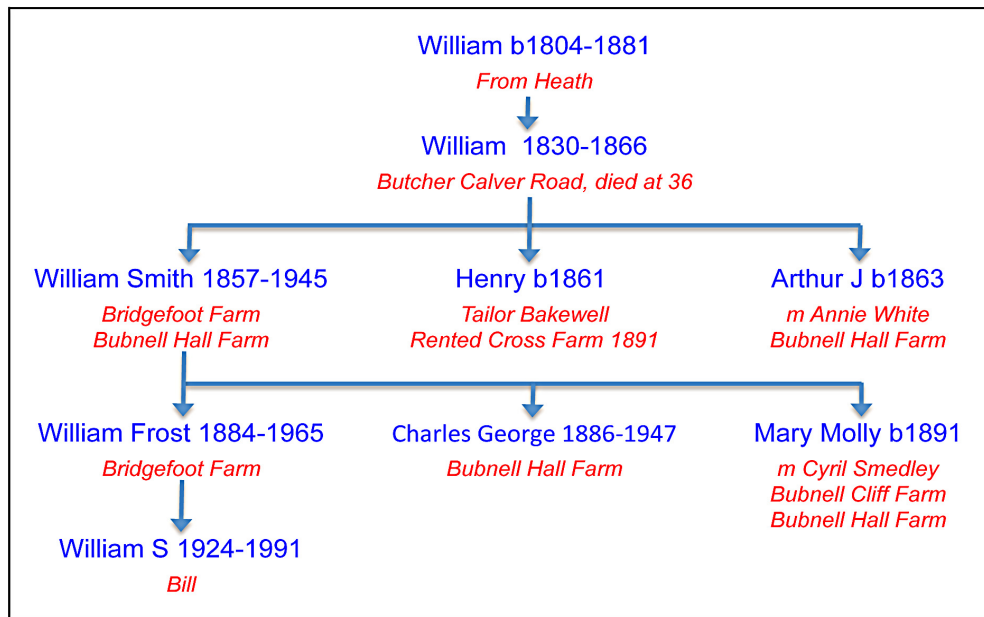
Bridgefoot is at the south end of the hamlet immediately opposite the old bridge to Baslow. The farm had 26 acres in 1848.

It is said locally that Bridgefoot farm was originally an Inn called The Joiners Arms (the house next door is a rival site). An Inn sign now on the wall of the Old Forge on Calver Road is reputedly from this Inn: it is made of wrought iron, and it features a saw, an axe, a compass and the date 1696. Its significance is debated. The last publican was William Marples (1752-1815). He was related to the blacksmiths at the forge who probably made the Inn sign. His son Thomas (1787-1852) became tenant of the farm at the top of the village next to Bubnell House (see Marples Farm).

## The Story of its Farms and Farmers

The Green Man (now the Rutland Arms) on the Baslow side of the old bridge could have become an inn in the early 1800s perhaps to replace the Joiners arm. Alternatively when William died the custom may have moved across the river to an established Green Man, leaving the old inn vacant.

### The Tomlinson Family



William Tomlinson (b1805-1881) came from Heath to Bridgefoot Farm in the mid 1820s. He stayed for over 50 years as butcher and farmer (or grazier according to the almanacs). The family played a major part in the local farming community.

He had only one son William (1830-1866). He was trained as a butcher, and in the early 1860s was installed in a butcher shop in Calver Road (Jasmine Cottage), which would have served as a retail outlet for the farm. Unfortunately he was killed in an accident at the early age of 36. He left a widow and several children including William Smith, Henry and Arthur J. The shop was taken over by another William Tomlinson (1837-1915) from Rowsley, perhaps a relation.

William Smith Tomlinson (1857-1945) was brought up on the farm helping his grandfather, taking over the farm and butchers shop on his death in 1881. He had also become the tenant of Bubnell Hall Farm in 1880, but he only moved into the farmhouse after 1911.

William Frost Tomlinson (1884-1965) took over Bridgefoot farm and butchers shop possibly in 1911 when his father went to Bubnell Hall Farm, though no doubt there would have been cooperation between them. At some point the butcher's shop closed.

The last farmer at Bridgefoot was his son William S (Bill) (1924-1991). When Bill's widow died the farmhouse was leased and the land merged with the remaining farms.

Other family members appear elsewhere as noted in the family tree.

### 3

#### Bubnell Cliff Farm (Matley, White)

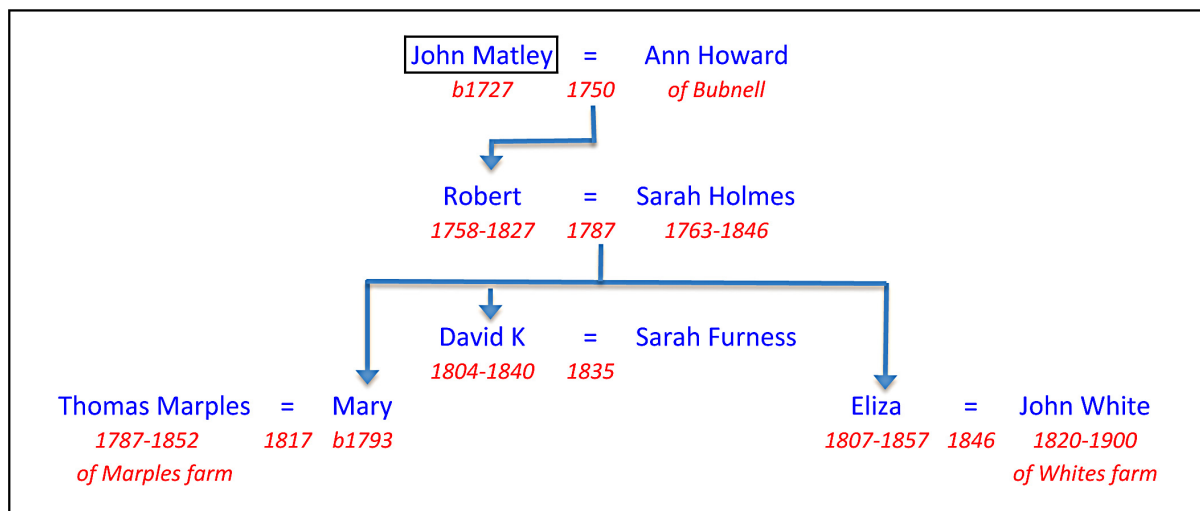
Bubnell Cliff farm is in an isolated position the south end of the village. It is close to Wheatlands Lane, the road between Baslow and Hassop, and to the steep slope or cliff down to Rymas brook.

## The Story of its Farms and Farmers

The Dobb Family came to Bubnell Cliff before 1659, date unknown: There was Robert who died in 1708, John 1659-1732, John 1696-1742 and finally William who died in there in 1790. It is possible that Dobb Edge in Baslow was named after this family

The Matleys were an old Baslow family who lived at Greenhead (Bar Road). John (1727-1827) married in 1750 Ann Howard, daughter of a Bubnell family. They continued to live in Baslow but their son Robert had the luck to be awarded the tenancy of Bubnell Cliff: he moved in shortly before his daughter Mary was born in 1793.

### The Matley Family



Roberts's eldest daughter married Thomas Marples and went to live near Bubnell House (see Marples Farm)

His son David K inherited the farm: he had married Sarah Furness (she could well have been related to the Furness family who later came to Bubnell Farm in 1895). David died in about 1840 at the early age of 36, leaving his mother Sarah in charge until her death in 1846.

The youngest daughter Eliza remained a spinster until she was 39, marrying in 1846 the year her mother died. Her husband was John White (1820-1900) son of a nearby farmer (see White's Farm below). He stayed until his death in 1900, to be followed by James Rhodes, John Chapman, Ernest Holland, Cyril Smedley, Henry Rains and finally Chris Mills.

The farmhouse was rebuilt about 1890, shortly after the completion of the new Bubnell Farm. Over the years the farm gradually increased in size, taking over land when other farmers left. It now has 307 acres. It remains one of the two farms in Bubnell, both of which still belong to Chatsworth (The Duke of Devonshire).

#### 4 Bubnell Cottage (Davison, Halliwell)

Bubnell Cottage is an old building on Bubnell Lane just below the entrance to Bubnell Hall. Note, it is not a workers cottage as defined later in this article.

The Davison (Davidson) family were in Bubnell by the 1750s, and may have occupied Bubnell Cottage on their arrival. They were in residence in 1841 when the cottage was shared by Thomas Davidson (1786 to 1842) a farmer and his brother Robert (1799-1867), a mason. Thomas died in 1842 and his brother left soon after.

In 1851, it was the home of a retired bookseller and a retired supervisor. This is one of the first known incidents of professional people coming out to the parish for retirement.

## The Story of its Farms and Farmers

John Halliwell (b1799) and his family had arrived in Bubnell Cottage by 1861. John was a wool-stapler or wool-buyer: obviously a business man and well to do as in 1871 he employed a coachman and was entertaining a visiting American steel merchant.

His widow and then his spinster daughters carried on in the house until after 1911, calling themselves farmers, though the Chatsworth records show that they leased only one field. But it has always been common practice for farmers to "borrow" fields from each other, so the Halliwells may well have had access to more land than the records suggest.

They were followed by a Mr Langley then later by the Slater family.

### 5 Bubnell Farm (Hattersley, Furness)

The new farm was completed in 1885. William Hattersley would have been watching its construction from his farm next door in Bubnell House. When the day came he moved into the new farm and farmhouse with his two spinster sisters Sarah and Mary. He retained the 150 or so acres that he had been responsible for since the mid 1860s. William was also a millstone merchant with premises in Hathersage. He was disabled from an earlier accident and confined to a wheelchair: he never went upstairs in his new house.

He retired in 1895 and was succeeded by the Furness dynasty. The first, Samuel (b1830) came from Highfields farm in Stoney Middleton, and was known, perhaps not to his face, as Sam Throttlepenny. He was succeeded by two sons, first Gladstone a bachelor, then by James. There followed a succession of James, a new generation taking over in 1928, 1960 and 1994

The Furness family remember a hole developing in the yard of the new farm revealing some benches and kitchen bowls. This could have been a cellar of the earlier Marples farmhouse which had been overlooked during its demolition in 1870/71.

The farm, now 450 acres, is now in the capable hands of James (Jim) Furness. Photographs of the "new" farm, and of James (Jim) Furness and his father appear on the cover of this article.

### 6 Cross Farm (Froggatt, Eades, Holding)

Cross farm, on the lane between Bubnell Hall and Bubnell House, could well be one of the oldest buildings in the village. For generations the lower part of a mediaeval cross had existed near the building. It is now on the left side of the entrance to Baslow churchyard.

Thomas Froggatt 1619-1688, born in Folds Farm Calver, married Mary Hodkin of Bubnell in 1639 and moved into Cross Farm. It is possible that the Hodkins had been the previous tenants. Thomas was a man with substantial assets. His will shows that he was tenant of Stoke Hall and Stoke lead smelting mill and owned land and property in several local villages.

The family occupied the farm until the changes of 1885 when the farm was stripped of most of its land. Joseph Froggatt (b1843) was moved to Bubnell House no longer a farmer but a simple labourer. He later received a pension from the Duke of Devonshire.

Cross Farm was leased with a few fields in 1885. The first tenant was briefly Ann White of Bubnell Hall Farm, who sublet it to her daughter's brother in law Henry Tomlinson, a draper with a shop in Bakewell.

Joseph Eades (1832-1924) became the main tenant in 1892. He was the publican at the Peacock (now the Cavendish Hotel), and kept racehorses: the old farm buildings would have been ideal for his hobby. He sublet the main house. In the 1901 census the tenant was Francis W Schofield, a tutor at Cliff College, who later became a missionary to Korea and an advisor to its government. Joseph retired to Cross Farm some time between 1901 and 1911 and left only shortly before his death in 1924.

Subsequent tenants included Cyril Smedley, 1929-1932 and later John Holding who managed a small farm there. Arthur was the grandson of the John Holding who worked at Bubnell Hall Farmhouse in the mid 1800s. The house and the farm buildings were sold separately in 1963, the latter being rebuilt as Bubnell Grange.



## The Story of its Farms and Farmers

### 7 Marples Farm (Marples)

The Marples farmhouse used to be midway between Bubnell House and the (later) Bubnell Farm house. It was a significant farm of 53 acres (Tithe Award).

Thomas Marples (1787-1852), the son of William Marples the innkeeper at Bridgefoot, married Mary Matley from Bubnell Cliff Farm in 1817. He probably moved in when he married, to become the first Marples on the farm. He was succeeded by his eldest son Samuel (b1821).

In 1870 the Duke of Devonshire acquired Bubnell with plans for a new farm on the site of the Marples farmhouse. Notice was given immediately and Samuel had gone within months.

The site was cleared for the new farm and the land redistributed mainly to John White. Two small cottages were also demolished and the tenants went elsewhere.

### 8 Whites Farm (White)

The White farmhouse with 52 acres is shown on the 1848 tithe award. It was located about 100 meters south of Bubnell House close to the road.

The name White appears in the Hearth Tax record of 1670. Considering the general continuity of tenure, it is likely that the family had been in this same house since the birth of George White, son of Richard, in 1586. In 1672 the George White sen. had a smithy hearth, so he was the local blacksmith at the time.

Henry White (1796-1871) was the farmer in 1848. His eldest son John (1820-1900) had married into the Matley family and took over Bubnell Cliff Farm (see Bubnell Cliff Farm), so it was a younger son Robert (1839 -1872) who inherited the farm in 1871. Robert died within a year, to be succeeded by his widow Anne (1826-1894).

Anne farmed there for 7 years. In 1880 the farmhouse was due to be demolished to make way for the new Bubnell Hall Farmhouse. Rather than being evicted she was “upgraded” and given the tenancy of the nearby Bubnell Hall Farmhouse, recently vacated by Thomas Gardom, from which she farmed most her original fields and more inherited from Gardom.

The house platform of the original farmhouse can just be seen close to the road in the field south of the Bubnell Farm house.

### 9 Land in Bubnell (Joseph Broomhead)

Joseph Broomhead was the descendant of the Broomheads described above who lived in Bubnell House. By the mid 1800s they were a leading Baslow family with a farm in the village and were also publicans at the Peacock (now the Cavendish Hotel). The Tithe Award shows that they still had 46 acres at the north end of Bubnell in 1848. In 1880 the tenancy was terminated with the land going mainly to William Hattersley.

### 10 Land in Bubnell (Sarah Penistone)

The Tithe Award shows that Sarah Penistone (1794-1880) a widow had 45 acres in Bubnell. These were a compact group of fields at the top of Wheatlands Lane, several of which have “Wheatland” as part of the field name.

Penistone is a name that keeps recurring in Baslow Court Rolls dating back to the 1300s. Parish records of baptism show that Ralph (1701-1781) lived in Bubnell at least between 1725 and 1743. The family moved to Penistone Cottage (now Baslow Manor) in Baslow in the late 1700s where they became associated with the arrival of Methodism in Baslow and the building of the Chapel in 1796.

It is possible that they farmed these fields in the early 1700s, and might even have lived there. However records of the Marsden family show that John Edmund Marsden was the publican at the Peacock (now the Cavendish Hotel in Baslow) and was also the farmer at “Whitlands” when he died in 1730. John Marsden may have lived at nearby Bubnell Cliffe Farm.

As part of the 1880 reorganisation, Sarah Penistone’s tenancy in Bubnell was terminated and the fields given to Edmund Hodgkinson, who farmed in association with Ann White.

## The Story of its Farms and Farmers

### THE COTTAGES AND NEW HOUSES IN BUBNELL

#### The Cottages in Bubnell

It is possible, in a rough and ready way, to divide houses into two groups. There are the larger houses, occupied by farmers, annuitants and the well to do, and the smaller houses, which for convenience I have called cottages, for labourers and other workers.

The 1670 Hearth Tax listed five buildings with 2 or more hearths all of which have been described above. The remaining 12 with one hearth were "cottages", one of which was a smithy

Remarkably the total number of houses was virtually the same in 1848. It is possible that there were no new buildings over the intervening 180 years, with some of the cottages being reclassified as farms in 1848. Over the next 50 years, the number of cottages dropped, and later the number of larger houses increased as shown in the table.

**Number of Houses**

	1670	1850	1910	2010
Larger houses	5	9	8	14
Cottages	12	10	3	2
	17	19	11	16

In the 1840s there were 9 cottages in Bubnell. Of these the only survivor is Moorside cottage, originally two cottages but now merged into one. It is not clear when it was built. It does not appear on the 1848 Tithe Award map, but continuity of tenure suggests that it was present in 1841. Tenants, all agricultural workers, included Thomas Sharman then his widow until 1876, John Hawkins and his widow until 1871 and John Marsden then his widow and daughter from 1871-1901.

The Askeys (or Haskeys) lived in a cottage close to Bramley Farm. Records suggest that they had only been in Bubnell for a few decades. John Askey was listed as a weaver in 1841 & 1851, before becoming an agricultural labourer in 1861 & 1871. In 1851 his children, aged 14, 13, 11 and 7, were cotton workers no doubt in nearby Calver mill. Later some of the children became lead miners. All had left by 1873 when the cottage was pulled down.

Two cottages close to the Marples' farm were demolished together with the farm when the construction of the new (model) farm started there in 1870.

There were 4 cottages situated between Bubnell Hall and Cross Farm. One was occupied by Sarah Barker and her family: the Barkers had been weavers in Bubnell since at least 1718 and Sarah's sons continued the tradition until the 1850s. Her son Albert subsequently became a gardener, a balm dealer and grocer – a skilled workman scraping a living in the hamlet after his industry had collapsed! These 4 cottages had all gone by 1901.

Henry Green a quarryman then his son Matthew a stone mason & tomb engraver lived in a cottage near the bridge. Matthew and his wife died (or left) in the 1890s. The site of the cottage became a garden and was eventually taken over by Bubnell Cliff Farm.

There has been only one new cottage in Bubnell in the last 170 years. The Keepers Cottage, originally known as Coronation Cottage was built next door to the new Bubnell Farm and probably at the same time. The management of game has always been an integral part of rural life, so it was logical for the Duke to include provision for a gamekeeper. It has been occupied by Chatsworth Gamekeepers until recently when it became part of Bubnell Farm.

In summary, up to 1870 when the Duke of Devonshire acquired the manor, there were 10 cottages in Bubnell. Over the next 30 years, eight were demolished and only one built. For some reason, the Duke must have had a deliberate policy of removing workers and their cottages.

## **The Story of its Farms and Farmers**

### **The New Houses**

The first new house since the 1880s was Tregenna, situated between Cross Farm and Bubnell Hall. The land was sold in 1924 on condition that a substantial house was built on it, so it became the first freehold property in Bubnell for a very long time. One possible reason for this significant event was the remains of the four cottages pulled down in the late 1800s. It may have easier to allow private development rather than clear the land for some other use.

Twenty five years later a plot of land just below Tregenna was sold to Geof Ellis the tennis coach to Chatsworth, on which he built Wheatlands.

The third new house was Bubnell Hill, built in 1960 by Dr Sinclair Morris Evans, the village doctor who was also physician to the Duke and Duchess.

Cross Farm and its stables were sold separately in 1963 the latter undergoing substantial conversions to become Bubnell Grange. Bridgefoot farm buildings were converted to a private dwelling, Bridgefoot Barn, in the early 2000s for the retired Chatsworth Agent.

A recent addition is the block of five council houses for the elderly, built about 60 years ago, on Bubnell Lane near the bridge.

### **FINALE**

Bubnell remains an exclusive part of Baslow, dominated by the imposing Bubnell Hall, and its two remaining farms. The few residents enjoy a quiet and comfortable life in this backwater of the beautiful Derbyshire countryside.

### **The Folly**

Everyone asks about this strange structure half way up Wheatlands Lane. Local research suggests that it was an ash house. Village ash was left there for later use as a fertiliser.



**The Story of its Farms and Farmers****SOURCES**

My main sources are

- Parish records of Births marriages and Deaths
- Census return for Baslow and Bubnell 1941-1911
- Memorial Inscriptions in Baslow Graveyard
- Rent books kindly made available by the Trustees of Chatsworth Settlement

Other sources

- Almanacs for the 1800s
- Individual family trees
- Local memories

I have tried to be as accurate as possible but some deductions, especially those from the family trees and the censuses, can be open to other interpretations, and local memories are fickle. I have made clear in the text when there is significant doubt about a comment. I am happy to have corrections and further information

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