

# MINCHINHAMPTON LOCAL HISTORY GROUP

## ANNUAL BULLETIN NUMBER 6

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# MINCHINHAMPTON LOCAL HISTORY GROUP

## COMMITTEE MEMBERS 1988 - 89

Mr. C. Turk - Chairman  
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## PROGRAMME 1988 - 89

1988 Oct. The Art & Crafts Movement  
Mr. N. Hill  
Nov. Industrial Archaeology  
Mr. I. McIntosh  
Dec. Social Get Together

1989 Jan. Australian Airforce in Locality Mr. A. Vaughn  
Mar. Centenary of Minchinhampton Golf Club Mr. D. Martin  
May. Guided Walk around Minchinhampton Mr. C. Turk  
Sep. Guided tour of Dunkirk Mills Dr. R. Wilson  
Oct. Display in Minchinhampton Library

## THE KEARSEYS AND THE HAMPTON WINDMILL

### Mrs. J Blanshard

An imposing windmill once stood at Minchinhampton, at the Common end of Windmill Road, but its life span as a trading mill was considerably briefer than would have been expected from such a windmill. No records have yet come to light concerning customers or tradespeople who had dealings with the owners, but an 89 year old resident of Minchinhampton has said that his grandmother used to relate about people taking corn from a house in Brimscombe valley up to the mill to be ground. But there is evidence that it was built very early after 1800, as it is marked on the 1803 map for the Survey & Valuation for equalising the Poor Rates in Minchinhampton, and William Clissold was in possession.

It would appear that trade at that time was not easy for a malster, for within the next ten years the windmill changed hands no less than four times, In addition to owning the windmill and cottage, a small close of land then came into the hands of William Clissold who, in 1809, sold it all to Charles Lowe for £490. He then, without delays exchanged it with Thomas Corkie for a cottage and malthouse in Box, Corkle, in turn, sold the mill, cottage and land in 1812 to John Dudbridge Gardner Kearsley, a maltster from Barnsfield, and it then remained in the Kearsley family for over sixty years.

The cottage referred to, a two-up two-down building, had been built prior to 1799, with attached malthouse and stables, and later was to be enlarged into what is now Windmill Place. John D.G. Kearsley lived in this cottage but was an enterprising man, and almost immediately began building a much grander property adjoining the cottage. He obtained a mortgage of £200 for this new house, which overlooked open country to the south-west, and contained sitting-room, breakfast-room, dining room and kitchen; on the first floor were 3 bedrooms and on the second floor 4 bedrooms. This was to be named Windmill House.

It would appear that by this time business at the windmill was flourishing, and John Kearsley considered it was a good time to sell, not only his newly—built Windmill House but also the milling business. The Gloucester Journal dated 12th December 1812 ran this advertisement:

#### TO BE SOLD BY AUCTION BY MR. GOODALL

On Saturday afternoon, the 19th day of December 1812 at 3 o'clock at the sign of the Horse & Groom, Northgate Street, Gloucester, unless previously disposed of by private contract:-

A CAPITAL FREEHOLD WINDMILL in excellent repair (built only 8 years since) and in full business capable of grinding 700 bushels per week, situate on the left side of the road leading from Minchinhampton to Stroud, containing two pairs of stones, and every convenience there— unto belonging.

Also a new built FREEHOLD MESSUAGE TENEMENT OR DWELLING HOUSE, with a piece of arable land adjoining, containing by estimation ONE ACRE be the same more or less. For a view of the premises and particulars known by applying to the auctioneer, Cheltenham.

The vendor, John D.G. Kearsley was the second of four sons of William and Sarah Kearsley, and all were born and brought up in Rodborough. When the youngest son, Samuel was 26 he married Ann Rogers by licence at Tetbury, and they had two sons, John and William, and a daughter Elizabeth. It was this Samuel Kearsley who in 1814 purchased the windmill and a small area of land around it from his elder brother John, and Samuel owned it until his death in 1871. At that point Samuel did not take the cottage (Windmill Place) or the new house (Windmill House) as he was residing with his wife and three children at Stockingbridge, Swells Hill. These two properties were bought by Richard Earl. However, in 1822 Samuel purchased the properties from him, and moved into Windmill House with his wife and family, at the same time purchasing a piece of land next to the road to provide a garden for Windmill Place.

Both the 1824 Bryant's map of Gloucestershire and the 1828 Ordnance Survey 1st Edition show the position of the Minchinhampton windmill. The 1830 Minchinhampton Survey for equalising Poor Rates shows the area owned by Samuel Kearsley consisting of windmill, warehouse, malthouse, paddock, house and garden to be 1ac. 2roods 37perches, the total due from him being £10..7s.6d. Similarly, in 1839, the list of rents charged in lieu of tithes included Samuel's holding around the windmill, for which he contributed 7s.5d.

So Samuel continued in business at the windmill, and became a property owner and money lender. On the 1841 Census Return he is recorded as a maltster, aged 57, with his wife Ann aged 64, and his daughter aged 20 all living at Windmill House. By that time his two sons had left home; William Woodruff Kearsley was training to be a lawyer and from 1842 to 1880 was in business in Bedford Street, and later Russell Street, Stroud.

In April 1850 Samuel's daughter Elizabeth left home and married William Roland Berkeley at Cheltenham, and by March 1851 Samuel, then 67, had a live—in servant cum farm labourer John Glassonbury a native of 'Hampton, but it appears the business was deteriorating and the windmill and outbuildings were

not being adequately maintained.

Two years later an important, family event took place when William Woodruff Kearsley married Sarah Isobella Harris at Stroud Parish Church. He purchased Burleigh Court in 1853, and lived there until his death in 1880.

Sadness came to Samuel in March 1860 when his wife Ann died. She was born in Chavenage and was buried aged 81 in Rodborough Churchyard. Samuel continued to live at Windmill House and engaged Hannah Brinkworth, a widow of 50 to keep house for him and Frederick Walkley (50) a miller, to attend to the business, boarding him and his wife, probably in Windmill Place.

By, 1863 Kelly's Trade Directory states that George Taylor was the miller there, trading with Edmund Taylor, a maltster and corndealer. But five years later William Chater, a farmer, was tenant in Windmill Place according to Slater's Trade Directory, and remained there at least 14 years. In spite of his advancing years in 1869 Samuel purchased another 3 acres of land near the windmill.

In 1870 Mary Adey was housekeeper to Samuel, but the demise of the old man and his windmill was drawing very near. On 12th March 1871 he died and was buried with his wife, Ann; the copper plate inscription on their grave reads: —  
TO THE MEMORY OF ANN WIFE OF SAMUEL  
KEARSEY OF THE PARISH OF MINCHINHAMPTON  
WHO DIED MARCH 30th 1860, ALSO OF THE  
ABOVE NAMED SAMUEL KEARSEY WHO DIED  
MARCH 12th 1871 AGED 87 YEARS.

In his Will, made on 30th December 1868 he left all his money and property in trust to his sons, John Rogers Kearsley and William Woodruff Kearsley. Samuel's wish was that the hereditaments remain in the name of Kearsley. The Will mentions property owned in Stroud, Minchinhampton, Rodborough, Leckhampton, Prestbury, Huntley and Blaisdon, all in Gloucestershire.

By this time the Windmill itself was in very poor condition, as the following letter reveals: -

May 17th 1871

Dear Sir

Your being now in possession of the Property of your late Father in the Parish of Minchinhampton I think it is right to make you acquainted with some particulars which came to my knowledge while agent to him concerning the Windmill which instead of a profit to him was a dead loss

of at least £20 p.a. and would suggest that any repairs being needed to it that it should be discontinued and converted to some other use, when I have no doubt the two adjoining houses would let to respectable tenants who would not think of living in them while annoyed by such a nuisance as a Windmill . . .

The writer of the letter, Thomas Smith, was a superannuated Revenue Officer, and aged 72 when he wrote it, living with his wife and family at Church Street Avening, and the letter shows that Thomas Smith had had Business connections with Samuel Kearsley over many years.

Within two weeks of his father's death William Woodruff Kearsley had advertised the houses for letting and had arranged for his father's effects to be auctioned. The following advertisements appeared in the Stroud Journal, March 25th, 1871;-

T. & W. DAVIS WILL SELL BY AUCTION ON THE PREMISES ADJOINING THE WINDMILL ON THURSDAY MARCH 30th L' & L, COMMENCING AT 12 o'clock. THE WHOLE OF THE USEFUL HOUSEHOLD FURNITURE AND EFFECTS LATE THE PROPERTY OF MR. S. KEARSEY DECEASED, COMPRISING FOUR-POSTS AND TENT BEDSTEADS, FEATHER AND FLOCK BEDS, QUILTS, COUNTERPANES, BLANKETS, WASHING & DRESSING TABLES, DRESSING GLASSES, CLOTHES CHESTS, BUREAU, CHESTS OF DRAWERS, NIGHT COMMODE, TWO CLOCKS ALARUM, CARPETS, OIL PAINTINGS, MAHOGANY AND WINDSOR CHAIRS EASY DITTO, SOFA, MAHOGANY AND OAK DINING, PEMBROKE AND TEA TABLES, MAHOGANY AND READING DITTO, TEA URNS GLASS, CHINA, TABLEWARE, PLATED SPIRIT STAND, FENDERS, FIRE UTENSILS, TWO WARMING PANS, COAL SCUTTLE, LARGE COPPER FURNACES WITH BRASS COCK, STEELYARDS, MEAT SAFE, COOKING UTENSILS, SEASONED CASKS, SALTING LEAD, DOUGH TROUGH, LOT OF MILL PECKS, CARPENTER'S WORK BENCH, NEW OAK GATE, IRON PIGS' TROUGH, THRESHING MACHINE, WHEELBARROW, QUANTITY OF POTATOES, SMALL QUANTITY OF BARLEY, PEAS & WHEAT, FIREWOOD, OLD IRON ABOUT 400 GALLS OF CIDER, IN LOTS, AND VARIOUS OTHER EFFECTS.

HOUSES TO LIST NEAR THE TOWN OF MINCHINHAMPTON

AND ADJOINING MINCHINHAMPTON COMMON. TO BE LET, EITHER TOGETHER OR SEPARATELY, AND DWELLING HOUSE LATELY IN THE OCCUPATION OF Mr. SAMUEL KEARSEY DECEASED, AND ANOTHER LYING NEAR, WITH OUT-OFFICES, MALTHOUSE, LARGE GARDENS AND TWO PADDOCKS - ONE ARABLE AND THE OTHER PASTURE. A WINDMILL NEAR MAY BE HAD BY ARRANGING WITH THE PRESENT TENANT, AND OTHER LAND COULD ALSO BE ADDED. THERE ARE VALUABLE RIGHTS OVER THE ADJACENT COMMON, AND THE SITUATION IS PLEASANT AND HEALTHY. APPLY TO MR. W.W. KEARSEY, SOLICITOR, STROUD.

William dealt promptly and efficiently with his father's estate, but it is not known who were the immediate tenants of the two houses and windmill, or if in fact there were any.

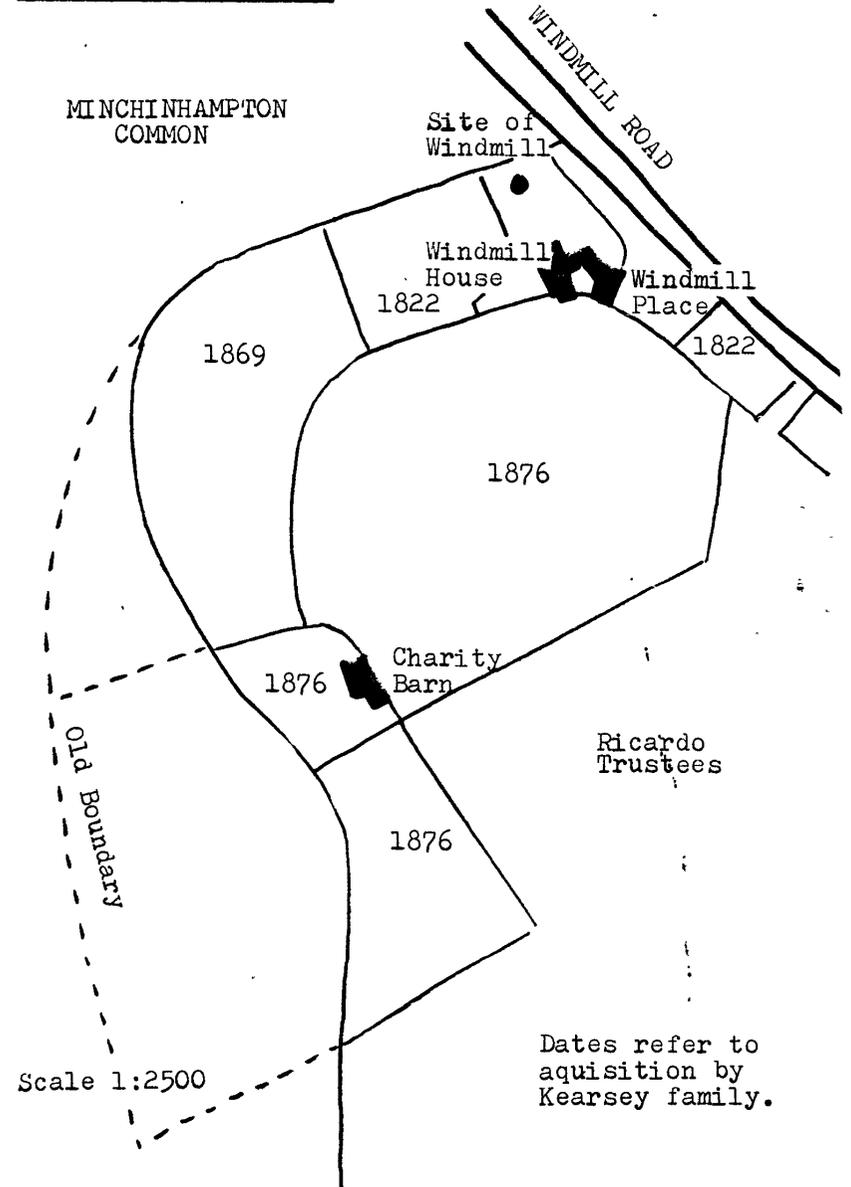
In 1872 the Trustees of the late Samuel Kearsy used the money of his residuary estate to buy 4 acres of land, including 'Charity Barn' for £478 from the Trustees of H.D. Ricardo of Gatcombe Park, who had purchased a large area of land from the Charity Commissioners, it being once part of the Ursula Tooke Charity. At the same time William Kearsy bought a triangular piece of ground for the garden of Windmill House. The pool by the barn was enlarged to serve both the Kearsy land and the adjacent field still owned by the Ricardo Trustees. They retained a right of way from their field out to the gate in Windmill Road. (This is now the Beaudesert Park Sportsfield.) Finally in 1876 purchase was made of the field which borders the Common on the south side of the barn.

It was about this time, in the mid 1870's that the windmill was demolished, though no record of this has been found. A Kearsy family story says that when the mill was pulled down the stone was used to build Windmill Lodge.

There is however a title document, dated 1876 which infers that the windmill was still standing then. In any case the recommendation given by Thomas Smith appears to have been heeded, for it is known that by 1879 the newly erected Windmill Lodge was occupied by John W. Peyton, a plasterer and lodging house keeper.

In the following year, 1880, when William Kearsy died, and Burleigh Court was sold, three of his children, Edith, Arthur and Harold, moved into Windmill House and into Windmill Lodge came their two maternal spinster aunts, Mary and Helen Harris, who kept an eye on the young Kearsys.

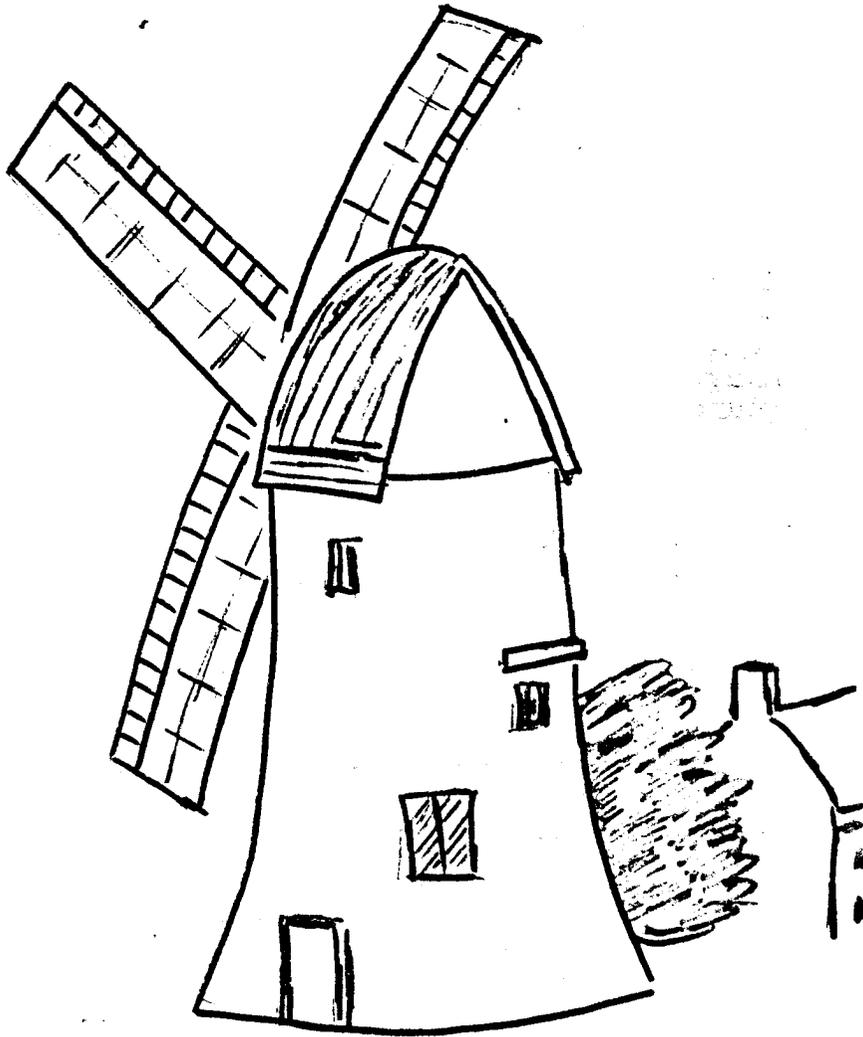
THE HAMPTON WINDMILL



Tenancies of the properties changed through the years, and in 1979 Windmill House was sold to Mr. & Mrs. H. Beard, and the Lodge was sold to Mr. Brookes about 1982. With the exception of these two transactions the remaining land and the property Windmill Place is still owned by the descendants of Samuel Kearsy.

#### EDITOR'S NOTE

The above account is taken from a piece of Research completed in 1987 by Mrs. Blanshard. The original, reference 396, is held in the Local History Collection in Minchinhampton Library, and includes deeds, photographs, maps as well as a copy of a local poem about the windmill. Also included is a photograph of an oil painting of Minchinhampton windmill, now in a private collection. Along with the other material in the collection, it can be studied by members on production of a current membership card.



A Cap Windmill of a type very similar to the one at Hampton as shown on an oil painting by Rev. Augustus Turner, dated 1888, maybe to perpetuate a record of the then demolished windmill.

## A MINISTER'S ACCOUNT FOR THE MANOR OF HAMPTON

- Mr. C. Turk

Each year, at or near Michaelmas, auditors came to Minchinhampton to audit all items of income and expenditure, and all details of produce such as grains, animals, wool, cheese, sides of bacon etc. since the last audit. They were not concerned with the villeins, but solely with the demense i.e. that land which was reserved for the profit of the Lady of the Manor the Abbess of Caen, Abbaye aux Dames. The answers to their established sequence of questions was written down in a document we know as a Minister's Account. In a more or less common form for all the manors in England such documents can give us, where they survive, a clear picture of life on the demense. For Minchinhampton four such accounts have survived for the first quarter of the 14th. These are for 1306/7, 1316/17, 1321/2 and 1329/30. The next survivals are for 1378/9 and 1360/1 and the series ends with six for the period 1410 to 1418. This article deals with the account for 1306/7, of which there is a translation in the Local History Section in Minchinhampton Library.

Since the Abbess could not exercise personal control over the manor she appointed a seneschal or steward to undertake this supervision for her. In 1306 he was Sir Thomas Goelon. His was a busy life. We see him visiting regularly, often staying for several days, bringing with him seneschals from the Abbess' other manors of Felstead and Tilshead; and his attendants, one of whom was his son, Robert. That they fed well is shown by the weekly record of expenditure on food which, for once, the reeve kept. Normal weekly costs for food for the famuli i.e. servants excluding any produce from the manor itself, varied between 8d and 17d. (Their coinage was the one we have now lost, 12 denarii = 1 solidus, 20 solidi = 1 libra, i.e. L.s.d.) But for the seneschal and his party the costs go up. For the week from the Thursday before the feast of St. Martin - November 11th - expenditure was 8s.3d. and for the following weeks - 2s.4d., 3s.3½d., 3s.11½d., and 4s.8½d. They ate best bread, Wastell, at ½d a loaf, wine at 4 gallons for 18d., conger eel at 6d. each. When one realises that the usual daily payment for a man's work about the manor was 1d. then these costs begin to look like good living. This was a much longer stay than usual, though broken up by his riding around on manor business, which took him to Cirencester, Gloucester and London as well as Felstead and Tilshead, so his horses were in constant need of care and attention. Hence many entries for shoeing at 18d. with horse shoes at 12 for 12d. Fodder for the horses came of course, from the manor itself at the usual rate of one bushel for two nights for each horse. Repairs too were needed for the seneschal's clothes, so we find such items as mending shoes — 3d., pair of shoes bought - 6d. footwear with hose - 12d., tunic 2s.3d., repairing gloves - 2d.

In day to day charge of the manor was the reeve. He was John of Beuley, a villein living at Hyde and holding a virgate of land in the common arable fields for which he did all villein services, though while he held the office of reeve he was excused them. He would have been appointed by the seneschal, possibly on the suggestion of other villeins as a man who knew the land and customs of the manor. His duties were onerous; he was responsible for the management of the demense farm, for collecting rents, preparing the manor court and dealing with all manor incomes and expenditures, so though he does not appear often in the Account, his presence is behind every entry. He could neither read nor write so in recalling the financial life of the manor during his year of office for the clerk, Richard Cook, to record, he had to rely partly on tallies, when he had received them, and mainly on an impressive memory for details. And it was necessary for him to be accurate in his statement of account for he was held responsible for any deficit.

We first find him acknowledging the year's income of £113.6s.8¼d. made up of last year's profit £7.12s.6¼d. received of Walter of Brimscomb, the former reeve; rents due from villeins, pannage of pigs, a payment of 15d. for digging of stones and Fullers Earth (an early quarry), money received from villeins in lieu of customary services - a sign of the growing freedom of the villeins — £12.15s.10d. for the sale of animals and 11s.11d. from the sale of 26 stones of cheese at 5½d. a stone. But the main item of manor income was the sale of fleece and wool from the manor's 1500 odd sheep, which brought in £46.19s.3d.

Now he must account for his expenditure. The largest item covered the expenses of the seneschal and his group on their journeys through southern England on manor business, a total of £6.1s.10d. with a further £6.7s.11¼d. for food. Then the account shows us the manor at work. Ploughing in Lent cost 4s.2d. largely for food — 16d. for 150 herrings, 2s for 3 mullets. The plough needed repair - thread for sewing the harness 2d., a pair of new wheels and the old ones repaired 2s.4d., 3 ropes and 4 traces for the halters with hemp 15d. Threshing and winnowing 33 quarters of grain 2s.4½d. Hoeing and weeding by 20 men at ½d a day, 2½ stons of sheep salve, 9 women paid for looking after ewes 4½d.

There was work about the manor house; stone walls repaired, the byre mended, steps made to the granary above the proch, the dairy whitewashed and holes closed and, a large item, a butcher's shop (sic.) being built — 14s. for wood bought at Sapperton, 12d. for two sawyers sawing beech boards, 10d. for a carpenter working for three weeks making four door and four windows (he also received food), hinges and latches bought. An early 19th map shows a butcher's shop along the wall from the side gate to the Church, was this where the 14th shop was built?

Household equipment was needed. 2½ stones of tallow costing 20d. was bought, along with 3d. of wick and a man was paid 5d. for three days making candles. A bucket for milk cost 1¼d; the cooper worked three days repairing metal objects, cost 3d. a linen cloth was needed for making cheese and a lot of salt was bought at 15d. a quarter. Salt was used in large quantities It took four bushels to salt four large oxen, one bushel for 8 sheep and one bushel for 4 large bacon sides.

The reeve's second in command was the messor or hayward, who generally, because of his duty to supervise villeins working on the demense, and to call them out when required to do boon work - special one-day labour at busy times - was an unpopular man. There were paid servants, famuli of the manor working on the land under his charge all paid half-yearly by the reeve, and fed and possibly accommodated in the manor house. These were a chief ploughman to guide the plough at 2s.6d. a half-year, two ploughman for the oxen at 2s. Their work extended throughout the year since they had to look after the oxen at all times and even sleep with them! Two drovers for the manor carts at 3s., a shepherd for the ewes at 2s. and 3s.6d. more for two looking after lambs, 18d. for a cowman and 18d. for the dairy-maid.

Now the financial Account was almost complete. Expenditure totalled £44.5s.7½d. suggesting a substantial profit on the year's working when Richard Cok deducted expenses from income. But the reeve still had some further large sums to expend. These were allowances to the seneschal, £35 for selling wool, and 13s.4d. for selling a bullock.. 106s.4d. went to Master Thomas for selling ewes and 108s.4d. to John Amor. With other small allowances the total came to £51.6s.1d. So, said Richard Cok, there remained £17.14s.4d.

Now the Account turns from finance to issues from the grange, beginning with wheat. John of Beuley answered for 67 quarters 3 bushels recd. issued, from the previous year's crop for the manor as a whole, including Avening. Remember that his year started at Michaelmas. Of the remainder 18 quarters and 2 bushels went to the hayward for the current year's sowing, for which the reeve received a tally. Tithe would have been from the crop on the field by the Church. When this was added to the figures they show that the expected four—fold increase had been achieved; and, since the sowing rate for wheat was 2½ bushels an acre, they also show that some 40 acres were under wheat. Of the rest of the crop 35q. went to making fine bread for the senescal and visitors, 1½q. were used for the famuli, 5q went to malt, 7q. was sold and there were some small gifts.

Barley was next to be checked and here the figures were - last year's crop 57 quarters 1½ bushels, seed for this year 10½q. Since barley and oats were sown at 5 bushels an acre this gave again a four-fold increase with some 19 acres sown.

The main issue was for bread - 40q. 2½b. for the household - with only 2q. 7b. issued for bread for the seneschal.

The reeve then acknowledged the receipt of 75 quarters of dredge, a mixture of oats and barley and allowed 26½q. for seed - only a threefold increase. Most of the remainder went in malt, a total here of 25q. A further 7q. fed the pigs, one quarter fed the doves in the dovecotes at Cherington, while 7q. were made into bread for alms for the poor and for the famuli.

Oats give a different picture. The reeve received 135 quarters 2 bushels from the grange and allowed 71½q. for seed. He therefore expected 100 acres under oats. If this was the same as the previous year then the return was scarcely two-fold. The surplus was used at various times for fodder, and 6q. was made into pottage for the famuli, one boy thereby earning 2s. for summer and autumn work.

Now the account turns to stock. Firstly the seven draught horses, mainly used for cartage, were recorded. Then 1 bull, 24 bullocks and 14 cows. This difference is due to cows being primarily the producers of oxen for the plough. Though each was expected to provide enough milk for 65 lbs of butter or cheese, this was not recorded, except for a reference to butter being used for sheep-grease.

Hampton manor had a large flock of sheep. At the end of the year, after allowing for those slaughtered for the larder, those who died before or after shearing, and those given as presents or rewards to famuli, John of Beuley passed on to his successor 14 rams, 173 wethers, 274 ewes, 124 two-year old rams, 304 hoggets and 302 lambs. For comparison, he had received the previous Michaelmas 14 rams, 311 wethers, 422 ewes, 232 two-year old rams, 344 hoggets and 591 lambs. Some of the differences are explained by allowance of over 150 animals to the reeves of Avening and Lowesmore, while there was a large mortality (142) among the lambs.

The last of the stock to be listed were the pigs. With 59 young pigs at the start of his year he had 36 left at the end, after slaughtering 20 for the larder and giving the flesh of one which had died to the poor on Shrove Tuesday. He finally acknowledged 286 hens received from the five woodwards, selling 172 at 1½d. each, and the senescal and famuli eating the remainder.

With so many sheep there was a mass of fleeces, wool and skin for leather. The reeve recorded 1615 fleeces with 1529 sold, after deducting a tithe of 85. These fleeces, put into sacks, weighed 130 stones — the fleece of a ram should have weighed 2 lbs and that of a ewe 1½ lbs.

The account ends with cheese made from ewes' milk - a ewe was expected to produce 3½ lbs of milk. First the reeve answered for 37 cheeses weighing 12½ stons left over from last year's making; then for 35 cheese, weighing 7 stons made after the feast of St. Michael. He next records 189 cheese made two a day from the Saturday of the Vigil of Saints Philip and John (May 1st) to the Wednesday after the Feast of St. Peter in the Chains (August 1st). Thereafter 39 were made one a day up to 8th September and 9 every other day up to St. Michaels Day. All these, together with 136 received from the reeve of Lowesmore came to 445 cheeses weighing 13 weys 3½ stons (at 28 stons a wey). What happened to them all? Most, 307 weighing 11½ weys, went to the Abbaye aux Dames at Caen for the sustenance of the nuns; the senescal took 13 weighing 2½ stone, the household 18 weighing 10 stons, 47 weighing 13 stons were sold, 23 went for tithes and the rest were presents -an 8lb cheese to the dairymaid, another to William Turner for making a cheese basket and a 4lb one to the boy who went with the cheeses "to sea".

With the accounts now completed and approved the reeve and the famuli could now enjoy the meal which the Lady Abbess regularly gave at the end of the audit. Then John of Beuley could return to his virgate and his customary duties,