

Jefferies Farm, Coate, Swindon



Clive Carter

Jean Martin

July 2013

WILTSHIRE BUILDINGS RECORD FARMSTEAD PROJECT



Permission to survey was granted by Jean Saunders on behalf of the Richard Jefferies Society and took place in March and April 2013. We are grateful to Ms Saunders for making available old photographs and documents from the Society's Collection.

In the nineteenth century there were two 'Coate' Farms in the village so, for the purposes of this Report the property's former name of 'Jefferies Farm' is used.

Location:

The property is located at Coate between the Swindon – Marlborough Road and Coate Water. Until acquisition by Swindon Borough Council in the 1920s the property lay within Chiseldon parish.

Topographically the property lies in a valley with the Marlborough Downs to the south; geologically the farm was on, successively north to south: Kimmeridge clay, sand, and upper greensand with Gault clay just to the south.

Agricultural produce

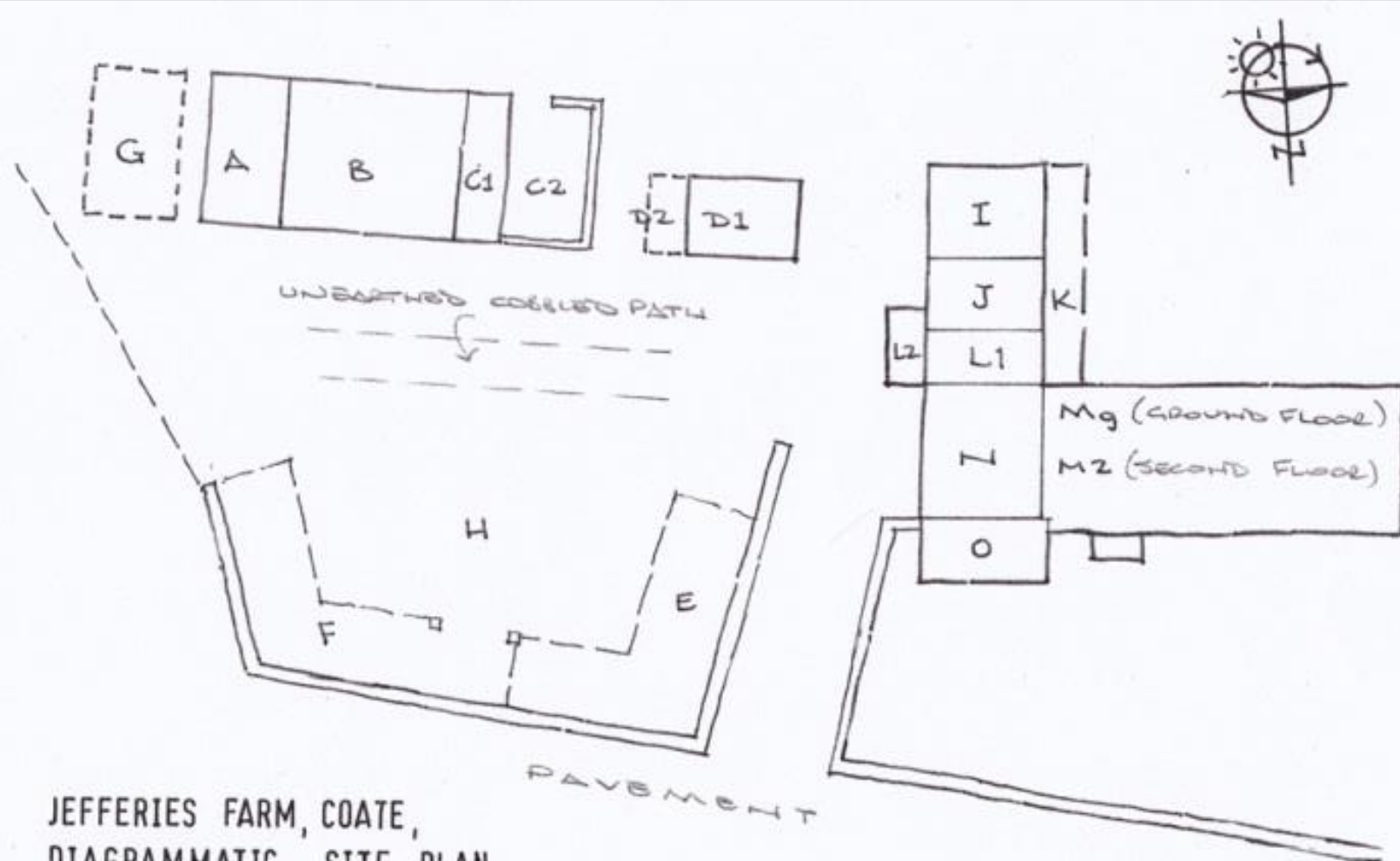
Primarily a Dairy farm for milk and cheese production; there were some small scale livestock enterprises.

Description

In the nineteenth and early twentieth centuries the farmyard had an open courtyard plan of which the southern ranged survives. The farmhouse is used by The Richard Jefferies Society as a Museum for furniture and memorabilia illustrating the life of the local writer and naturalist.

Recording Methods:

Photographs were taken of remaining farm buildings, construction materials recorded, and archives consulted. Our conclusions are contained in the present report with a suggested phasing of the farm and its buildings.



JEFFERIES FARM, COATE,
 DIAGRAMMATIC SITE PLAN

Not to scale, N.G.Ref. SU 179 829

WILTSHIRE BUILDINGS RECORD, RICHARD JEFFERIES SOCIETY, & MUSEUM

WILTSHIRE BUILDINGS RECORD FARMSTEAD PROJECT



Building (eg Barn):	Jefferies House, Coate	Grid Ref:	SU 17918289
	English Heritage Listing	Your name:	

Richard Jefferies Museum was listed on the 2nd October 1951 amended 23rd April 1986 English Heritage Building 1199186 previously ID 31874. The information is retained as part of their Legacy System. A summary is given below and a copy of the EH Listing forms part of the Appendices Grade II Building:

A C17 farmhouse with an adjoining early C19 house, now used as a museum.

Exterior: C17 house built of limestone rubble with a thatched roof and brick gable stack.

One storey with attic above; two-bays with a central porch (later addition); an early C19 slate cat slide to the south and west ends.

Early C19 farmhouse is attached to the west. A three storey building constructed of Flemish bond brickwork with a slate roof, brick chimney stacks at both gable ends. North front has three bays with an entrance left of centre comprising a six-panelled door with slayed stone lintel, on the left a hipped bay window with twenty pane sashes, on the right a three-light leaded timber window with a splayed stone lintel.

Interior: c17 farmhouse has been significantly altered and restored in the C19 and C20.

Subsidiary features: .. Outbuildings and structures dating from the C19 some incorporating earlier fabric possibly dating from the C17 and C18, including a dairy, a barn with a stable (hayloft above) a pigsty, a workshop,

NB. The WBR team's assessment differs in some respects from this English Heritage description.

WILTSHIRE BUILDINGS RECORD FARMSTEAD PROJECT

Building description



Name of farm:	JEFFERIES FARM (after 1860) also known as COATE FARM (before 1860) CHISELDON PARISH	Grid ref:	SU 179 828
Building:	A = COACH HOUSE B = STABLES AND HAYLOFT OVER C1 = PIG STYES C2 = PIG YARD	Building ID No:	Building number as per site plan
Photographs:	Description Headings	Name of recorders:	JEAN MARTIN CLIVE CARTER

Description

BUILDING DESCRIPTIONS

See also sketch SITE PLAN for buildings positions.

BUILDING A, B, & C1 & C2

Overall external dimensions of A, B, & C1 = One Building = 9.83m wide (gable ends) x 8m long (sides).

BUILDING A, B, and C1



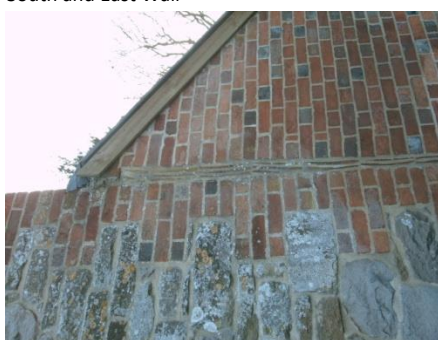
North Wall



South and East Wall



West Wall



Vertical Joint



East Wall



Sliding Shutter

EXTERNAL

South Elevation – Gable Wall

Solid 9" (225mm) brick, Flemish bond with English bond above double doors to A. Doors are modern, flush vertical boards and frame, painted. Heavy strap hinges to A. Lighter versions to B. 5" (125mm) high timber lintel to A. 9" (225mm) high concrete lintel and metal plate above traditional stable door in B. Pitching door above has 9" (225mm) segmented arched brick lintel.

Softwood bargeboard.

C2 has 11 courses high brick enclosing wall plus brick on edge coping – modern rebuild (typical). Gate missing in opening.

West Elevation – B & C1 – Sidewalls

C1 has 2 ornate half round arched openings to pigsties, brickwork in Flemish bond.

Above lean to roof of C1 there is Swindon limestone rubble walling with brick quoins, no fascia.

North Elevation – Gable Wall

C1 has lean-to as brickwork on south. Not tied into B suggesting a later add-on. Subsidence gap infilled with vertical clay plain roofing tiles.

B has brick quoins and stepped barge around mix of stone – sarsen, Swindon limestone and ironstone. Flint inclusions showing in sarsen. Rough coursing.

A, brick of one build – Flemish garden wall bond. Not tied into B extensively with vertical plain roof tiles as before.

East Elevation- A & B

Brick as north. Heavy softwood framed horizontal sliding shuttered vent window (no glass) with beaded cover strips. Softwood fascia under cast iron, half round gutter.

WILTSHIRE BUILDINGS RECORD FARMSTEAD PROJECT

Building description



Roofs.

- A – Lean-to welsh slate.
- B – Ridged, both pitches ditto plus concrete apex ridge in situ.
- C1 – Lean-to, roofing felt.

INTERNAL

A – Coach House.

Floor:-

Broken concrete with blue brick pavers externally to entrance.

Walls:-

West; External face of original window to B Stables. 9" (225mm) brick arch over, brick quoins, sarsen rubble under stone cill. Chunky softwood frame with elm(?) boards. Elsewhere whitewashed rubble stone.

North; 9" (225mm) brick as external.

East; As external, 9" (225mm) brick with brick cill to vent window.

South; as external.

Roof.

Lean-to felt under slates on sawn softwood rafters and single purlin on unusual central half truss. Single principal rafter and raised tiebeam clasping purlin. single raking strut (almost redundant). No ceiling. Tiebeam raised to obtain headroom.

B – Stables. Hayloft above not accessible.

Floor:-

Stone sett cobbles laid to fall to cross gutter exiting in what is now C Pigsties. Setts patterned. Rectangular patched area in east stall with blue brick pavers.

Walls:-

West; Whitewashed, rough coursed stone. 'Keeper hole' with shelf and brick quoins. Re-used timber yoke(?) now pierced with mortice holes for housing timber retention rails at back of east stall. Exit hole for drainage channel now bricked up.

North; Stone as West. Three timber inserts for fixing hay racks. Timber pad under beam end.

Wooden feed trough at 2'6" (750mm) height. Three metal tethering rings on trough.

East; 1'6" (460mm) thick. Splayed jambs (sides) in brick. Timber lintol and sloping board cill.

Whitewashed rough stone walling.

South; Whitewashed brick 9" (225mm). Stable door as external with stone cill.

Also;

Division of two stalls; Sawn rails to post 5" x 5" (120 x 120mm) with L shaped mortice holes for retention rail ends.

Ceiling:-

Exposed sawn joists from central north/south beam of 7" width x 20" depth (180 x 250mm) with 2½" (60mm) wide chamfers with run out stops. Beam has bolted scarf joint near top of post. Wider division between joists over hay rack position (North Wall).

6" x 1" (150 x 25mm) butt jointed floor boards over joists (including former north opening).

WILTSHIRE BUILDINGS RECORD FARMSTEAD PROJECT

Building description



C – Pigsties. Inaccessible apart from view through access.

Floor:-

Bricks on edge.

Walls:-

9" (225mm) bricks as external.

BUILDING D1 – DAIRY/WASH HOUSE



Southwest Corner

EXTERNAL 4.78m x 2.90m Overall

North Elevation – Sidewall

Rough infill brickwork and 1125mm high x 1580mm wide opening infilled with plywood. 150mm high brick plinth under and 75mm softwood lintol. Swindon limestone quoins to east and brick pier to west.

East Elevation – Gable End

Rough coursed Swindon limestone up to 1425mm high then vertical fibre cement sheeting up to ridge.

South Elevation – Sidewall

Swindon limestone up to eaves, rough coursed. Brick infill at ground level to former outlet.

West Elevation – Gable End

As south at corner. Brick pier to north corner. Brick fired padstone? reused in south corner at high level. Ply infill plus ply door. Horizontal tongue and groove and lap boarding up to ridge with ply cover over window?

Roofs

Fibre cement corrugated sheeting to both pitches. Agricultural roll ridge and profiled to match sheeting. Chimney on south pitch, 450 x 450mm brick plus metal flue projecting up above ridge height.

D2 – BUCKET PRIVY

1400mm wide x 2400mm long foundations against D1 east end. Evidence of fixings for door post at base of Dairy wall.

WILTSHIRE BUILDINGS RECORD FARMSTEAD PROJECT

Building description



INTERNAL – D1

Floor

Broken concrete.

Walls

West; Reused softwood framing behind ply and horizontal boards.

North; As external plus remnants of moulded glazing railed.

East; 2 x 6 paned timber windows behind ply.

As external plus brick chimney stack in south east corner above remnants of brick copper stove. Stack has larger section above eaves height.

South; 1' 4" (410mm) thick, as external.

Ceiling

Exposed lightweight timber frame under corrugated sheeting.

BUILDING E – COWHOUSE DEMOLISHED



Site of Cowhouse

The stone wall (approximately 450mm average width) that survives against the boundary at the back of the public pavement and its return at the west end along the drive is all that remains. This wall has been reinforced with brick piers butting against it on the public side. Formerly thatched and enclosed on its farm side. Access via central bay on north side; two plinths remain in place. Open chicken run on south end.

BUILDING F – COWHOUSE/MLKING PARLOUR DEMOLISHED

WILTSHIRE BUILDINGS RECORD FARMSTEAD PROJECT
Building description



Cowhouse 1960

Extension of E but with open fronts and posts. Hand milking possibly took place here. Access same as E.

YARD H - PART OF LOOSE ENCLOSURE



Yard 1900

Original cobbles found in place under soil. Falls to north west where there is evidence of a soakaway.

BUILDING G – IMPLEMENT SHED? DEMOLISHED

WILTSHIRE BUILDINGS RECORD FARMSTEAD PROJECT

Building description



Outbuildings 1900

Impressive looking (from photos), thatched open-sided barn type, timber framed structure. Later photos (1970s) show it a lot less impressive with slate roof and rough boarded infill and doors.

AGRICULTURAL FUNCTIONS WITHIN FARMHOUSE

ROOMS I WOODSHED/BREWHOUSE

J DAIRY/KITCHEN

K PENTICE

L1 STAIRWELL. L2 MODERN PORCH

M SECOND FLOOR CHEESEROOM/ATTIC

N KITCHEN/LIVING ROOM

O CELLAR

AND DETACHED

P PRIVY



Privy

EXTERNAL

South Elevation

WILTSHIRE BUILDINGS RECORD FARMSTEAD PROJECT

Building description



South Gable 2013

Flemish bond in common bricks 225mm thick. Painted softwood fascia. White painted post to Pentice (K). Gable above lean to roof with 450 x 550mm brick chimney stack, built up from brickwork within gable wall. Rough coursed Swindon limestone to either side. Two light (one on one), timber window with top hung upper casement, later insertion.

East Elevation



East Side Farmhouse



East Side Front Range

WILTSHIRE BUILDINGS RECORD FARMSTEAD PROJECT

Building description



Original Wall Plate



Shuttered Windows



Cat-slide on North

Wall of I of very rough coursed stone continuing from J indicating built at the same time as Farmhouse. 'Crittal' window to J inserted under concrete lintel brick quoins and concrete cill. L2 Porch extension added after 1991. Wall to N shows original horizontal timber wall plate left insitu with later stone build up to gable under thatch. Also definite sloping and walls. End of original wall plate has exposed tenon indicating original corner of house. Later to be raised first by gable addition then again when cat-slide thatch was created over existing lean to cellar (O). Old? photo (1910) shows cellar with tile? roof.

Three windows, all with timber lintels. First floor is tripartite with pintles on timber mullion. Pegged frame, cill originally the wall plate (see above). This window may have been an 'eyebrow' under eaves of thatch before front thatched range was built and gable was created. Ground floor right is three light as above and with two external timber shutters extant. Ground floor left is two light as others, but with vertical wrought iron security bar. This could have been side entrance door. Plank cills to ground floor windows. All windows have central glazing rail. Swindon stone cellar (O) extension with timber louvre vent window under timber lintel.

West Elevation including Pentice K

WILTSHIRE BUILDINGS RECORD FARMSTEAD PROJECT

Building description



Pentice on West

Three bay Pentice. Timber boarded door to Woodshed (I). Timber pegged window to Dairy (J) and bricked up door to left. All in painted Flemish bond brickwork. First floor, 2 casement timber window to L1 above lean to.

Roofs

I Lean to, slate

K Pentice lean to, slate

J, L1, L2, N, O Combed wheat reed thatch with flush ridge and hazel spars. All covered with wire netting. Rethatched 2004.

INTERNAL – I WOODSHED/BREWHOUSE

Floor

Broken brick pavers and infill concrete.

Walls

West; Rebuilt 9" (225mm) brick. Door; 7 boarded, beaded and tongue and groove. 4 chamfered rails. Two blacksmith forged strap hinges. Ornate thumb latch. Coursing timber at lintel height.

North; Stone gable with flush inbuilt brick stack. Roof junction raised approx. 1'9" (525mm) above original extant ledger plate. Cast iron flue access door. Remains of stone/brick? copper in N.E. corner, flue within the stone gable wall behind.

East; Sone lean to as external.

South; Rebuilt 9" (225mm) Flemish bond common brickwork. Former window no longer extant.

Roof

Welsh slate on felt on sawn rafters on midspan sawn softwood purlin.

INTERNAL J – FORMER DAIRY, EXISTING KITCHEN

Floor:

Pvc tiles (solid).

Walls:

WILTSHIRE BUILDINGS RECORD FARMSTEAD PROJECT

Building description



West; See external – timber 2 casement windows with forged latch and moulded glazing rails. Former doorway bricked up.

North; 1990s? partition with flush door.

East; Battened plus plasterboard, 450mm thick. 'Crittall' metal framed 6 light window.

South; Plastered brick projecting chimney breast (for range cooker). Beaded door to boiler cupboard, possible site for bread oven.

Ceiling:

Modern plasterboard (landing above).

INTERNAL L1 – STAIRWELL

Modern staircase insertion (1990s).

INTERNAL L2 – PORCH

Modern (1990s) replacement of original. Existing doorway between L1 and L2 created when first porch built (1900s).

INTERNAL N – HALL THEN DAIRY NOW DINING ROOM

Floor:

Pvc tiles on solid floor. Probably raised considerably in height.

Walls:

West; Vertical boards, full height, to side of matching 37" (940mm) wide door of 7 boards with 4 chamfered rails. Strap hinges of circa 1729*. Pier to right contains left end of 9" (225mm) high interrupted, canted, brassummer beam over original fireplace. Extant fireplace of brick with 19" (480mm) deep recess. Arch lintel of 2 courses of header bricks on wrought iron bar. Remains of bressumer to right into NW corner of room.

North; Plastered with infilled door to "Cellar" (O).

East; 2 pegged timber windows of 2 and 3 casements. South version has head height above ceiling height. Splayed reveals to both. Suggesting inserted floor above and north window was inserted after floor above.

South; Widened to left former window/door. Splay to right square to left. Door matches west wall door, both on steps up out of room. Wall battens. From 520mm at base to 480mm suggesting originally an external wall.

Ceiling:

Inserted into open Hall to create original Dairy? Widened east doorway for yoke access from Cowhouse (F). East/west ceiling beam encased with corner beading. Maybe early steel joist within (1900s?). Ceiling of beaded, tongue and groove boards parallel to beam. Two possible metal support brackets to floor joist above against north wall.

INTERNAL O – CELLAR/POULTRY HOUSE/PORCH

WILTSHIRE BUILDINGS RECORD FARMSTEAD PROJECT

Building description



West Wall

Original Door



Thatch above Door

Door and Steps

Floor:

Broken concrete with two mortice holes for timber posts.

Walls:

West; Lean-to, 470mm thick. Whitewashed stone. Window splayed reveals, internal shutter of boarded boards plus external vertical iron rod. Timber window originally shown on photos/paintings. Flush, timber fixing block at cill height. Sloping board cill.

North: Low, whitewashed rubble stone 1220mm high.

East; As west, stone plus coursing timber at cill height. But window has been widened to north with squared reveal, head board shows original size. 460mm thick. Window replaced with timber louvered door, cill height = 1280mm.

West and North have 225mm external brick facing. West, North and East walls have battened

WILTSHIRE BUILDINGS RECORD FARMSTEAD PROJECT

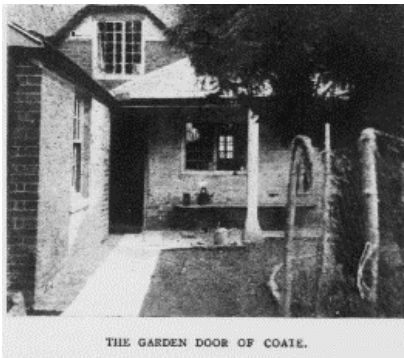
Building description



(sloping) internal surfaces. West and East walls have modern airbricks. South; Whitewashed stone as others, 490mm thick. Stable type door in situ (blocked in on internal face). 7 beaded boards and 3 chamfered rails to both door leaves. 2 strap hinges* to both, blacksmithed nails and flat head screws 960mm wide in chunky pegged frame. Well worn stone steps up. Door hung to open into Cellar (O) with fairface on Dining Room (north) side indicating late positioning.

Roof:

Thatched, combed wheat reed, down to 'catslide' eaves height. Originally roof was covered with corrugated iron (photos 41, 45). Former eaves thatch can be seen inside. Underside of thatch supported on sawn rafters on an adzed elm? purlin at midspan. Sawn softwood joists cut to fit under (and fixed to) purlin. Other ends on ledger plate on wall. Formerly lathed, for plaster ceiling. Wide joist spacing at east end suggest access hatch to above joists.



Back Door 1903



Taken before 2005



Former Dairy



1900



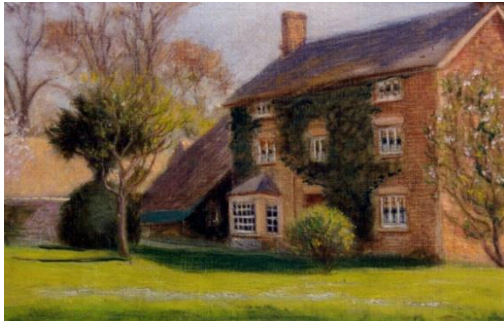
1930s



1930s

WILTSHIRE BUILDINGS RECORD FARMSTEAD PROJECT

Building description



1910



Demolished Lean-to



Photos: Mark Daniel

The Farm Buildings at Coate – Pigsties and Stable with Hayloft. Before restoration work was begun.



1970s



Hooper Photo 1911

BUILDING INTERPRETATION – To be read with Phases of Evolution drawing

A –

Possibly built after G (Demolished Implement Shed) – narrow gap between them. A built between G and B to a width suitable for a trap or cart or small wagon, hence narrow gap. Vertical joint on north elevation indicates this.

B –

The use of stone (including local sarsen) with brick reinforcements, indicates oldest of remaining out buildings (with D1 – Dairy/Washhouse). Two stall stables with original east window. Hayloft (not accessible) also original, suggests single continuous use.

C1 and C2 –

WILTSHIRE BUILDINGS RECORD FARMSTEAD PROJECT

Building description



Another add on possibly built at same time as A. Vertical joints on north and south walls indicates this. Always pig sty. Not extant on 1900 photo (55). Tiled roof shown on 10.

D1 and D2 –

Old photos show it thatched c1900 (13). Shown as Cart House on 1884 and 1886 maps. Known to have been used as Dairy in 1920s. Heating source indicates this. Metal flue and sheeting shown in 1974 (56A) and on photo 10. May have been built at same time as B (Stables). Wash house for cottage pre 1920s?

E and F –

Thatched, ridged roof of long straw. Demolished? Thamesdown Council drawing of 1991 shows E as enclosed and F as open fronted. Photo 20 (1900) shows south gable and west front open to the yard, possible site of milking by hand, also timber feed manger in yard. Thatch is shown extant in 1900 (55), in 1910 (41), 1960 (19) and on 18 (1930s?).

G – Extant 1991 – Thamesdown Drawing – WBR

Timber framed and long straw thatched, 3 bay structure. Demolished 1974? Photo 6 shows it absent. In 1974 it was roofed in corrugated sheeting? and south wall boarded up. Used as implement shed with unknown use of loft (if any). Open on south and west sides, closed on east and north originally. Probably had other uses over the years, e.g. calving pens and storage.

H –

Courtyard type cattle fold. Feeding and over wintering and access to F the milking shed. Was dairying a commercial enterprise? apart from cheese making.

I –

Evidence of water heating facility (copper?) with its own flue indicates a manufacturing use – beer and/or wash house attached to cottage with access under pentice. Former window for light/ventilation. 1930s (27) and no first floor window shown in gable. Roof of I shallow and tiled. Well water source outside door.

J and L1 –

“Beside Kitchen (N) is a much larger modern (1889) room which was a ‘Chapel of Ease’ in which Sunday services were read” (Besant P3 1889)
Known to have been used as dairy pre 1920s (see N below) when today’s kitchen and stairwell were one. Also stated to be a ‘Chapel of Ease’ (before Church built?) open to the rafters with no first floor (1880s). Fireplace and chimney added at time of Dairy use. Early Brewhouse accommodated in an attached outhouse (lean to?) in L1 position, which was demolished when thatched extension added.

K –

Pentice and lean to extension attached to 3 storey 1820s range shown on Hoopers 1911 postcard (58). Lean to not extant on 53 (1960). Built at time of Dairy in J and L1, shown in 1903 (4) and 1900 (13). Pentices associated with cheese making. Original door under Pentice to J, bricked up, existing door to rear porch kept.



L2 –

Extant porch built 1990s. Door created at time of previous porch which was after 1930s (27). Present thatch roof added 2004 at time of last rethatching. Present steps different situation to original porch.

N and Mg. –

“Kitchen of stone and rafters”(Besant p3 1889)

There is evidence for the floor having been raised probably 7” (180mm). The two steps up from ‘O’ (the Cellar) show more wear to the bottom one, which is stone, than the upper one which could be concrete. An existing door head height of 5’8” (1.730m) – see notes on ‘O’ below – seems low even by C19th standards. Also when the ceiling/floor above was inserted, a room height would have been 6’8” (2.030m) and not the extant 6’1” (1.860m). Further evidence provided by the low timber lintel height over the hearth.

South and East walls show batters (face sloping inwards as wall height increases) sometimes resurfaced to produce upright face. South wall, originally external wall with sun facing window, west side splayed reveal remains. Later to become door that was widened to east when staircase inserted in L1 or to allow access to Dairy (N). Windows in East wall:- north one original, south one inserted after room had been ceilinged.

Internal chimney stack probably original and dividing the Hall which became a dairy then a Kitchen (floor raised) and now the Dining Room. An original Parlour (Mg) of single storey, would have continued westward, maybe as far as the present ground floor Bathroom. The front wall being flush and parallel to the main road. A main entrance door entering the Hall (N) on the road side. The Parlour was demolished, leaving the chimney stack, at the time (1820?) when the three storey extant brick range was built. A square bay added later.

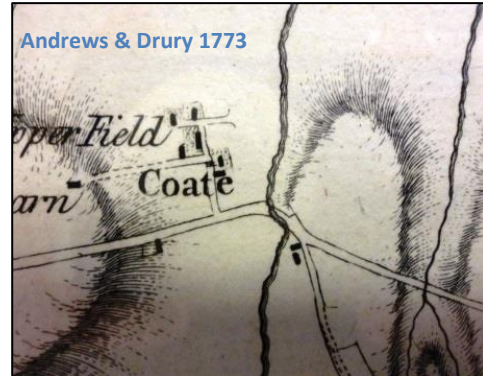
O –

Added before 1820, the brick range butts up against the stone west lean to wall without encroaching onto that wall. The 1982 Thamesdown Council floor plan shows the internal partition where the two extant mortice holes in the floor are still evident. Theory:- as no signs of an external door exist and the walls are whitewashed (livestock) it seems that O was used at some time as a poultry house. The Partition supported hutches for laying. The windows providing access/exit and closable with shutters. It then became a cold store (north side) and coal hole with the widening of the east window. Photograph 41 (1910) shows thatched eaves at higher level than today’s catslide plus a corrugated iron? roof to the eaves. This, plus the original lath and plaster ceiling would have provided protection for the underside of the thatch from the poultry.

*Period House Fixtures and Fittings 1300 – 1900 Linda Hall

History from the Documents

An *Abstract of Title* produced for James Lockett Jefferies in 1868 traces the property back to the mid eighteenth century. James' grandfather Richard Jefferies, baker of Swindon purchased the property in 1800 paying Thomas Herring, Yeoman £1,100 for a house, outbuildings and land at Coate. The house may be one of the buildings on the eastern side of the brook in Andrews & Drury's 1773 map of Wiltshire. The Abstract indicates Richard Jefferies had purchased a core holding of approximately 12 acres with additional smaller parcels of land. He sold c10 acres to the Canal Company in 1822, in 1845 his sons John and James shared 36 acres of mostly pasture and meadow land.



The Abstract of Title describes the property as formerly part of Badbury Manor; until the mid-sixteenth century the estate was owned by Glastonbury Abbey then passed into secular ownership. By 1700 the manor had passed into the hands of the Mellish family of London; they sold the manor to John Stone, before 1718. A Deed of 1719 indicates the holding that became Jefferies Farm was already detached from the Manor; a property, unnamed but with similar acreage, closes and boundaries was sold by Stephen Lawrence of Broome to Richard Goddard of Swindon. Thomas Herring of Liddington had acquired the property before 1763 when his widow Mary (who had a life interest in the property) and their son Henry entered into a mortgage agreement with Thomas Villet.

The landholding was probably tenanted for much of the eighteenth century. According to the 1719 Deed the 'messuage or tenement was... in the several tenures of John Robinson and Richard Haggard formerly in the tenure of one Robert Well and since of Robert Kempton'. In the early eighteenth century land on the northern side of the Marlborough - Swindon Road was occupied by a Richard Haggard. A mortgage assignment in 1764 notes John May as the Herring's tenant.



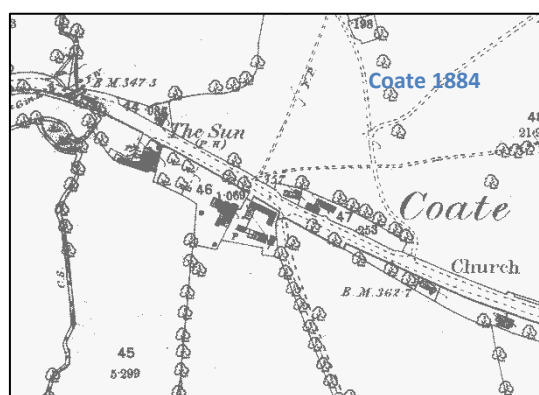
The Badbury Manor Court Book recorded Quit rents on an intermittent basis, from 1748 a Robert Moore was paying 6s. 6d. per annum for the 'Herrings' property he was followed by Thomas May in 1751 and John May in 1761. Thomas Herring was paid the rent in 1792, the next payment recorded was by Richard Jefferies in 1803. By 1812 Jefferies was making an additional payment of 3s.2d. for the 'Stamps' ground. These two payments were to remain in force with the last payment in 1932 by Swindon Corporation. John May was listed as a Juror of the Court in 1751 and James Jefferies as a Tithingman from 1840.

Richard Jefferies' will had left the residue of his estate to be divided amongst his children James Jefferies, Fanny Jefferies and John Jefferies 'and to their heirs for ever equally divided held same as

tenants in common'. Fanny died intestate in 1825 and her portion passed to her brother John; James died in 1850 also intestate and again his share went to his brother. When John died in 1867 his will made provision for his two daughters charged on 'his real estate'; to settle the legacies his son James had to mortgage the Coate property.

James Jefferies sold his farm in 1878 to John Thynne acting as agent for the Dean and Chapter of Westminster, a decade later some 10 acres including the house and outbuildings were sold by them to Jonathon and William Gosling. In 1903 Jonathon Gosling leased the property to Edward Ferris, an Auctioneer and Valuer with premises in Swindon. On Gosling's death in 1915 the farm was sold to Job Lawrence employed as Keeper of the reservoir by the Wiltshire and Berkshire Canal Company. Following Job's death in 1922 the property was again sold this time to Percy George Herring, a farmer. Later in the 1920s the farm was acquired by Swindon Corporation¹.

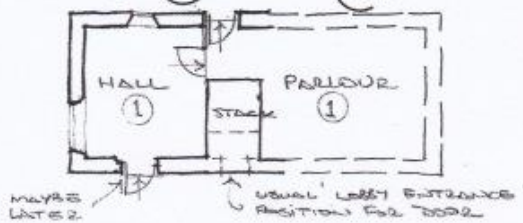
Maps and plans provide some indication of alterations to buildings and farm layout. The farmhouse appears on plans produced for the proposed Coate Water (1822) and Tithe Map (1845) and property sale (1877) but no clear outline is available until the sale in 1877 when both farmhouse and courtyard layout is shown. Successive maps confirm this layout up to and including an OS map of 1943. By 1970 only the farmhouse and southern range of outbuildings remained with the courtyard area being used as a riding school.



¹ For brief biographies of holders post James Jefferies see Appendix

SUGGESTED PLAN

early 18th (or late 17th)



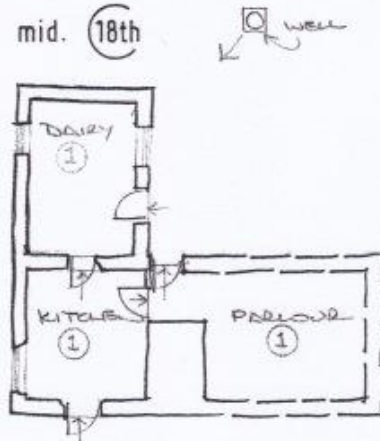
FARMBUILDINGS

D1 D2 E F
G H

EAST ELEVATION FARMHOUSE



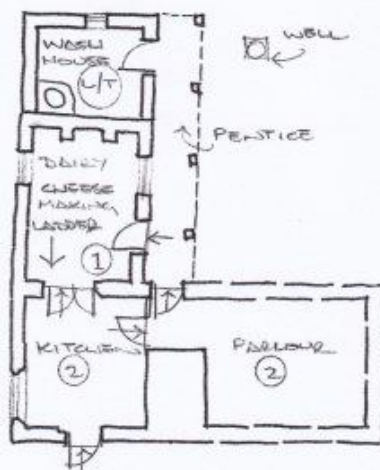
mid. 18th



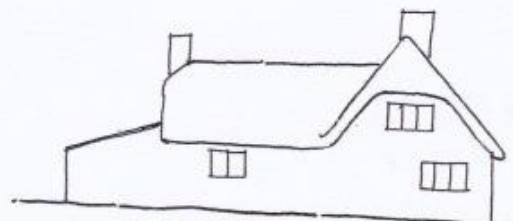
D1 D2 E F
G H



late 18th early 19th



C1 C2 D1
D2 E F
G H



WILTSHIRE BUILDINGS RECORD, RICHARD JEFFERIES SOCIETY, & MUSEUM
JEFFERIES FARM, COATE, SWINDON, SN3 6AA.

EVOLUTION Buildings - Suggested Phases

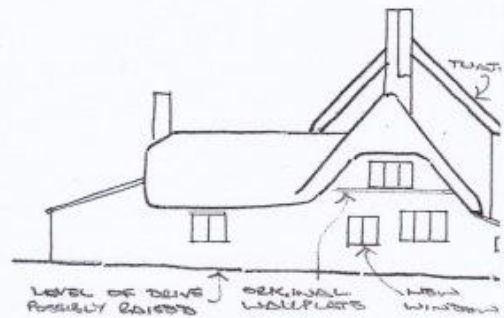
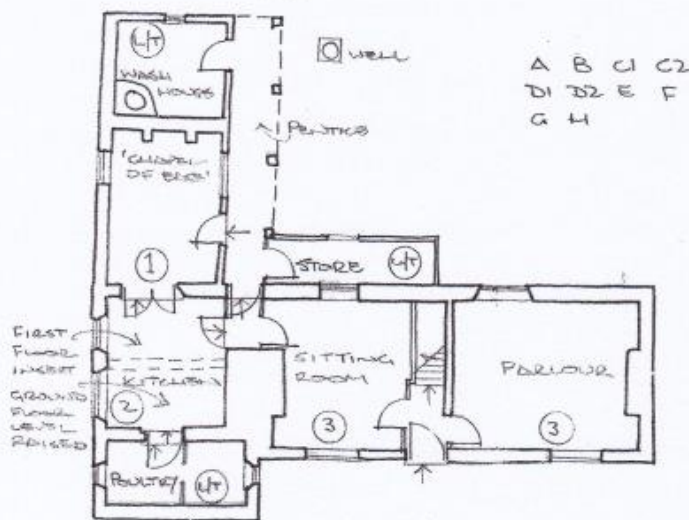
Not to scale., April 2013, A3 size paper, Drawing 1

- ① NUMBER OF FLOORS
- UP STEPS
- L/T LEAN TO STRUCTURE

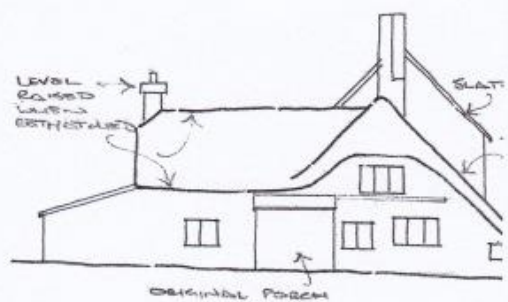
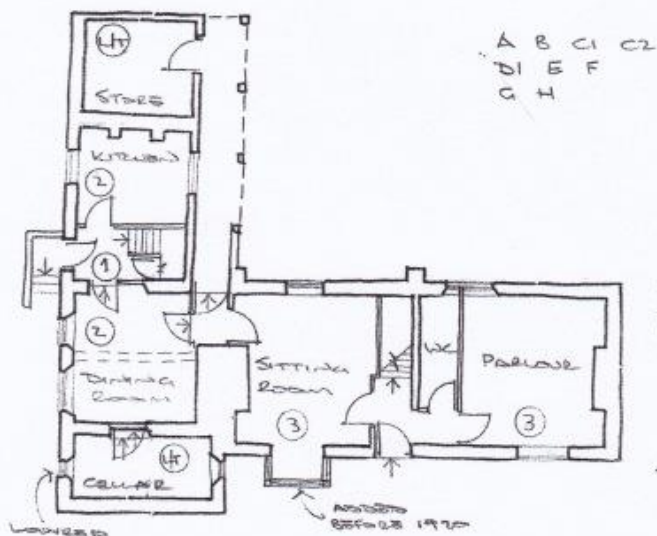
SUGGESTED PLAN
1820 — late 19th

FARM BUILDINGS

EAST ELEVATION FARMHOUSE



20th



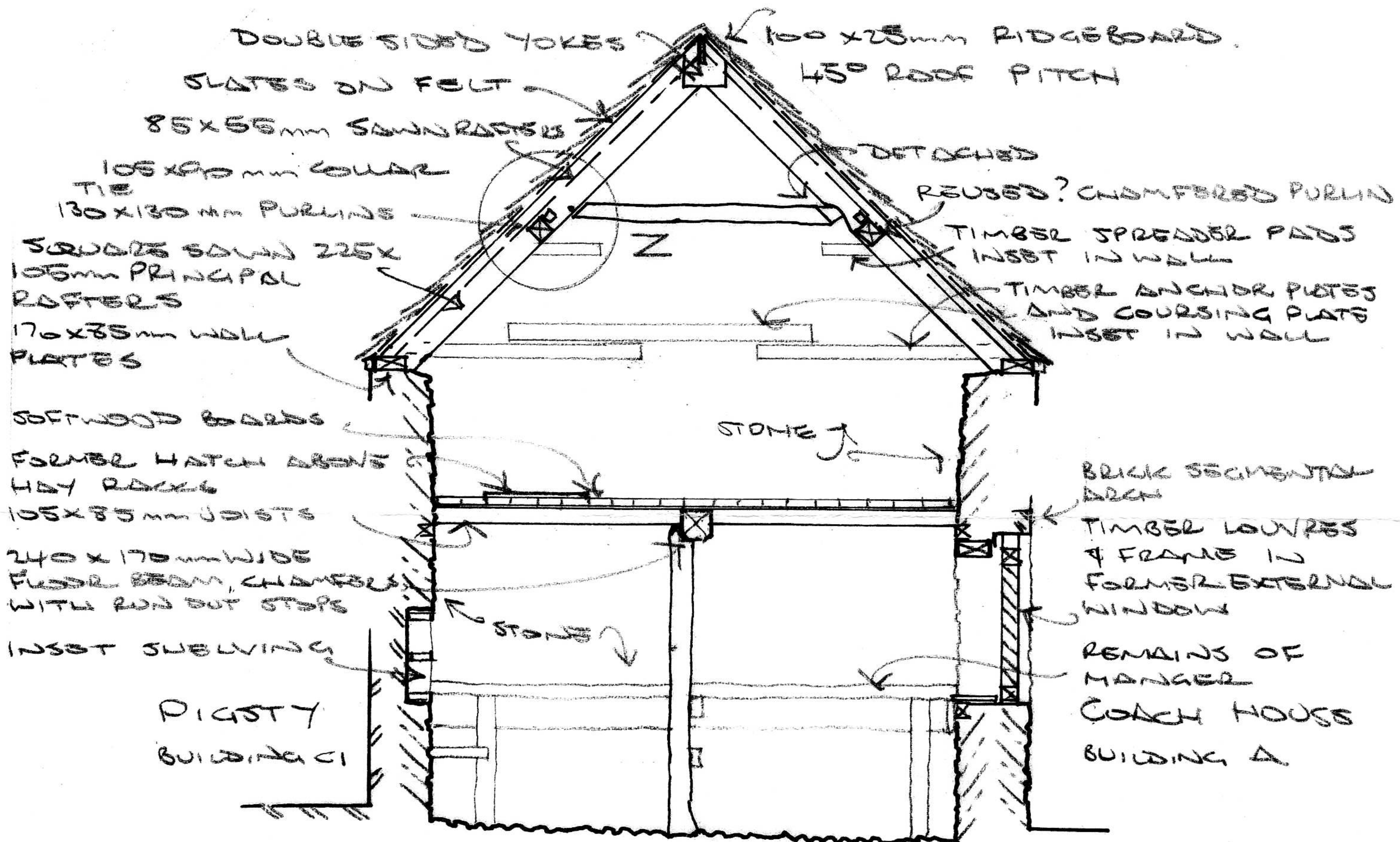
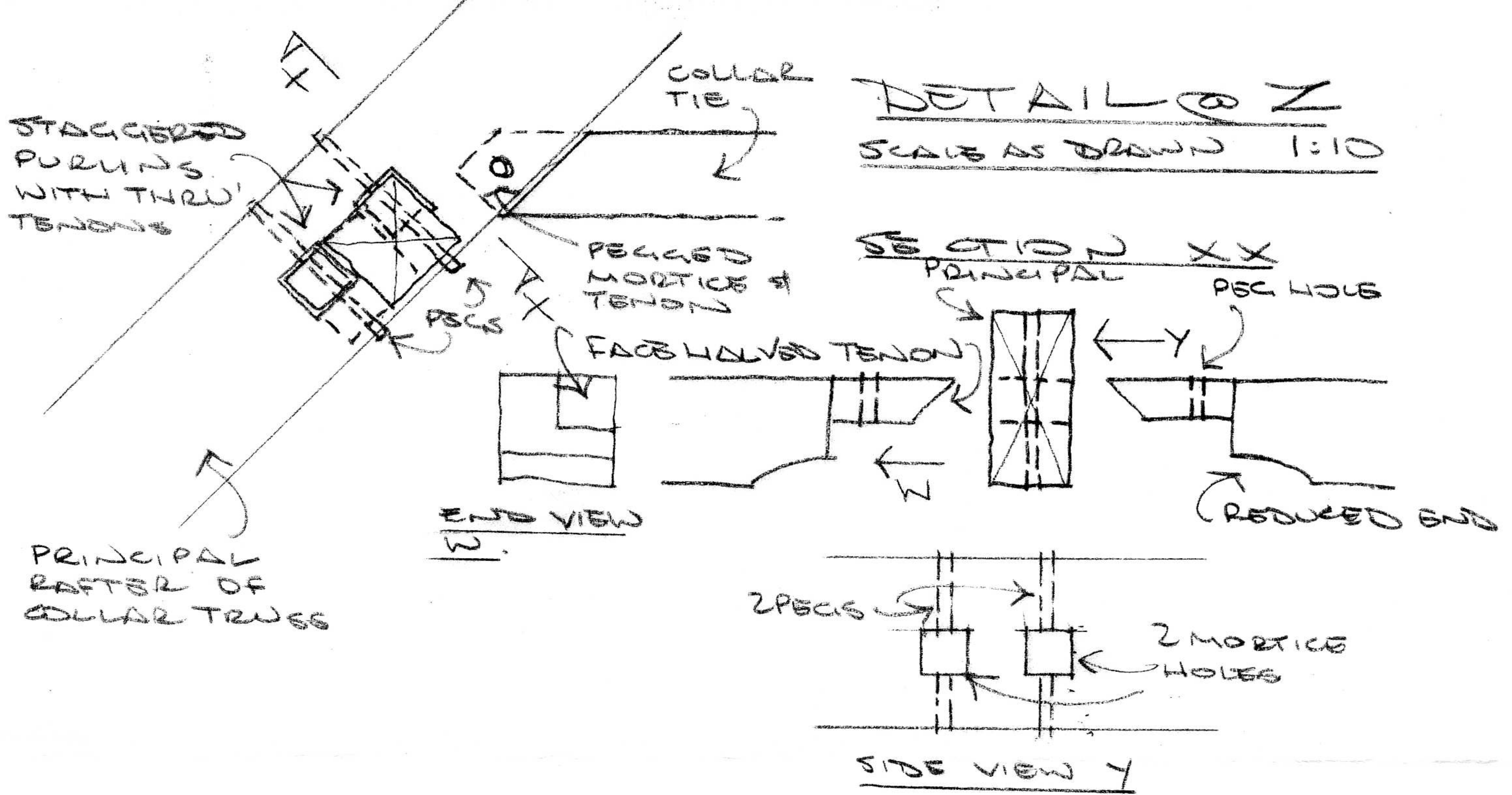
WILTSHIRE BUILDINGS RECORD, RICHARD JEFFERIES SOCIETY, & MUSEUM

JEFFERIES FARM, COATE, SWINDON, SN3 6AA.

EVOLUTION Buildings — Suggested Phases

Not to scale April 2013 A3 size paper Drawing 2

- ① NUMBER OF STOREYS
- ⬆ LEAD TO STRUCTURE
- ➔ UP STEPS



SECTION THRU' BUILDING B, STABLES
LOOKING TOWARDS NORTH. SCALE 1:50

JEFFERIES FARM at COATE

THE STABLES, WILTSHIRE BUILDINGS RECORD
RICHARD JEFFERIES SOCIETY & MUSEUM

AUG. 2013 N.G. REF SU 179 829

SUPPLEMENT

Appendices

- 1 Sources
- 2 Permission to Survey and ancillary papers
- 3 EH Listed Building Details
- 4 Documentary evidence
 - Timeline
 - 1719 Indenture
 - 1868 Abstract of Title
 - 1877 Sale Particulars (extract) with a map of Field Names (details provided by the Richard Jefferies Museum)
 - Brief notes on late 19th and early 20th Century Owners/ Occupiers.
- 5 Maps and Plans
 - c1820 Plan of Coate Water
 - Historical Maps showing Farm Layout
 - 1923 Plan of Jefferies Farm
 - Nineteenth century Geology Map
- 6 Copies of old photographs and extracts from documents supplied by the Richard Jefferies Museum

1.Sources:

For Wiltshire & Swindon Archive sources see Timeline

Geddes I Hidden Depths: Wiltshire's Geology and Landscapes (2000)

Victoria County History: A History of the County of Wiltshire: Volume 9 ed E Crittall et al. (1970) in
www.britishhistory.ac.uk

<http://www.ancestry.co.uk>

<http://www.historicaldirectories.org>

<http://www.english-heritage.org.uk/caring/listing/listed-buildings/>

<http://www.pastscape.org.uk/>

www.freebmd.org

<http://history.wiltshire.gov.uk/smr>



WILTSHIRE BUILDINGS RECORD FARMSTEADS PROJECT

PERMISSION TO SURVEY

Please complete the following details.

Owner or Tenant's Name SWINDON BOROUGH COUNCIL (OWNER) / RICHARD JEFFERIES SOCIETY

Farmstead address and postcode RICHARD JEFFERIES MUSEUM, MARLBOROUGH ROAD, COATE, SWINDON, SN3 6AA

Telephone number: 01793 466561 (answer-machine)

Email address - no internet connection!

I hereby grant permission to volunteers from the Wiltshire Buildings Record to enter the above premises by appointment for the purpose of a historical building survey. I understand that all recordings made will be the property of the Wiltshire Buildings Record and that copies can be supplied on request.

Signed by Owner/Tenant: J Saunders

Print name: JEAN SAUNDERS

Date: 7/1/2013

01793 783040

Name of Volunteer: JEAN SAUNDERS Tel no/email info@richardjefferiesociety.co.uk

Wiltshire Buildings Record, The Wiltshire and Swindon History Centre, Cocklebury Rd, Chippenham, Wiltshire, SN15 3QN. Tel 01249 705508 Website www.wshc.eu/about-wshc/buildings-record.html

Please return the form to the Volunteer or to the Wiltshire Buildings Record. Thank you.

Version 2. November 2012.

WILTSHIRE BUILDINGS RECORD FARMSTEAD PROJECT



Farmstead Particulars

FARM NAME, ADDRESS AND POST CODE	OWNER'S NAME	WBR ACCESSION NO.
JEFFERIES FARM (1867) A.K.A. COATS FARM (<1860)	SWINDON BOROUGH COUNCIL	B.9.
PARISH	SIZE OF FARM IN ACRES	LOCATION eg in Village with compact Green
CHISELDON	36 WHEN LAST IN AGRICULTURAL USE	NEAR CENTRE OF LINEAR VILLAGE
GRID REFERENCE	LAYOUT eg U-shaped	FARMHOUSE eg detach'd, part of yd, on road
SU 179 828	LOOSE COURTYARD	DETACHED ON ROAD
WATER SUPPLY eg fed by springs	STATE eg individual working farm	SURVEYORS' NAMES and DATE OF SURVEY
MAINS	NOW MUSEUM TO THE WRITER RICHARD JEFFERIES	JEAN MARTIN 19/2/2013 CLIVE N. CARTER 7/3/2013

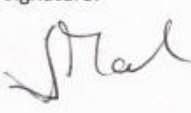
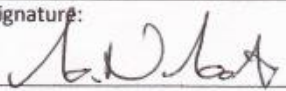
Brunskill Sheets "Layout and Other Particulars" and "English Heritage Farmstead Layout – Plan Types" will help you with the descriptions.

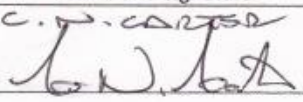
WILTSHIRE BUILDINGS RECORD FARMSTEAD PROJECT Health & Safety Briefing & Sign-off



Before you start recording, after the Risk Assessment, everyone in your group must be briefed using this form, and everyone must sign please. When you have finished recording, the Sign-off section at the bottom must be checked off. Please send the form to the Project Office (you may keep a copy).

Farmstead Name and Location JEFFERIES FARM @ COATE MARLBOROUGH ROAD SWINDON SN3 6AA		
Action	Confirm (tick)	Comments, issues or notes
The group minimum is two people	☒	TWO PEOPLE
Unless there is clearly no requirement, the following clothing will be worn: High visibility vest – unless in occupied houses Safety helmets – unless in occupied houses or where the structures above are sound Safety boots – unless there are no ground hazards – e.g. in an occupied house	☒ ☒ ☒	
Run through the Risk Assessment form. Brief on hazards, areas that present a risk, minimising risk or where you must not go.	☒ ☒	
One member of the party has a working mobile phone.	☒	JEAN MARTIN
The party has the Point of Contact's phone number for on site contact.	☒	
The party has a first aid kit for minor injuries. For major injuries call 999.	☒	
No water should be drunk unless suitable for humans.	☒	
Hands must be washed prior to eating or drinking (consider sanitising foam/liquid).	☒	

Confirmation of Health & Safety Briefing completion		
Names of Volunteers: JEAN MARTIN	Signature: 	Date: 7th Mar. 13
Name of Person Briefing: CHRIS CARSON	Signature: 	Date: 19/2/2013

Sign-off at the end of Recording on site		
Inform Point of Contact you are clear	Tick: ☒	Name and Signature C. CARSON
Remind group that if they feel ill they should seek medical advice and report they have been on a farm.	Tick: ☒	

WILTSHIRE BUILDINGS RECORD FARMSTEAD PROJECT

Risk Assessment

Identify relevant buildings. You will find things that are not listed below. Please describe them in your own words. After the Risk Assessment, each member of the group must be fully briefed using the Health & Safety Briefing and Sign-off form before starting the survey.



Name of Point of Contact and their telephone number: JEAN SANDERS (richardjefferies.co.uk) 01733 466561 (OPENING HOURS)		Name and location of Farmstead JEFFERIES FARM @ COATE MARLBOROUGH ROAD SWINDON SN3 6AA		
Provide your mobile number to Point of Contact	Confirm (tick done) ☒			
Provide start and finish times				
List Hazards	Detail risk, buildings involved, and consequences.	Who might be at Risk? (could be the team or the public)	What action can minimise the risk? (e.g. limit access, put out of bounds)	What risk remains? (is this acceptable?)
Explain areas you will work in – do they raise any safety concerns? Are there areas where you cannot go (livestock, activity etc)?	HAYLOFT – ROTTING FLOORBOARDS – FALLING THROUGH	TEAM	AVOIDING	NONE
Is there a risk of persons falling - e.g. unstable surfaces, stairs etc?	COBBLES IN STABLES – HOLES AND VERY UNEVEN	TEAM	STEP CAREFULLY	NONE
Is there a risk of being hit by falling object - e.g. tiles, roof or floor timbers etc?	NO	—	—	—
Is there a risk from floor debris - e.g. nails, glass, rubble etc?	DIRT EQUIPMENT	TEAM	LIMITED ACCESS	NONE
Is there a risk from dangerous substances – e.g. fuel, chemicals etc by absorption, fire, breathing, ingestion etc?	NO	—	—	—

List Hazards	Detail risk and buildings consequences	Who might be at Risk?	What action can be taken to minimise the risk?	What risk remains?
Is there a fire risk	No	—	—	—
Is there a risk from water and liquids - e.g. static tanks, running water or slurry pits?	No	—	—	—
Is there a risk from machinery – e.g. vehicles, static machinery?	No	—	—	—
Is there a risk from animals: e.g. farm animals and rodents (rats carry disease)	No	—	—	—
Is there a requirement to take precautions against infection?	No	—	—	—
Politely ask if there are any toilets!	✓			

Confirmation of Completion		
Name of Risk Assessor: CWO NICHOLAS CARTER	Signature: <i>N. Carter</i>	Date: 19/2/2023

History

Legacy Record - This information may be included in the List Entry Details.

Details

SWINDON

1097/4/57 MARLBOROUGH ROAD
02-OCT-51 COATE
RICHARD JEFFERIES MUSEUM

(Formerly listed as:
MARLBOROUGH ROAD
COATE
COATE FARMHOUSE)

II

A C17 farmhouse with an adjoining early C19 house, now used as a museum.

EXTERIOR: The C17 house is built of limestone rubble with a thatched roof and brick gable stack. The low, one storey building, with attic above, has a two-bay east front with a central entrance porch (added later) and an early C19, slate cat slide extension to the south and west ends. The early C19 farmhouse is attached to its west. It is a three storey building constructed of Flemish bond brickwork with a slate roof, with brick chimney stacks at both gable ends. The north front has three bays with an entrance left of centre comprising a six-panelled door with splayed stone lintel, flanked to the left by a hipped bay window with twenty-pane sashes and to the right by a three-light leaded timber window with a splayed stone lintel. Above the entrance on first floor level is a two-light leaded timber window flanked on either side by three-light leaded windows, all with splayed stone lintels. Above the latter at attic level are two smaller three-light leaded timber windows. The rear of the house to the south has scattered fenestration, and the west gable end has two-light timber windows to the right on first floor and attic level.

INTERIOR: The C17 farmhouse has been significantly altered and restored in the C19 and C20. The early C19 house has panelled window reveals on ground and first floor levels. There is a contemporary inlaid slate fireplace on ground floor level and in the first floor bed room a timber fire surround with grate and a built-in six-panelled wardrobe.

SUBSIDIARY FEATURES: The garden, orchard and farmyard at the Richard Jefferies Museum, enclosed by a stone wall along Marlborough Road (moved and rebuilt in the mid C20), contain a series of outbuildings and structures dating from the C19 some incorporating earlier fabric possibly dating from the C17 or C18, including a dairy (re-roofed in the mid C20), a barn with a stable (and hayloft above), a pigsty, a workshop, a garden bothy, a ha ha and a boundary stone (the latter was moved from elsewhere on the former estate).

HISTORY: The farmstead, originating from the C17 and formerly known as Coate Farm, is the birthplace of the nature writer Richard Jefferies (1848-1887) and which is thought to have formed the main inspiration for his books. In the mid C20 it became the Richard Jefferies Museum.

SUMMARY OF IMPORTANCE: The Richard Jefferies Museum is a C17 farmhouse with an adjoining early C19 house and associated outbuildings and structures, forming an interesting historic farmstead. The various buildings show how this farmstead evolved over time, and it is also an interesting surviving example of a group of vernacular buildings on the outskirts of Swindon. Additionally, the farmstead is the birthplace of the nature writer Richard Jefferies (1848-1887), and together with its surrounding landscape, in particular the Coate Water Reservoir, it formed the main inspiration for Jefferies' books, including *Bevis* and *Amaryllis at the Fair*.

SOURCES: M Daniel, 'Return to Jefferies' Country' in *Country Life*, 12 December 1974
B Cherry and N Pevsner, *The Buildings of England* (1985 2nd edn), p 516
J Chandler, *Coate and Richard Jefferies* (2005)
1st edition Ordnance Survey, surveyed 1878, published 1882
P.G. Herring *Jefferies Farm, Coate, Wilts, a plan of the farmstead* by Beauchamp (1923)

3.

Jefferies Farm, Coate – Timeline

Reference: Abstract of Title	Date	Source	Details
WSA G/24/150/27	1763	Mortgage £300 (1) Mary Herring, Widow, her son Henry and wife Elizabeth (2) Thomas Vilett	Terms: Mary Herring for life then to Vilett
	1764	Assignment of Mortgage	(1)Thomas Vilett, (2) Henry Herring and his wife Elizabeth (3) George Golden and John Golding Between 1764 and 1796 the property was re-mortgaged and amounts increased on several occasions. By 1796 Thomas Herring and his mother Elizabeth owed £723. 13. 0. to Young Charles
	1800	Sale 'in fee simple' (1)Thomas Herring (2) Richard Jefferies	Sale Price £1100 of which £723.13.0. paid to Stephen Leader remainder to Herring. all that messuage etc. 'formerly part of the manor of Badbury' . 'And all those six acres of pasture ground in certain ground called "The Fern Close" in Badbury bounded in west with a hedge that parts the ground from theretofore of William Wells.. On north side with a messuage or tenement on south with a hedge that parts said xis acres from those of John Stone called "The fern" there in the possession of William Bade on east with a way leading there from Fern Close. 'And also all that ground formerly called the "Horse Leaze" in Badbury containing three and a half acres'. All lying in Badbury. 'And also all other Freehold lands tenements there whatsoever of Mr Thos. Herring which were late estate of H Herring.'
	1808	Richard Jefferies' Will	After debts and legacies residue of estate to be divided amongst his children James Jefferies, Fanny Jefferies and John Jefferies and to their heirs for ever equally divided held same as tenants in common
	1825	Fanny Jefferies died intestate	Leaving John Jefferies her brother and heir at Law

	1850	James (Lockett) Jefferies died intestate	Leaving John Jefferies his brother and heir at Law
	1867	John Jefferies Will	Bequest £800 to daughter Fanny Cox, widow and £500 to daughter Martha wife of William Hall charged to real estate given by him to James Lockett Jefferies devised to his son J L Jefferies All that messuage etc. subject to payment of said legacies.
	1868	Payment of legacies	To W Cox and W Hall
	1868	Mortgage Loan of £1500	36.1.25 acres
WSA G/24/150/27 Subsequent Sales and Leases	1878	Sale (1) James L Jefferies of Coate Farm (2) James E G Bradford, Swindon (Mortgagee) (3) John Charles Thynne Re: Westminster Abbey (purchaser)	
	1888	Sale 1) John Charles Thynne (2) John Gosling & William Gosling	House, farm buildings etc plus ten acres
	1903	Agreement rent £60 pa Jonathon Gosling of Coate Edward Ferris of Swindon - tenant	Dwelling house known as Jefferies House with yard, garden, orchard, stalls, stables and other buildings and the two closes of pasture adj. lately occupied by landlord.(William Gosling had died in 1881)
	1915	Conveyance (1) Henry Bigley* (2) Job Lawrence	John Gosling died Jan. 1915, he named Henry Bigley was one of his executors.
	1922	(1) Robert James Rick Beswick, Swindon & Fred Barnsley Silk (Vendors) (2) Mary Ann Lawrence, Jefferies Farm Coate (3) Percy George Herring, farmer	Job Lawrence died June 1922 the 'Vendors' were named as executors. 'In accordance with the terms of the will Vendors offered conveyed to deceased eldest daughter Mary Ann Lawrence at the price of £2,000 but she declined the said offer'. 'now being sold to P G Herring. All that messuage, tenement, dwellinghouse together with yard and range of farm buildings, garden, orchard 'and two closes of land (formerly three closes and a withy bed) thereto adj. known as "Jefferies Farm" containing 11.8 acres

Other Sources

Reference	Date	Source	Details
2757/2H	Early 18c		Map of Coate, Liddington and Walcot in Swindon – owners, occupiers, field names, acreage.
212B/1798	1719	Indenture 1.Stephen Lawrence of Broome 2.Richard Goddard of Swindon	Some of the acreage named in this Indenture corresponds with details in the Jefferies' Abstract of Title.
1461/2378	1764	Assignment of Mortgage by Thomas Villett of Swindon (consent of Henry & Elizabeth Herring)	Messuage and lands in Chiseldon (see WSA G/24/150/27)
2424/232, 2424/28	1822	Conveyance of Land (1) Richard Jefferies (2) To Canal Company	
2424/48H	1820	Plan of proposed reservoir at Coate	
117/1	1635-1932	Badbury Manor Court Book	Provides details of quit rents and occupiers of Jefferies Farm
1178/103	?	Copy of Will of Thomas Herring (died 1759)	Had freehold and leasehold property in Liddington, Wanborough, Chiseldon, houses in Badbury. 5 named children as beneficiaries: Thomas (provision already made in Marriage Settlement), John, Henry, Martha and Ann.
-	1845	Chiseldon Tithe Map and Award	
3483/26	1915	Charity Foundation by Jonathon Gosling	Bequest £250 to maintain family monuments and as charitable provision for poor of Coate.
G24/145/IMS	1925	Plans and Book of Reference – Coate Reservoir Lands	Includes layout of Jefferies Farm.

NB It is possible that part of the acreage and pasture at 'Jefferies Farm' was one of several properties sold by John Ball of Swindon in 1693; parties named, besides John Ball and his family were: Richard Martin, William Carter of Staunton, Henry Gray, Stephen Lawrence and Augustine Mills (see 1461/170 and 1461/171).

Taken from Abstract of Title, 1868 - WSA G/24/150/27 -

Jefferies Farm at Coate

The property purchased by Richard Jefferies was '*formerly part of the manor of Badbury*' and consisted of *"all those six acres of pasture ground in a certain ground called "The Farm Close" bound in the West with a Hedge that parts the said ground from theretofore of William Wells ...On Northside with a messuage or tenement on South with a hedge that parts said six acres from the land of John Stone called "The fern" then in the possession of William Baden on East with a way leading there from Fern Close; And also all that ground formerly called the "Horse Leaze" in Badbury containing three and a half acres; And also all those pieces or parcels of meadow or pasture one called "Lower Lease" containing one acre the other "Upper Leaze containing one acre. All lying in Badbury"*. Associated papers show the property was heavily mortgaged, the first taken out by Thomas Herring's grandmother Mary in 1764.

Extracts from WSA 212B/1798

An Indenture between (1) **Stephen Lawrence of Broom**, Swindon, Gent. and (2) **Richard Goddard** of Swindon dated 3rd September 1719. Some of the property described therein corresponds with the Assignment of Mortgage in the Jefferies' papers in the Swindon Borough Council collection at WSA. Ref: WSA G/24/150/27 - Abstract of Title

Stephen Lawrence was in debt to Henry Smith of Liddiard Treygoose for £280 through an assignment of a mortgage dd 18th September 1716 between (1) Robert Tothill of St Faiths, London (2) Stephen Lawrence (3) Henry Smith for 1,000 years. Stephen Lawrence was also indebted to John Gilbert of Swindon for £30 + interest, in a mortgage dd 23rd June 1718 for 500 years.

Lawrence was selling to Richard Goddard to raise funds for a marriage settlement for his eldest son Thomas with Elizabeth Bailly.

'Stephen Lawrence has granted, bargained and sold, released and confirmed to Richard Goddard ...being in actual possession of the messuage or tenement several pieces of meadow or pasture ...and hereditaments hereinafter..'

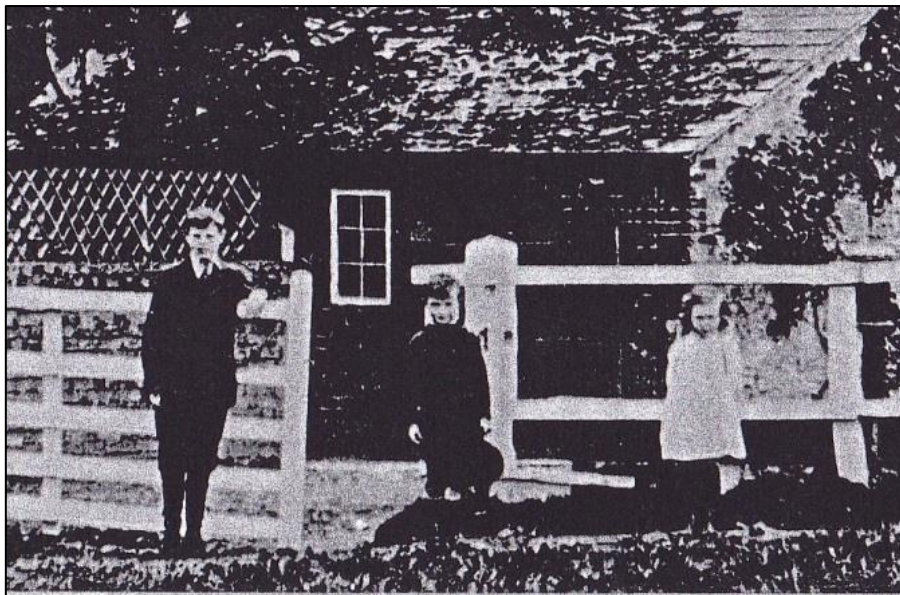
"All that messuage or tenement with the appurtenances in Badbury in the parish of Chiseldon ... in the several tenures of John Robinson and Richard Haggard together with the backsides, barns, stables outhouses, gardens and orchards to the same belonging formerly part of the manor of Badbury aforesaid. And also all those six acres of pasture ground lying and being in a certain ground calle 'The Ferne Close' in Badbury aforesaid formerly in the tenure of one Robert Well (?) and since in the tenure of Henry Gray and since of Robert Kempton.... Which said six acres are abutted and bounded on the West side with a ground lately of one William Well (?) on the North side messuage and the said tenant, On the South side with a hedge that parts the said six acres from a certain ground late of William Mellish Esq called the Ferne being formerly in the tenure of one widow Long and since of the said Henry Gray and now of [blank space] And on the East side with a way leading through the said Ferne Close in which the said six acres now lie. And all that ground called the Horse Leaze lying in Badbury aforesaid lately in the possession of John Gray brother to the said Henry Gray. And also all those pieces and parcels of Meadow and pasture hereinafter particularly mentioned that is to say one ground commonly called the Lower Leaze containing 1½ acres situated and lying in Badbury aforesaid and were lately purchased of the said Stephen Lawrence of Robert Kempton and John Kempton and now in the possession of the said Stephen Lawrence situate in Badbury in the parish of Chiseldon And also that those of meadow or pasture commonly called Martins situate, lying and being in West Swindon hereforeto in the possession of one Richard Martin and was lately purchased in Fee by the said Stephen Lawrence of the said Richard Martin .'

Lawrence also purchased other lands in West Swindon from Richard Martin.

Brief Biographies of Owners/Tenants post Jefferies

Jonathon and William Gosling were sons of William Gosling, farmer. In 1861, the family were farming 100 acres at Coate. At the time Jonathon was 20 years of age; a decade later he had his own 182 acre farm at South Marston and remained there until purchasing Jefferies Farm in 1888. He is recorded as living at Jefferies House in 1891 apparently remaining there until 1903 when the property was leased to Edward Ferris. Jonathon had not married and, by 1911 was living with his nephew William Dixon at Coate when he was described as a 'retired farmer of 350 acres'. Jonathon died four years later; his Executors sold Jefferies House, now called Coate House, to Job Lawrence. In his will Jonathon set up a charity to be administered by the Vicar and Churchwardens of Chiseldon, he provided £250 for the upkeep of the family monuments in Chiseldon Churchyard with residual monies to be spent on the poor of Coate.

Edward Ferris was born c 1875 to a farmer in Sutton Benger, moving to Swindon in the 1890s where trade directories reveal he was a partner in a firm of Auctioneers and Valuers. In 1901 he was living in Goddard Street, Swindon with his wife and young son. Newspaper advertisements indicate he dealt in farm stock and equipment at Sales in Swindon, Wootton Bassett and Bath gradually expanding his business to include commercial and residential property. In 1903 he had taken out a lease on Jefferies Farm. The 1911 Census indicates this was the family home comprising Edward, his wife, seven children and a maid servant. The children shown in a photograph of this period are thought to be Ferris siblings.



Photograph from Swindon Local Studies Central Library Collection

Job Lawrence's father was a railway labourer. Job was 11 years of age in 1861 living with his family in Shrivenham, Berkshire. By 1871 he had moved to Wanborough with a wife and young family working as an agricultural labourer. Before his 30th birthday Job and family had moved to Coate, where he was employed by the 'Waterworks' Company as 'Reservoir Keeper' living in a cottage on the estate. He was still there in 1911, a widower with three of his children, his occupation given as 'Pleasure Resort Proprietor'. His unmarried children remained with him until death in 1922. A clause in his will left his house to his daughter Mary on condition that she paid his estate £2,000, if she declined then

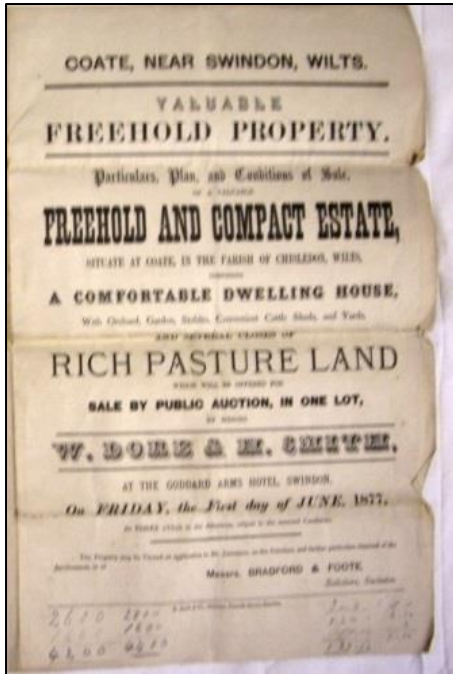
the property was to be sold. His executors subsequently sold the house and grounds to Percy George Herring.



Percy George Herring was born c1887 in Wanborough, the son of John Herring a self-employed carpenter. In 1911 Percy's described as a labourer, and appears in the 1920 Kelly's directory as a farmer still living in Wanborough. He purchased Jefferies House in 1922 but had left by 1925. In 1939 he is recorded in Kelly's Directory as a farmer in Green Road, Upper Stratton. He died in 1962.

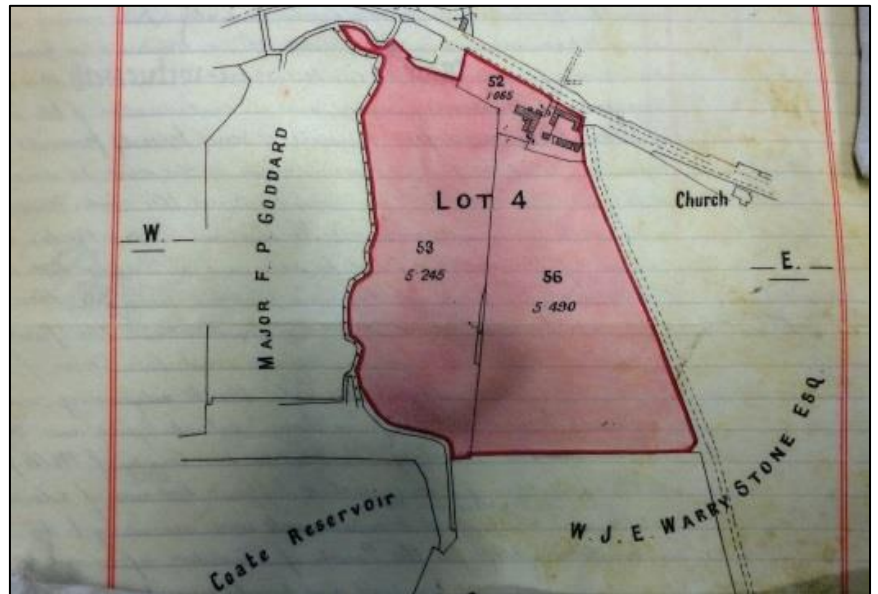
4.

Jefferies House Sale Particulars



1877

1877 and 1888



With OR witness, who by so doing, for and to their heirs and assigns, the day and year first above written.

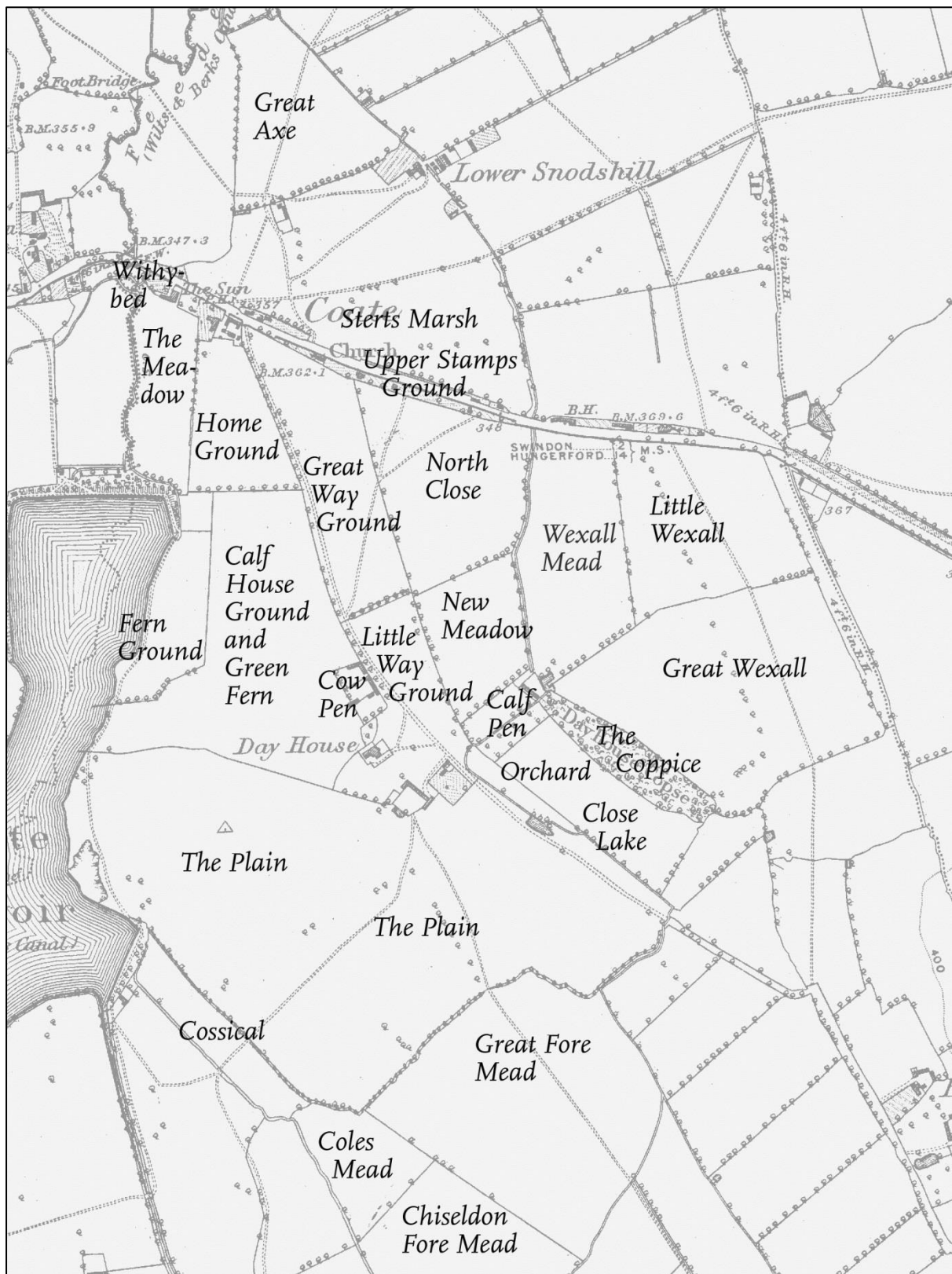
The Schedule hereunto referred to:

No. in Table Map	No. in Schedule Survey Map	Name	Note	Amount per Table Survey Map	Area per Schedule Survey
123	52	Homestead Buildings and Yard adjoining		1 39	1.065
123	56	Home Ground commonly called the Farm Ground		5 11	5.490
126		Little Ground		1 1 27	
127	53	The Meadow		3 1 19	5.245
129		Wetley Pond		13	
				10 1 39	11.800

Signed, sealed and Delivered
by the said Henry Bagley in
the presence of
H. Bagley

1888 and 1915

Field Names



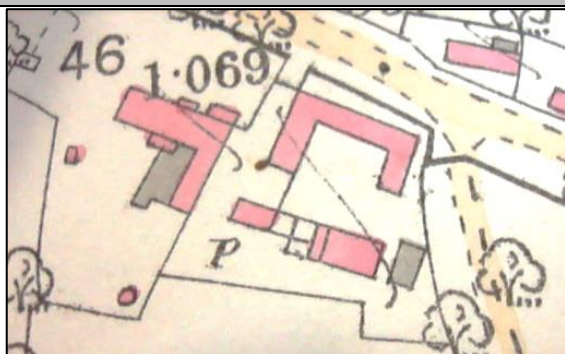
WSA Plan for Coate Water c1820



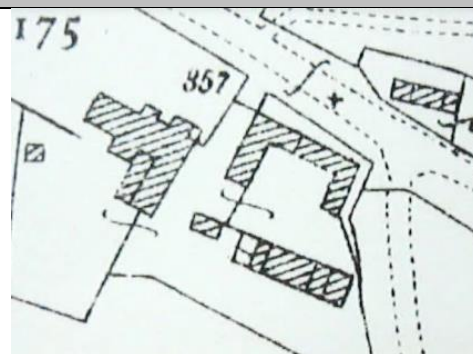
WILTSHIRE BUILDINGS RECORD FARMSTEAD PROJECT



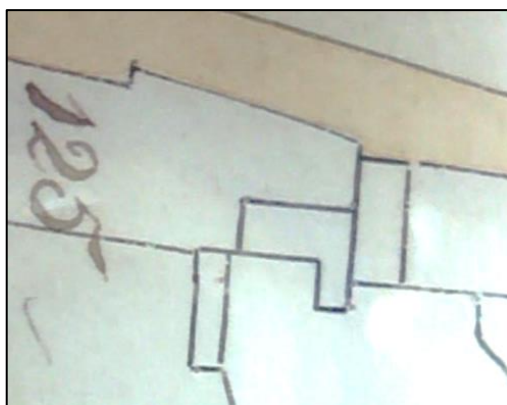
Name of farm:	Jefferies Farm	Grid ref:	



OS 1886



OS 1923

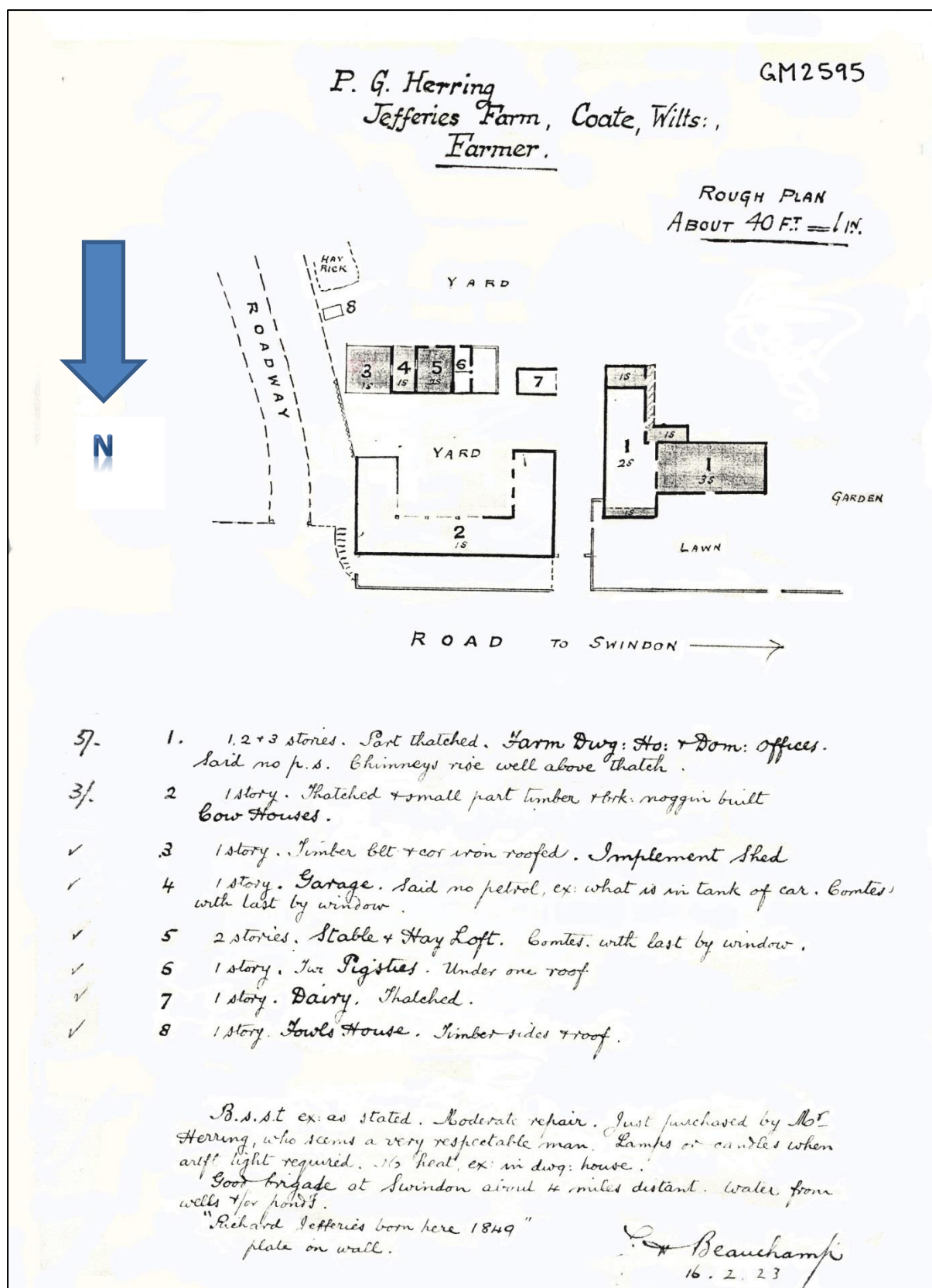


Tithe Map 1845

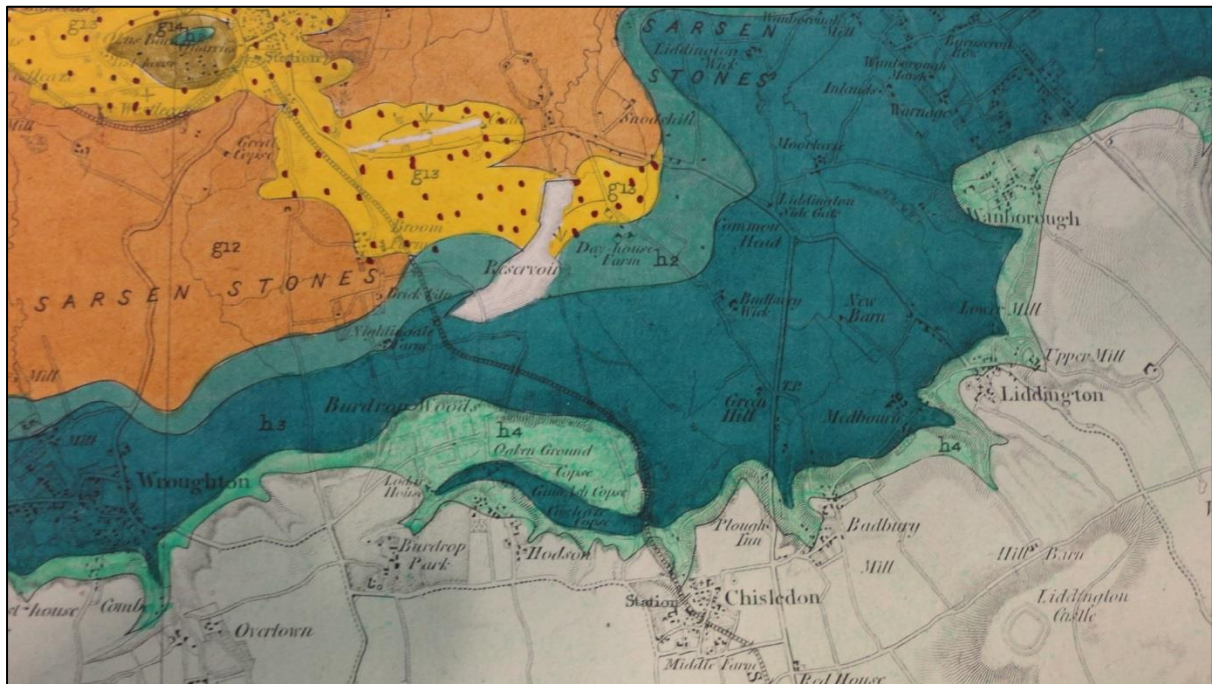


OS 1943

Plan of Jefferies Farm 1923



Nineteenth century geology map of northern Chiseldon and environs.



- Dark Blue: Gault Clay
- Lighter Blue: Upper Greensand
- Yellow: Sand
- Orange: Kimmeridge Clay

5.

Extracts from printed Sources

(provided by Richard Jefferies Museum)

Introduction

'Richard Jefferies was born on the Jefferies' family dairy farm at Coate on 6th November 1848. The author spent his childhood exploring Coate Water, the local fields, woods and streams, and all formed the abacground for many of his essays and novels. The area around his home has been known for over 100 years as "Jefferies Land".'

Descriptions:

"John Jefferies added the brick-built extension at right angles to the original farmhouse. In John Jefferies' day the extension was also thatched. Latter, in 1886, in a letter to his father, Richard Jefferies mentions not having seen the new blue slates. Fanny Hill, daughter of Richard Jefferies' Aunt Martha, remembers: "Until the thatch was replaced by slate roofing, it was picturesque".'

"According to Richard Jefferies, many of the rooms in the new brick-built extension were used to stre agricultural equipment. The attic had slated wooden windows where the cheeses and apples were stored."

'In his biography of Richard Jefferies, the poet Edward Thomas described the cottage thus in 1909:

"Coate Farm is a plain, oblong, slated, brick house of two Stories, including the attics, attached on the east side to the small, steeped-roof, and still thatched remnant of an older house. In front , one sitting-room downstairs has a bay, widnow and window-seat. A large pear tree covers the western end of the house, and still touches, as in Jefferies' day, the attic window and looks to Swindon. The bedrooms, one of them in the old part under the thatch, are reached by irregular passages and steps, and the staircase is narrow and dark. At the top are two long low attics, one of them the cheese-room where Jefferies read and Amaryllis painted, when its window was latticed, but not glazed. Beside the bedroom, there is a cellar, and a kitchen with open fireplace and brewing copper, all under the thatch; and outside that the dairy, at right angles to the house. Thatched boutbuildings are close by, under elms, to the east."

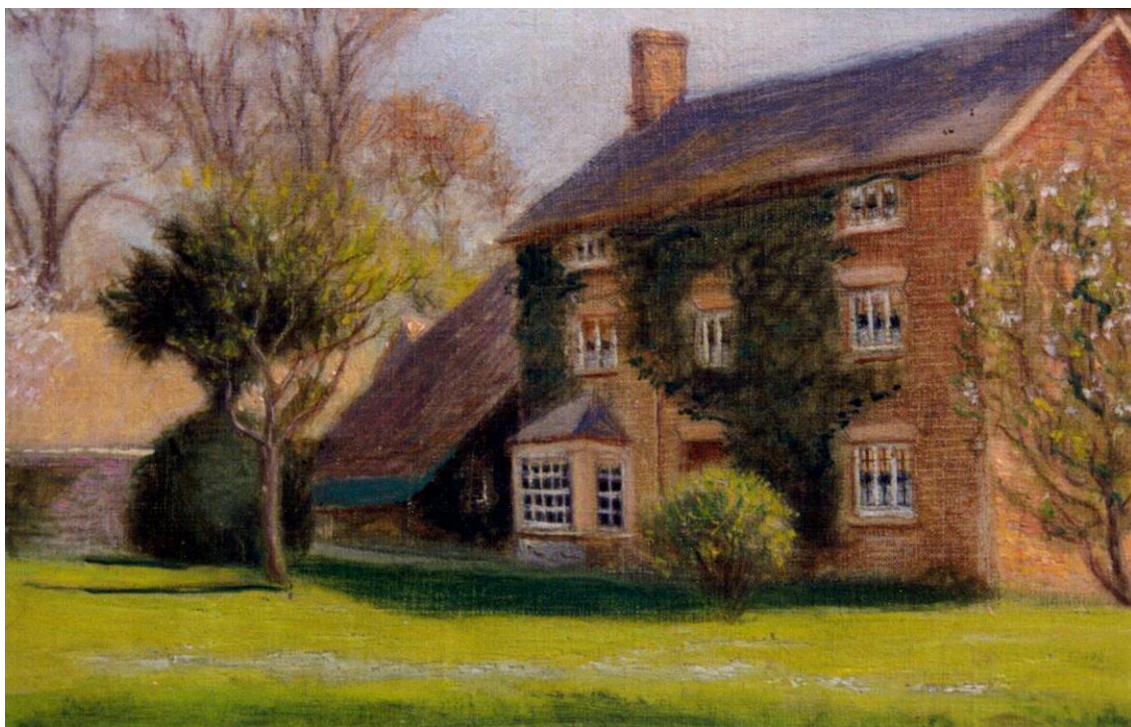
'In a letter to his aunt Ellen dated 4th November 1861, Richard Jefferies writes:

We are going to have a prayer meeting at our house every Tuesday as we cannot manage to have it on Sundays for a week or two: it is to be held in the brewhouse which is going to be whitewashed, some ugly old stairs took away and I don't know what else isn't going to be done to it, the preacher is going to stand in the doorway and along the beam in the dairy a curtain will be hung to keep the

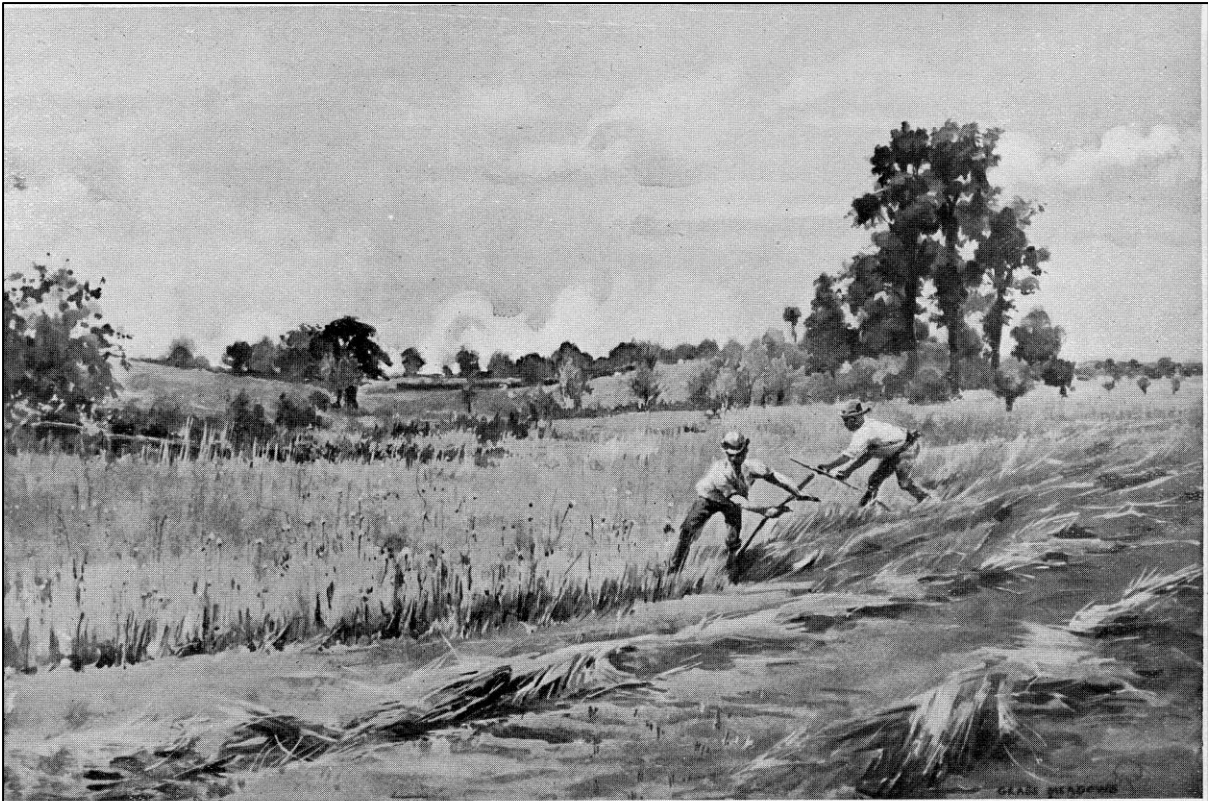
people's eyes from going much further than the preacher iand in the dairy a few stools and chairs for ourselves and a few f the ladies and gentlemen who do not like to mix with the work people or our friends".'

A description of the old cottage kitchen in Jefferies *Round about a Great Estate* was maybe a contraction of time.

"The kitchen had perhaps originally been the house, the rest having been added to it in the course of years as the mode of life changed and increasing civilisation demanded more convenience and comfort. The walls were quite four feet thick, and the one small lattice-window in its dep recess scarcely let in sufficient light, even on a summer's day to dispel the gloom, except at one particular time. The little panes, yellow and green, were but just above the ground, looking out upon the road into the rickyard... There was an old oak table in the centre of the room – a table so solid that young Aaron, the strong labourer, could only move it with difficulty..... There was no ceiling properly speaking, thhheee boards of the floor above and a thick beam which upheld it being only whitewashed; and much of that had scaled off. An oaken door led down a few steps into the cellar, and over both cellar and kitchen there sloped a long roof, thatched, whose eaves were but just above the ground.'

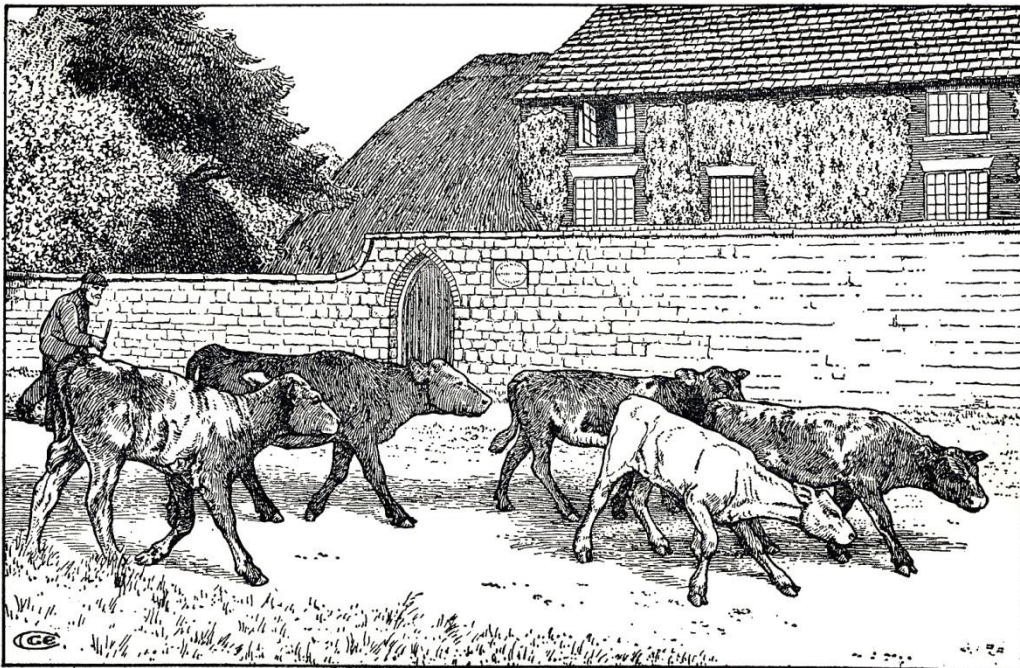


c1910



GRASS MEADOWS AT COATE

This is a reproduction of a water-colour painted by Miss B. Newcombe in 1893. Coate farmhouse had not much land attached, somewhere about forty acres in all, some of it adjoining the Reservoir, and all of it pasture land. Here Jefferies, in his youth, found much to observe, and to utilise later in his works.



1930s