

The House Detective!

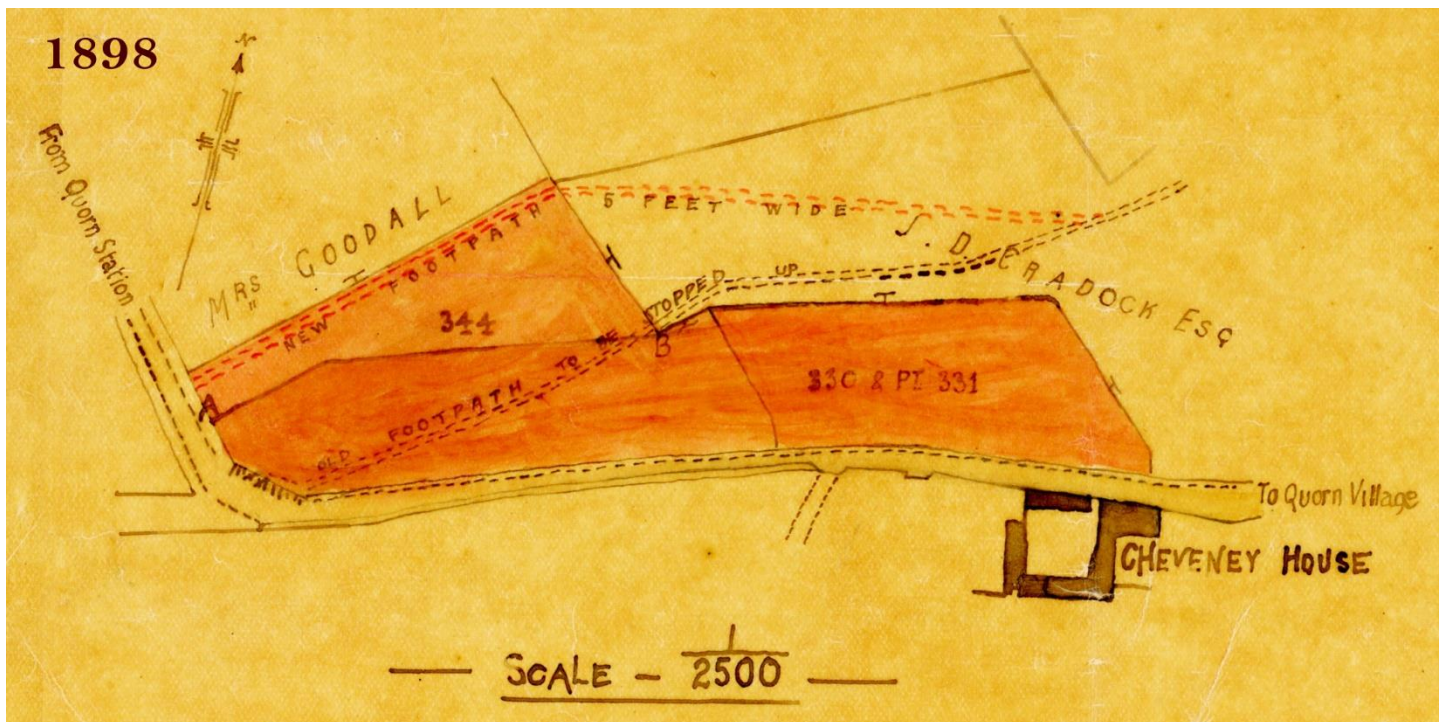
The current owners of 23 Chaveney Road, Quorn wanted to find out more about the history of their house, but despite having a fascinating box of old deeds, it was not easy! It didn't help that Chaveney Road has been renumbered twice, which added more layers of confusion, so they enlisted the help of local historian Sue Templeman. The rest, as they say, is history!

Original owners of the land

An abstract (summary) of the deeds stated that the land on which 23 Chaveney Road stands on today originally formed part of the Farnham family estate. In fact the Quorndon Enclosure Act of 1762 indicates that it was included in one of the parcels of land awarded to Edward Farnham of Quorn House (1704 to 1775). The land was eventually inherited in 1879 by William Edward John Basil Farnham, Edward's great grandson, when William's father (Edward Basil Farnham) died. William (or Willie as he was known) led an extravagant lifestyle and despite inheriting a very large estate, found himself in financial difficulties. The abstract revealed that by 1887, William was borrowing against this and other land. Unfortunately in 1893 he went bankrupt and was committed to an asylum.

Sale in 1898

The abstract indicated that the land in question formed part of a larger close (field/area) of 1 acre 1 rood 0 perches (approx 6050 square yards), sold in September 1898 by the Law Union and Crown Insurance Company to John Davys Cradock of Quorn Court for £240. See red area on the plan. The vendors seemed to own the land as a result of William Farnham's bankruptcy.



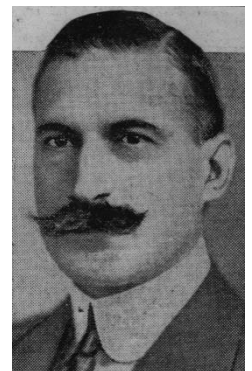
John Davys Cradock

At that time the land was being used by Quorn farmer, James Bolesworth, a farmer on Meeting Street.

Sale in 1901

On 17th May 1901, John Davys Cradock sold a large area of land in this area (about 5 ¼ acres), to George Francis Farnham of Quorn House for £1,200. The whole of the area coloured red on the 1898 plan formed part of the sale.

George was the younger brother of William Farnham, a stockbroker and wealthy in his own right. In the early 1890s after William had been made bankrupt, his assets were sold. Quorn House and surrounding land had been purchased by Mountsorrel Granite Company, but fairly quickly George bought

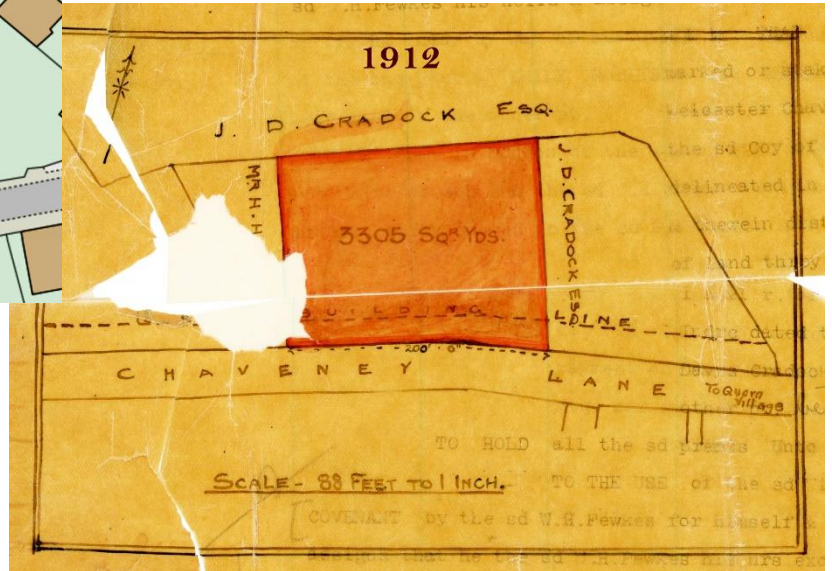


George Francis Farnham

the house and immediately surrounding land back from them – minus the mineral rights – but that is another story! He moved back into his childhood home and it would appear from this transaction that he was restoring more of the old Farnham land back into the estate.

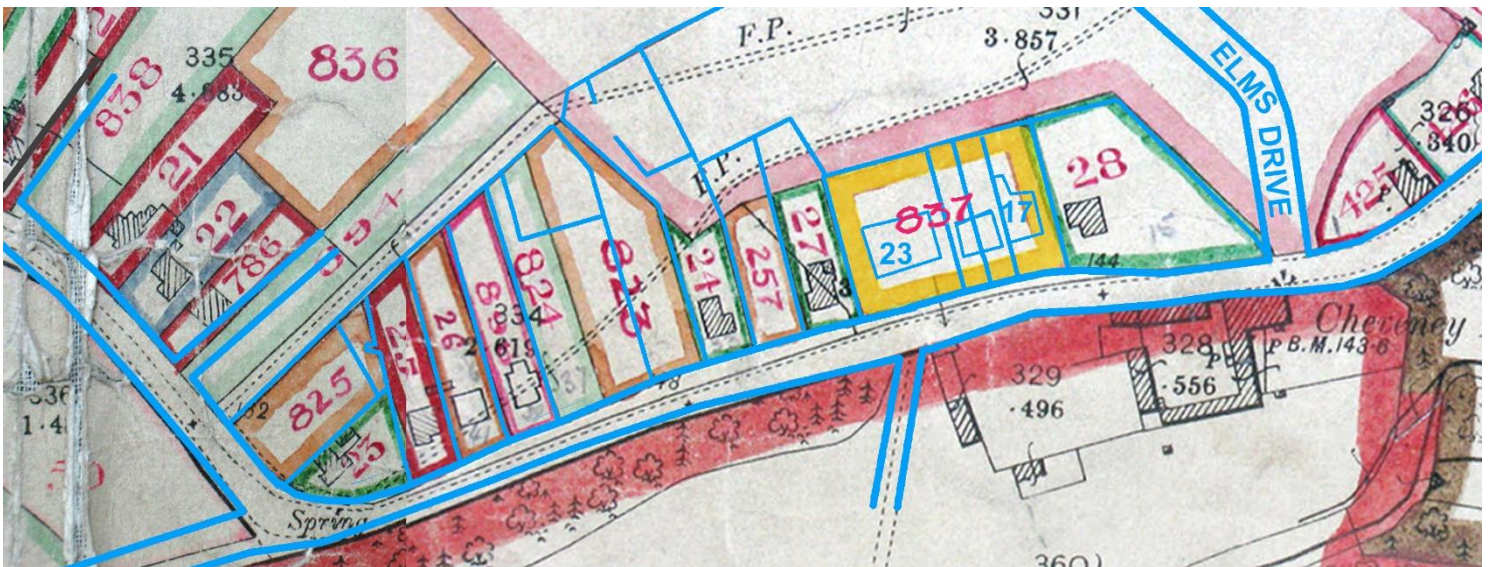
Sale in 1912

An abstract deed of 1922 indicates that on 14th June 1912 George Francis Farnham of Quorn House sold a plot of land to William Henry Fewkes, a well-known Quorn builder, for £280. This was 3,305 square yards (0.7 acres) and is the plot that now contains numbers 17, 19, 21 and 23 Chaveney Road. See the modern plan on the left and (below) the plan that accompanied the deeds.



William Fewkes raised a mortgage on the land from the Quorndon & Neighbourhood Freehold Benefit Building Society.

The map below from 1910 Finance Act documents for Quorn, together with an accompanying record book, confirmed the ownership of this land by William Fewkes. Superimposed in blue are some of the modern roads and plots, as are houses 17, 19, 21 and 23 in plot 837. Some houses had already been constructed on Chaveney Road, but building was then held up by WW1.



The development of Chaveney Road was a lively topic of conversation in the village. Quorn Land Syndicate, a group of Quorn businessmen, had acquired a lot of land in Quorn, including on Chaveney Road and their secretary George White was also secretary to the Quorndon & Neighbourhood Freehold Benefit Building Society, Clerk to Quorndon Urban District Council and a property developer/estate agent in his own right – possibly a conflict of interests! With so many of the same people being involved in the various developments taking place, Thomas Dexter in his account of village life in the early 1900s recalls that they were often referred to as 'the forty thieves'!

Sale in 1922

On 23rd November 1922, Ellen Amelia Jane Butler, a teacher at Rawlins Grammar School, who was living in Vine Cottage on Castledine Street in Quorn, bought the land on which 23 Chaveney Road (1,610 sq yards) now stands. She paid £200 to William Fewkes.

Ellen was one of seven children born to James and Adelaide Butler. She was born in Warwick in 1867 and qualified as a teacher in 1895. The 1911 census shows Ellen as a teacher at Rawlins school and boarding there.

On the right is a photograph of Ellen taken from a Rawlins staff photograph. She would have been in her early 50s by this time. Although in the photograph she looks somewhat younger, there seems little doubt this is her.



Ellen Amelia Jane Butler in 1920/21

The house is built in 1923

In March 1923 Ellen was still living in Vine Cottage and was having her house built. She took out a mortgage of £750 from the Leicester Permanent Building Society. It is not known whether she used William Fewkes as her builder.

1924

On the 1924 electoral roll the house is between numbers 3 and 5 Chaveney Road, called both **Bredon Bank** and New House. Living there is Ellen aged 57, her brother Frank Holden Butler aged 49, her sister Evelyn Gertrude Butler aged 55 and their 80 year old father, James Holden Butler. James died in 1926.

Bredon is a village in south Worcestershire on the River Avon and near to Tewksbury. Ellen's mother and maternal grandparents came from nearby Gloucestershire and even lived in Tewkesbury for a while. Perhaps the name came from happy days there.



Bredon Bank (now no 23) in the late 1920s

Renumbering

Chaveney Road was renumbered between 1938 and 1939 and Bredon Bank (still without a number in 1938) became no 11.

1939

The 1939 Register shows that the three siblings were still living in no 11 (no 23 today). Frank (aged 64) is described as a retired architect and civil engineer, acting as an ARP warden at the time, Ellen (aged 72) has retired as a teacher and Evelyn (aged 70) is recorded as carrying out domestic duties. Evelyn died in 1952.

Renumbering

Chaveney Road was renumbered again between 1953 and 1956. No 11 became no 23. Because no 23 was on a large plot, with space to the west side, two numbers (25 and 27) were missed out to allow for possible future development.

1956

Ellen died in 1956 aged 89 and left the house to her brother Frank.

Sale in 1961

At the beginning of 1961 Frank Holden Butler was living in no 23 alone, but then in March of that year he sold the house for £4,000 to Michael Athey (a solicitor) and his wife Pauline. Frank moved to Langham in Rutland and died there in 1967, aged 91.

BUTLER Ellen Amelia Jane of 23 Chaveney-road Quorn **Leicestershire** spinster died 2 April 1956 at 380 Aylestone-road Leicester Probate **Nottingham** 1 May to Frank Holden Butler retired civil engineer. Effects £3262 1s. 9d.

Four sales between 1965 and 1997

In March 1965 Michael and Pauline Athey sold no 23 to Geoffrey Potter (a chartered civil engineer) and his wife Pauline for £6,450.

On 15th February 1974, the house changed hands again and this time the purchasers were Russell and Jean Parker, who paid £27,900.

On 30th July 1993, the Parkers sold to Paul and Suzanne Amos. The Parkers described the house as being called 'The Hollies', but this was not an original name.

In 1997 No 23 was purchased by the Haywood family who extended the house (mainly at the back), the following year.



23 Chaveney Road in 2011



23 Chaveney Road today

23 Chaveney Road today

By the 1990s most of the period features had been stripped out of property and a modern porch and rendering made the front of the house almost unrecognisable; but despite all this, Ellen's old home still retained a good feeling. When Simon and Jane Kelly went to view the house in 2012, they knew instantly that this was going to be a happy home for them and their family. They completely renovated and extended the house in 2013 and the house today is stunning, meeting all their needs.

This article was produced by Sue Templeman on behalf of www.quornmuseum.com. Thank you to Simon and Jane for sharing their deeds

and for the modern photograph of 23 Chaveney Road which was taken by Chris Sutton. If you have any memories or pictures of Quorn you would be willing to share, please contact sue@quorndon.com or 01509 412112 or pass a message through the Parish Office.