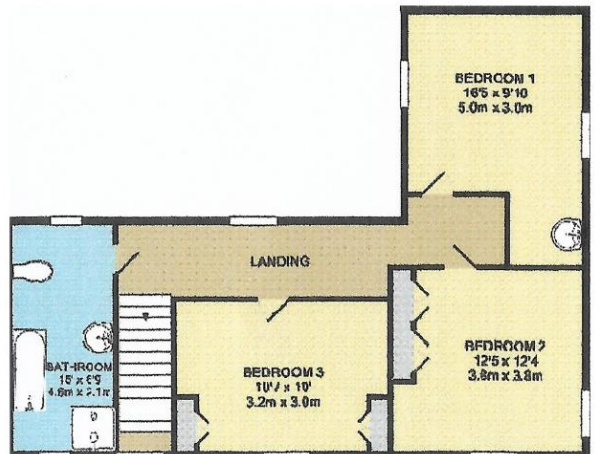


Cherry Tree Cottage:

Winkworth

Winkworth Sales Brochure, 2011



In previous articles on Cherry Tree Cottage we have established how it is easy to trace a house ownership when there is good documentation and nigh on impossible if the records are not readily available. In more modern times this latter situation is even more the case, added to which researchers are charged extortionately and the pursuit of 'history' is not encouraged.

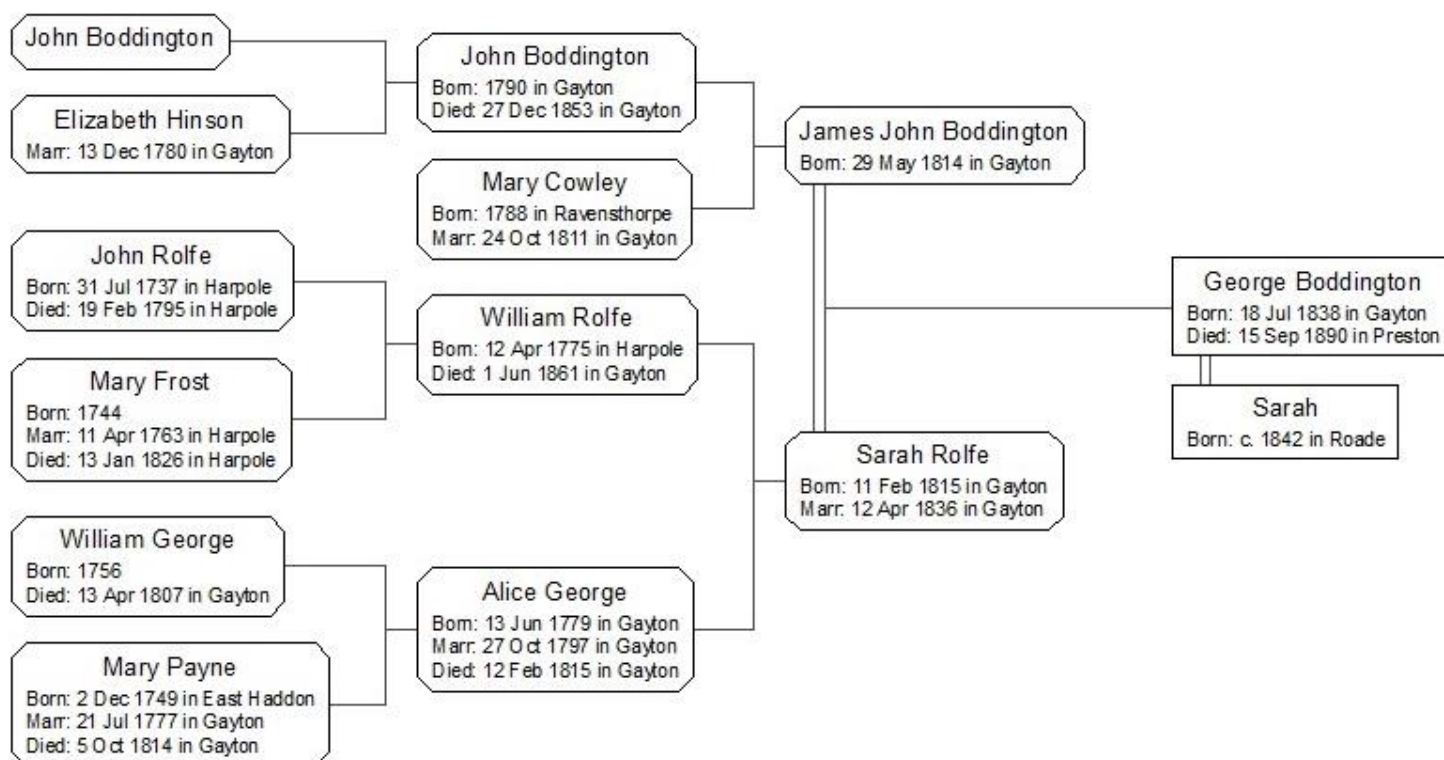
Take the census years, 1841, 1851, 1861, 1871, 1881, 1891, 1901, 1911 and 1921: it should be easy to tell who was living where in Gayton, but with names, of roads, or lack of them, and names, of houses, or lack of them, changing frequently, it most certainly is NOT! Throw trying to follow the meandering track the Enumerator took as he visited each house in Gayton, into the mix and . . . You are right! I am trying to explain why I am just not able to follow the inhabitants in Cherry Tree Cottage with any degree of certainty, even through the census years!

By the time of the Tithe Award, or at least in 1841, it appears that Cherry Tree Cottage is owned by Henry Hawley. (The confusion about this has been discussed in the previous article on Cherry Tree Cottage). In the Census of 1841 Sarah Boddington and her son George were living at Cherry Tree Cottage. Sarah was the wife of James John Boddington. Sarah Rolfe married James John Boddington on 12 April 1836 in Gayton. Sarah's maternal grandparents, William George and Mary Payne were each a child of one of the two farmers from East Haddon that Dr Hawley brought in to take over the farms in Gayton in 1759 to improve his profits and the quality of the farming. Sarah and James may not have been wealthy but James Hawley was sure that she could pay the rent!

The WI Scrapbook of 1953 records that:

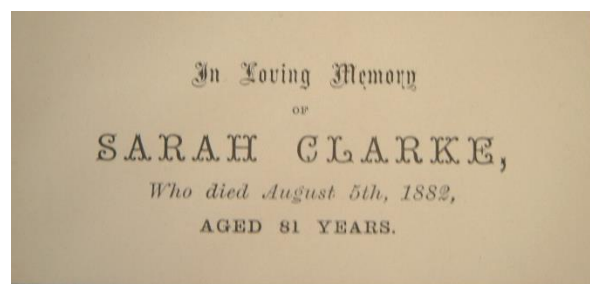
This house, Rensbury, (*Baker Street*) whose title deeds are known to go back to 1600 was a former bakehouse owned by Mr Rolfe and Mr Linnell who carried on the trade there for years. So, Sarah Boddington had the comfort of having her parents living around the corner.

James John Boddington and Sarah Rolfe



William and Susannah Kingston may have lived in Cherry Tree Cottage in 1861 and 1871. The Census Enumerator zig-zagged around Five ways in a haphazard way. John Penn, Sir Joseph Henry Hawley's Gayton Estate Bailiff recorded in 1865 that William Kingston paid Hawley for 24 poles £3 10s rental for one year. As Rentals were due on Lady Day if William Kingston died on 24 August 1875 his wife would have been able to remain in her home until 25 March 1876.

By 1881 it became clear that a very neat solution was arranged. Susannah Kingston, 67, was boarding with Sarah Clarke, 81, who was an Annuitant (with a pension) at 2 Doctor's Row (one of the cottages in Deans Row attached to Beech House but since demolished). The two widows supported each other; one had an assured income and the other was younger and also worked as a lacemaker. In addition Sarah's brother William and Caroline Clarke lived next-door-but-one at 4 Doctors Row. Sarah Clarke's husband Joseph had died on 4 January 1881 and Sarah died on 5 August 1882 both in their eighties. These cards announcing their deaths came into Clive Boddington's possession because they were sent to George Dunkley the farmer at the Weir.



Henry Clarke's parents' Death Cards, Courtesy of Clive Boddington.

In loving remembrance of
 Joseph Clarke
 who died January 4th 1881
 aged 84 years
 Also of Sarah
 The beloved wife
 Of the above
 Who died August 3rd 1882
 Aged 81 years
 From the burden of the flesh
 And from care and sin released
 Where the wicked cease from troubling
 And the weary are at rest





Photo of Mr and Mrs (Benjamin) Smith, and Mr and Mrs (Henry) Clarke outside the Clarke's home at Step Cottages in 1913: Courtesy of Jill Clarke

Double Golden Wedding at Gayton (1913)

A pleasing coincidence

Golden wedding celebrations are becoming frequent occurrences in the county, but for two related couples to celebrate the fiftieth anniversary of their marriage on the same day is certainly unique and the pretty village of Gayton is proud of possessing such a rare record.

The happy couples who have attracted such attention are Mr and Mrs Benjamin Smith and Mr and Mrs Henry Clarke who were married at Gayton Church on 10 March 1863, the day on which the late King Edward and Queen Alexandra were married.

Mr Smith and Mrs Clarke are brother and sister being the son and daughter of the late John Smith of Gayton who passed away at the advanced age of 81. Mr Clarke's father the late Mr Joseph Clarke, was employed on the Grand Junction Canal, and also lived to over 80 years.

Mrs Smith, who was engaged at Gayton House with Mr and Mrs C Pilgrim comes of a Hampshire family, but has spent most of her life at Gayton. Mr Smith and Mr Clarke were employed on the London and North Western Railway as Platelayers for over 30 years, retiring on well-earned pensions upon reaching the age of 65. They are now 72 and 74 respectively and enjoy very good health.

The two couples well remember their wedding day, for the whole village was en fete in celebration of the Royal marriage. The double event took place about nine o'clock, after Mr Smith had recorded his vote in the County Council Elections at Blisworth. The happy couples who scorned the assistance of bridesmaids and best man walked together to the church, where the nuptial knot was tied by the curate the Rev J Whitehurst. Following the ceremony the parties walked to Banbury Lane where the wedding breakfast was served after which an

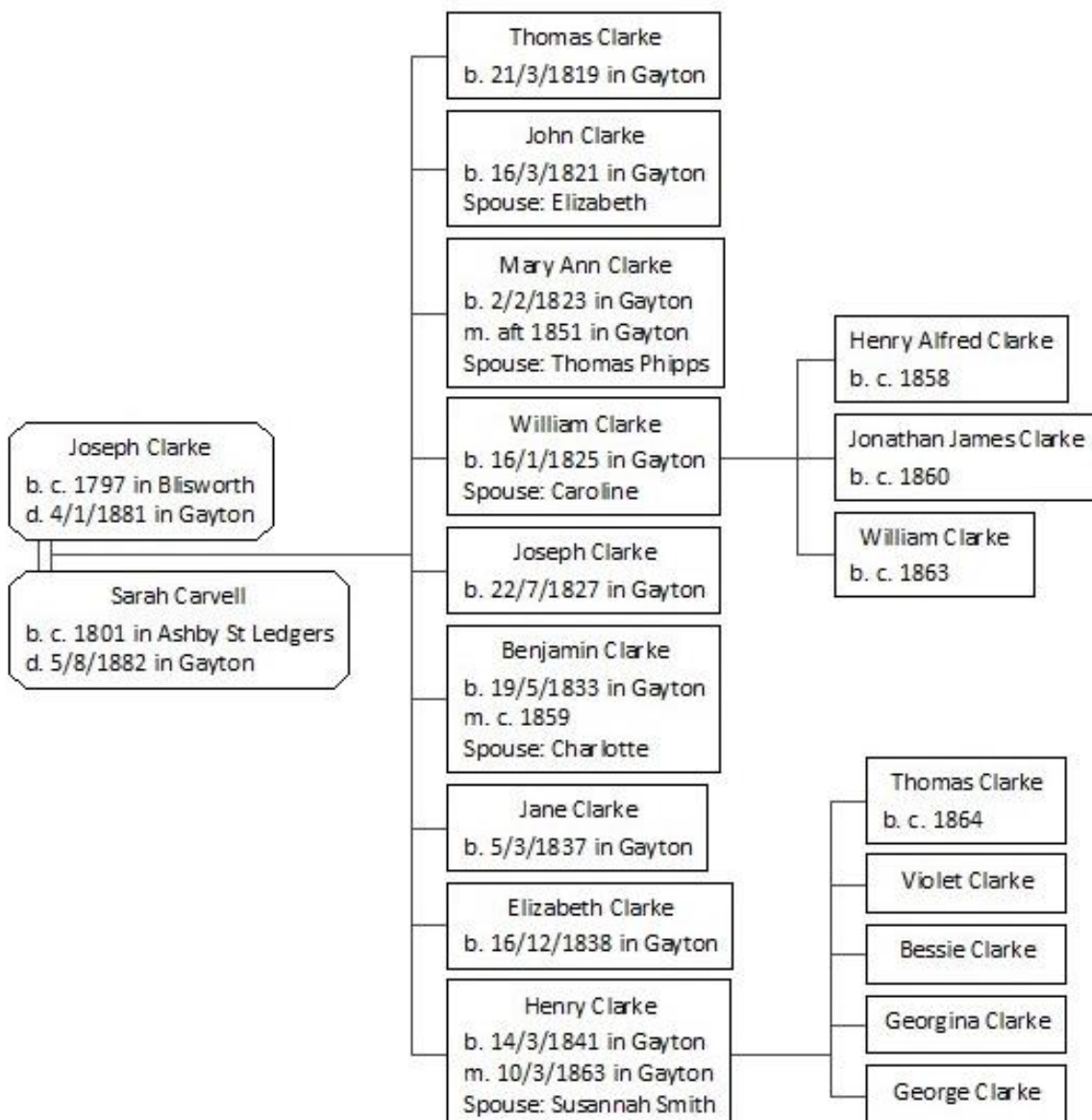
adjournment was made to a field belonging to the late Mr Walter George (*of Home Farm*) where the villagers were making merry in honour of the national event.

The old people celebrated their golden weddings very quietly on Monday, a family party being held in Mr Smith's house. Mr and Mrs Smith have two sons, one of whom is a successful auctioneer and estate agent, at Sheffield, a daughter and seven grandchildren, and Mr and Mrs Clarke, two sons and three daughters and thirteen grandchildren. They have both received many congratulatory messages and Miss King the elder daughter of the Vicar of Gayton (*Rev Dr King*) has presented them with dainty framed souvenirs painted by herself.



Newspaper Article: Courtesy of Wendy Briglin

Henry and Susannah Clarke's Family



It seems very likely that when Susannah Kingston moved in with Joseph and Sarah Clarke, Henry Clarke's parents, that Henry and Susannah Clarke moved into Cherry Tree Cottage as they were living there in 1881.



Cherry Tree Cottage: Gayton WI Photographic Record – early 1970s

Cherry Tree Cottage has a history of Non-Conformism through its inhabitants.

On 20 August 1817 William Facer registered his house as a 'meeting place of religious dissenters' and a licence was issued on 31 December 1817. William Facer grew his business from a beer house into a pub and an outhouse at the back of the pub was used as the meeting house. Publicans had the freedom to become Non Conformists as they were not reliant on the approbation of the Rector, in addition, Revd George Butler was ageing at the time Non Conformism was growing rapidly nationwide and losing his standing. The Baptists rented Mary Pell's home, Ivy Cottage, High Street, (The Eykyn Arms was not next door then!) and on 8 June 1833 it was registered as a meeting place for religious dissenters on 'Sabbath Evenings' and a licence was issued on 31 December 1833. The Baptist congregation grew in numbers and in 1845 Mrs Elizabeth Coleman, widow of Thomas Coleman, offered the ground for a Baptist Chapel to be built. She gave £50 towards the building in Chapel Yard (in the middle of a group of old houses which she owned, next to the Stables in High Street). The Baptists flourished for over forty years. In 1861, Joseph Boddington, Sarah Boddington's brother-in-law living in Griffiths Yard, was an Ironstone labourer and Wesleyan Methodist preacher, indicating that probably John Hillyer's meeting house nearby at 1 High Street and first licenced on 31 December 1817 was Wesleyan Methodist. By 1871 Joseph Boddington had moved to Northampton and in 1881 some of his brothers joined him. Joseph was now a Wesleyan Reformer. In 1876 Harrods Directory records for Gayton that 'The Baptists and Wesleyans each have a Chapel here' and the 1880 OS map shows a barn at the back of the Queen Victoria pub as the Wesleyan Chapel. But about this time the Baptist congregation dwindled to two and the Wesleyan Reformers took over their Chapel in Chapel Yard, on 25 March 1880. The Wesleyans renovated the building and formed a Sunday School. The redundant 'chapel' at the back of the Queen Victoria was not demolished until 2018 when the Queen Victoria was repurposed as apartments.

In 1881, Henry Clarke worked as a Plate Layer on the Railways and Charles Lucas as a Farmer but by 1891 onwards the Wesleyan Reformers had sufficient confidence to record their involvement with the movement. Charles Lucas was a Preacher and in 1921, Henry Clarke was the Wesleyan Church Secretary.

The WI Scrapbook of 1953 is always a wonderful source of modern history and true to form it records:

Tiffield Road

On the right is a stone cottage occupied by Mr and Mrs Garrett, next a brick house built by Mr Payne who lived there after he left the manor. The pretty white cottage next to this was occupied for many years by Miss Webber and now owned by Mr Rogers and his wife who have made many improvements . . .



(left to right) Ernie Garrett, George Dixon and Charlie Rook at Evergreen Farm.
Glimpses of Gayton, Rita Poxon p132

Mr Ernest and Mrs Mary Ann Garrett lived in Cherry Tree Cottage from approximately 1920 until 1960. Ernie Garrett worked for the Easts at Evergreen Farm and the Cottage was a tied cottage to Evergreen.

This was the photograph that the WI put on the front cover of the WI Scrapbook showing three men who were respected as genuine Gayton men:



Here is another photograph of Ernie Garrett working on the East's Farm, Evergreen.
(left to right) Ernie Garrett, Cyril Smith and a young Bob Mansfield.

Glimpses of Gayton, Rita Poxon, p131

Lady Hermoine Hawley sold the cottage to James Spencer Gunn on 11 February 1963.

In 1976 James Spencer Gunn sold the property that he called 'Kildonan' to Deryck and Barbara Blunt who many of you will remember as Chairman of the Governors of Gayton School.

Rita Poxon