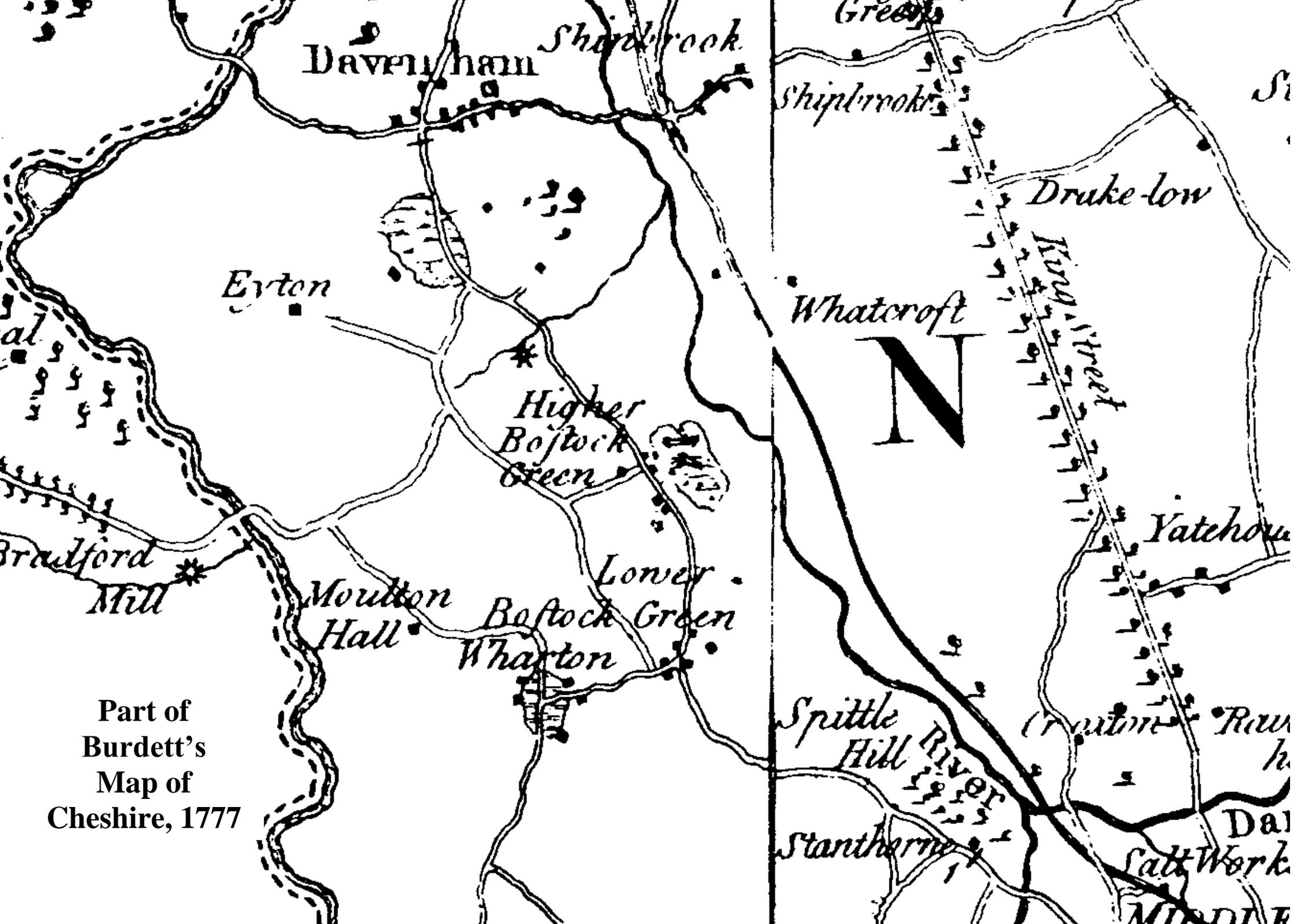


B o s t o c k

A History of a Village
and its People

Jane McLellan & Tony Bostock



Part of
Burdett's
Map of
Cheshire, 1777

B o s t o c k

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Tony Bostock & Jane McLellan

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FOREWORD

Bostock is a unique village and it was therefore a great pleasure to hear from Jane McLellan that she and Tony Bostock were writing a history of it.

Great Britain has been blessed with generations of landowners and farmers who take a pride in adding to, rather than detracting from, the beauty of the natural environment, for the benefit of all of us who live, work and visit it. The history of Bostock is a perfect example of the evolution of a 'model village', the only one I know of that can claim a reading room / social club, laundry / village hall, bowling green and pavilion, a working smithy and even a tree marking the centre of the county.

Last year saw the revival of the Bostock Village Fete thanks to the hard work of so many in Bostock and nearby, and showed the great affection and pride in which the village is held. Even today English Heritage have not listed Bostock Green, highlighting how it is the families who built, maintained, lived and live in it who have always made it and kept it so special, and this book marks another chapter in this proud story.

Henry Brooks
Peover Hall

INTRODUCTION

Today's Bostock is a relatively young village in comparison with the original Saxon settlement of 'Botestoch' noted in the Domesday Book of 1086.

Its residents have fought for their country from Agincourt to the second World War, and it has seen agriculture move from oxen pulling ploughs to the very latest hi-tech machinery. The neat black and white cottages which now stand either side of London Road were built as recently as 1775, but the village's origins lie at least 700 years earlier, probably before William the Conqueror's victory at the Battle of Hastings in 1066.

As a noted Conservation Area, Bostock is probably one of the most perfectly preserved villages in the county, and can trace its history through the various wealthy families who at one time owned over 30,000 acres of land. Through these families there are important connections with world trade, literary figures and eminent architects and landscapers.

Sandwiched between Davenham and Middlewich, each with a church, schools and shops, there was little need for Bostock to be anything other than a small farming and residential hamlet.

CONTENTS

Part One: ORIGINS & EARLY HISTORY	6
<i>Pre-history; Saxons & Normans; Old Bostock Hall; The Medieval Manor & Its Lords</i>	
Part Two: TUDOR MANOR TO MODERN VILLAGE	14
<i>The Tudor Period; The Stuart Period; Some 17th Century Residents; 18th C. Birth of a Village; The 1796 Estate Auction; 19th C. A Busy Village; Bostock in the 20th C.</i>	
Part Three: LORDS OF THE MANOR & BOSTOCK HALL	36
<i>The Savage Family; William Aston & The Whitmore Family; The Tomkinson Family; The France & France-Hayhurst Families; The Hall & Park</i>	
Part Four: VILLAGE BUILDINGS: PAST & PRESENT	56
<i>The Smith; The Village Pub; Bostock Social Club; The Pavilion; The Pump House; The Oak Tree</i>	
APPENDIX	64
BIBLIOGRAPHY	69

AUTHORS:

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Tony Bostock is a keen local historian who specializes in the mid-Cheshire area. He is the author of a number of articles in local publications including the journal 'Cheshire History' and has written books the most recent of which is *Owners, Occupiers and Others* an account of 17th century Northwich. He has served several years as chairman of the Cheshire Local History Association and is currently chairman of the Northwich Heritage Society

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PART ONE: ORIGINS AND EARLY HISTORY

Under the soils of Bostock, the underlying rocks were laid down some 200 million years ago during the Triassic period. This was a time when the earth's crust was shifting and land hereabouts was closer to the equator and therefore subject to extremes of temperature. In years of harsh desert-like conditions windblown sands accumulated in the low lying area of what is now the Cheshire basin which over time became compressed by successive ice sheets to form the red sandstone beds. Periodic flooding of sea water into this basin left behind extensive lakes of brine which following evaporation left beds of salt which now lie deep below the surface of much of mid-Cheshire. Underground streams flowed over these layers of salt occasionally breaking through to the surface, or near to the surface, as at Northwich and Middlewich and Winsford, allowing its exploitation and creating a valuable industry for the area. From a very early time the salt produced proved to be a valuable source of income and became a means of exchange long before gold and other precious metals.

Whilst geology speaks in terms of millions of years, archaeology covers hundreds of thousands. The prehistory of the Bostock area from the time that man entered the scene until the time of the Roman occupation covers half a million years. People of the Palaeolithic period, or Old Stone Age, travelled over large tracts of land foraging for food and in search of shelter. Their movements depended very much upon climatic conditions as the era underwent a series of ice ages interspersed with relatively short periods of warmer conditions. Evidence of man's presence at this time is normally evidenced by finds of crude stone implements and later flint tools but none have been recorded hereabouts. Nearby Davenham Moss was investigated in 1992 for evidence of settlement but no firm evidence of human activity was found though some worked wood was uncovered and there is evidence of hearths in later peat levels which may suggest a settlement in the Mesolithic Period.

The Bronze Age covers a period from 2350 BC to 801BC. A well preserved and relatively un-corroded Middle Bronze Age palstave (a form of axe) was found in the Moulton area. From the same general period and in the same area a Bronze Age barrow (a burial mound) has been located. Both suggest that local settlement had occurred albeit temporary – a transient community.

There are significant Roman settlements at neighbouring Middlewich and Northwich and Roman roads by-pass the area: King Street runs north from the fort at Middlewich and Watling Street linking Chester and Manchester passes through Northwich. However, there is a third route that passes through the Bostock area. In Nettleford Wood, Kelsall (alongside Morrey's Nursery) there is a junction of two Roman roads coming from Chester: Watling Street leads to Northwich and the other route leads towards Middlewich. This second route crossed the river Weaver behind Over church, Winsford, at a point where, in the seventeenth century, several Roman coins were found. From this crossing point the route would have then continued on towards the Middlewich fort in a straight line through Stanthorne. It is also likely that there was a road, perhaps an ancient trackway, linking Middlewich and Northwich on this side of the River Dane.

Roman 'antiquities' were found alongside the river Weaver at Bradford, Moulton, and an unidentified Roman bronze coin found in Stanthorne.

PRE-HISTORY

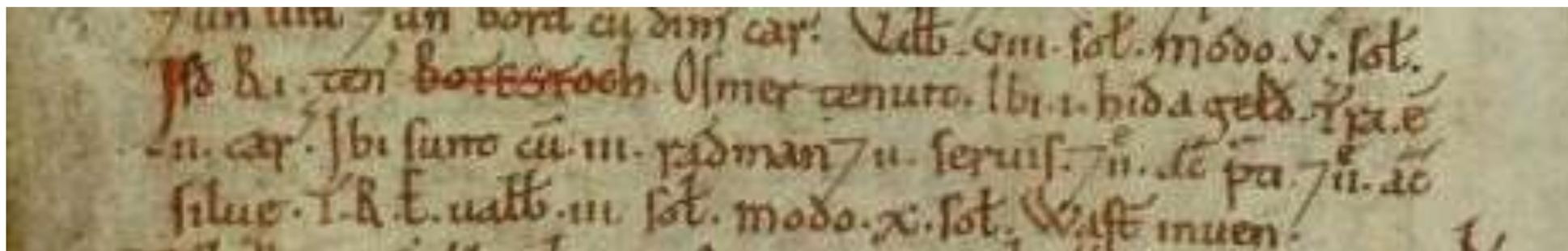
Time Line

Geology

Stone Ages

Bronze Age

The Romans



Translation:

The same Richard holds Botestoch. Osmer held it. There one hide is geld. The land is two carucates. They are there with three radman and two serfs and two acres of meadow and two acres of woodland. Time of King Edward value was three shillings now ten shillings. Found to be waste.

The earliest way in which Bostock was spelt is *Botestoch*. To discover the meaning of the name of the place two syllables need to be considered - *Bote* and *stoch*. The second element is a Saxon word meaning a secondary settlement or outlying farm. Secondary that is to the more important manor of Davenham, which having a *ham* name would suggest higher status and a place of earlier antiquity. Such settlements were invariably surrounded by a fence of tree-stumps - hence the word stockade. The first element of the name is derived from a personal name, perhaps alluding to Saint Botolf who introduced the Benedictine monastic order to England in the 7th century. From this breakdown there are two possible interpretations. Either, a secondary settlement held by a man named 'Bote'; or a farm or secondary settlement of the Benedictine monks. It is interesting to note that the church of Davenham, in which parish the village lies, was appropriated to the Benedictine priory at Chester in medieval times.

We have no means of knowing how old the settlement at Bostock is. The fact that the name is Saxon probably takes it back to the 8th or 9th century. As to evidence of people in the area prior to that one can only speculate.

It is only with the coming of the Normans in 1066 that we can put Bostock on the map. In that year Duke William of Normandy conquered England, but it was not until 1070 that Cheshire fell to Norman control. In 1086 a large inventory of the kingdom was made - the Domesday Book. It records manors and towns, giving details of population, values and the owners of the manors liable to taxation. It also gives the name of the dispossessed Saxon owner. It is said that much of Cheshire was wasted and depopulated during the punitive expedition made by the Conqueror in 1070: Osmer's manors may have suffered accordingly. The phrase *waste inven* (found as waste) recorded by the Domesday scribes is testimony to the Norman destruction of the shire, though it may simply mean the manor was of no value to its lord.

The Domesday entry opposite informs us that Osmer, a Saxon lord, had been the holder of the manor of Bostock. Tax due to the king was assessed at two hides (a hide being the unit based on productive land and other assets). There was enough arable land for two ploughs (carucates), about 160 acres, which was worked by three *radmen* (men who performed service on horseback for their lord - 'riders') and two serfs (peasants tied to the manor). We are informed that there were two acres of woodland and a couple acres of meadow. The value of the manor was worth ten shillings a three-fold increase from the time of Edward the Confessor.

The new Norman owner of this manor was Richard de Vernon. Hugh d'Avranches, the newly appointed Earl of Chester was granted the whole of the county and he in turn granted Bostock, Moulton, Davenham, Leftwich, Shurlach and Shipbrook, along with other manors in Cheshire, to Richard de Vernon to form his Barony of Shipbrook. Members of Vernon's family, his friends and followers were then granted manors on which to settle.



SAXONS & NORMANS

Time Line

450 *The Saxon arrival in England*

1045 *King Edward the Confessor begins work on Westminster Abbey & El Cid proclaimed a national hero in Spain*

1057 *King Macbeth of Scotland killed in battle*

1067 *Work begins on building the Tower of London.*

1086 *the Domesday Book is compiled*





The 1796 plan of the moated Bostock Hall site, now marked by a clump of trees in the fields



The clump of trees due west of today's Bostock Old Hall Farm



Northern edge of the moated platform



Part of the moat

The manor of Bostock became the seat of a family who were tenants of the Vernon family, although there are no accurate records from the 11th and 12th centuries. This family then took the name of their home styling themselves as 'de Bostock'.

The exact location of the early settlement is not known, but the original Bostock Hall is situated about a mile and a half south of today's village. The only surviving detail of the old hall is on the 1796 map which accompanied the auction documents of the farms and cottages when sold by the Tomkinson family. Standing in gardens and pastures the original manor house was an impressive sight. All we can see now are remnants of a moat overgrown with willow beds in fields on the right-hand side of the road to Middlewich, opposite Old Hall Farm. The site is a scheduled monument.

The dimensions of the moat indicate that the old hall, built in a half timber style was not a huge building. The outer edge of the moat measures approximately 400 metres in circumference, with the moat itself approximately 10 metres wide. The island platform is about 2000 metres square. Descriptions of the hall suggest that it was three stories high and had many rooms including a large hall or gallery, In the gallery were hung many family portraits, each about six feet tall, painted during the reign of Henry VIII.

By the end of the 17th century the island platform contained a number of buildings in addition to the hall which seems to have been 'L' shaped. There was a dairy-house, pigsties and other out-buildings. The plan of 1796 shows the collection of buildings.

Bostock Old Hall was demolished in 1803 and the timber and other materials were used to build the present Old Hall Farm. In the farm kitchen there is an original massive oak beam supported by a central wooden pillar, and it has been suggested that the apple trees may have been seeded from the old orchard.

The original Saxon and Norman settlement of timber and thatch houses of the families who tilled the land with oxen and wooden ploughs may well have been in the vicinity of the old hall, or perhaps a little north on land now occupied by the present Bostock Hall. The land now occupied by the present village was part of the heath land and unproductive wasteland of the manor.

OLD BOSTOCK HALL

The Bostock family continued as lords of the manor through nine generations. A significant number of members of the family occur in contemporary documents: they are specifically found to have been involved in the administration of the salt towns of Middlewich and Northwich.. Some were involved in military adventures

- Sir Adam I (c. 1280 – 1350) – Fought at the Battle of Falkirk, 1298
- Sir Adam II (c.1330 - 1374) – Fought at the battles of Poitiers, 1356, & Najera, 1367
- Sir Adam III (1365 – 1414) – Captain of the bodyguard to King Richard II
Fought at the Battle of Shrewsbury, 1403
- Sir Ralph I (1392 - 1421) – Knighted during the Agincourt campaign, 1415
- Sir Adam IV (1412 - 1475) – Fought at battle of Bloreheath, 1459
- Sir Adam V (c.1438 – 1459) – Slain at Bloreheath
- Sir Ralph II (c1440 – 1482) – Fought at Battle of Hedgeley Moor, 1464.

Of these perhaps the most interesting is Sir Adam III. When the king Richard II began to recruit an army in Cheshire, Adam answered the call and became one of the captains of the sovereign’s elite bodyguard of archers. The king would go nowhere without his guard that was split into seven watches in order to give him constant protection. The archers wore party-coloured green and white uniform jackets that were divided vertically, with green to the wearer’s right. The guard came in for much criticism from those who opposed Richard’s reign. Chroniclers record them as ‘arrogant and insolent ruffians’; as ‘men who were naturally bestial and ready for any iniquity’; as ‘men who treated the people with contempt and were guilty of theft, violence and adultery’; and as men who considered themselves as ‘the equals of nobles’.

In the early 1400s a Hugh Bostock moved away from Cheshire and married into a relatively wealthy family in Hertfordshire. He had a son John, who in later life entered the church and became the powerful Abbot of St. Alban’s at the time of the Wars of the Roses.

Anne, the last female member of the family inherited the estate from her father Ralph II, and then her brother William who had died childless in 1489. She married Sir John Savage (1470-1527) and from this time the manor of Bostock was in the hands of the powerful Savage family.

During the middle ages the population of Bostock continued to grow, save for the time of the Black Death when a significant number of Cheshire people died. During times of population rise there was a constant need for more land to brought under cultivation as a result former waste land was broken up for cultivation. This occurred in Bostock and new farms were created around the fringes of the manor that were the forerunners of today’s scattered farms.



THE MEDIEVAL MANOR & ITS LORDS

Time Line

The Hundred Years Wars with

France

1346 Battle of Crecy

*1415 Henry V wins the Battle of
Agincourt*

*1431 Joan of Arc is burned at the
stake*

The Wars of the Roses

*1476 William Caxton’s first printing
press*



2 Postock

Wandall Juylyz a Jacke falot e a bill
John 2 Postock a Jacke falot bill e silonty
adn 2 Postock a Jacke falot bill e silonty
Dorcas wyng a Jacke falot bill e silonty
Jof Juyly a Jacke falot e bill
Hornes Juylyz a Jacke falot e bill

Postock

John Oker a Jacke e a bill
J. Deyne gollond a Jacke e a bill
Wode Juyly wyng a falot
Jof Juyly a Jacke e a falot
William Bonablot a Jacke e a falot

2 Postock

Lampson 2 Postock
Gomffrey Oker
Alexander 2 Juyly
Wode 2 Postock
John Juyly ball
Gomffrey vnan
wyng 2 Juyly Hornes Juylyz

First lists of people living in Bostock (1548/9)

PART TWO: TUDOR MANOR TO MODERN VILLAGE

The earliest listing of people resident in Bostock is the Muster Roll of February 1548/9. During the Elizabethan era a number of musters for military service survive which list men, aged over sixteen years, and their equipment. Of those listed for Bostock six men had equipment and were able to serve in Henry VIII's army: Randall Taylor, John Bostock, Adam Bostock, Edward Wrench, John Cappur and Thomas Parker. Another eight had no equipment: Laurence Bostock, Humphrey Okes, Alexander Broadhurst, Robert Bostock, John Percival, Henry Vernon, Arthur Buckley and Thomas Perkins. Finally five men were unable to serve despite having some equipment: John Okes, Edward Holland, Robert Cartwright, Peter Percival, and William Venables.

The equipment listed, for which men possessed one or more items, consisted of: a 'bill' – a form of agricultural tool with a cutting blade mounted on a long pole; a 'jack' – a reinforced padded leather jerkin; 'splints' – a pair of metal defences for the lower arms; and a 'sallet' – a steel helmet.



The list is important as each name represents a household and as such gives a population estimate by adding a suitable number for wives and children. Nineteen men would suggest a population of about 100 in the mid-16th century.

A little later, in 1580, a list of Cheshire freeholders lists only Henry Bostock in Bostock: he resided at Bostock Old Hall. He was a member of one of three or four junior lines that stemmed from the old medieval family and still lived in the township as tenants of the Savage family who were then lords of the manor. Any other residents would have been either sub-tenants of the Bostocks or else direct tenants of the Savage family.

Bostock lay in the parish of Davenham. The registers commence in 1560 but during the sixteenth century rarely mention where those who were christened, married, or buried actually resided so it is difficult to identify Bostock residents at this time.



THE TUDOR PERIOD

Time Line

This is probably the most recognised period in English history.

Henry VIII ruled, married, divorced and executed his wives; Elizabeth I came to the throne in 1558;

The execution of Mary, Queen of Scots;

The defeat of the Spanish Armada 1588;

Shakespeare and the building of the Globe theatre in London.





The Village Green in 2010 – a far cry from the waste, untended grass lands of the 16th century

The Civil War between King and Parliament is perhaps the best known event of the 17th century. The nearest hostilities came to Bostock was the Battle of Middlewich, fought on 13 March 1642, which became a complete Royalist rout. The Parliamentarians under William Brereton surrounded the town which was occupied by Royalist troops under the command of Lord Aston. With the aid of reinforcements from Nantwich the town was stormed in the face of cannon and musket shot, forcing the Royalists to either flee or else take cover in the church. It was hailed as a great victory for Parliament and the Royalists never really recovered from this disaster.

Two prominent Bostock residents were involved in the Civil War – Thomas Mainwaring and Philip Pritchard. Thomas, whose family originated from Marton Grange, Whitegate, had served the ruling Savage family and was fined £24 at the end of the Civil War. Philip Pritchard, a wealthy resident, was a Royalist captain and, on the defeat of the King's supporters, his lands were sequestered (placed under Parliamentary control) and also fined £24. It is also noted at this time that other Royalists were also fined – Edward Wrench, bailiff to Earl Rivers (John Savage) - £12 and George Hough was discharged from his fine as being 'too poor to pay'.

Interestingly, on the other side, Cheney Bostock of Leftwich a cousin of the Bostocks of Bostock, was a captain in the Parliamentarian army and is said to have been in-charge of the guard at the scaffold when King Charles I was executed.

In April 1650 the Savage family sold their estate in Bostock to Sir William Acton of London for £6,209 in an attempt to cover their debts incurred during the Civil War. However Sir William died nine months later and his only daughter Elizabeth inherited the Bostock manor. She was married to Sir Thomas Whitmore of Apley, Shropshire and so their descendants held the manor for the next hundred years.

The document of sale refers to 197 acres, with their tenants listed as: Thomas Bostock (104 acres), William Painter (44 acres) Edward Wrench, (53 acres), Widow Percival (11 acres), Richard Vawdrey (21 acres) and Ralph Massey (34 acres). These farms are the predecessors of those which exist today. It also lists several cottages and parcels of land occupied by: Richard Shaw, Hugh Swettenham, Robert and William Buckley, Bartholomew Davies, Ralph Whittingham, Edward Burton, Ciciley Eaton and Thomas Taylor.



THE STUART PERIOD

Time Line

- 1603 Elizabeth I dies;
- 1605 The Gunpowder Plot & Jamestown Colony founded in Virginia;
- 1642 Civil War erupts in England;
- 1649 Charles I is executed;
- 1665 The Great Plague hits London;
- 1688 James II is deposed and William of Orange invited to take the English throne.



POLL TAX 1660: HEADS OF HOUSEHOLD/PROPERTY OWNERS		HEARTH TAX, 1664: HEARTHS PER HOUSEHOLD	
<ul style="list-style-type: none"> • Thomas Mainwaring, gent. • Philip Pritchard, gent. • Thomas Church, gent. • Margaret Church, wid. • Richard Wrench, clerk • Thomas Bostock, gent • Richard Wilcockson, gent • Mrs Ann Bostock • Thomas Hoole, husb. • Ralph Massie, husb. • Thomas Taylor, husb. • Marie Oakes, wid. • Robert Hall, husb. • Ralph Bostock, tailor • John Higgenson, husb. • William Painter, husb. • Edward Wrench, husb • Joan Booth, wid. • William Wich, gent. • Robert Wrench, husb. 	<ul style="list-style-type: none"> • Richard Wrench, husb. • Raph Burrows, husb. • Thomas Oakes, husb. • William Buckley, tailor • Laurence Rowe, smith • Richard Wilkinson, lab. • Randle Newton, tailor • Joseph Painter, webster • Elizabeth Taylor, wid. • Robert Buckley, lab. • Edward Burgess, tailor. • Bartholemew Davies, lab. • Marmaduke Lamb, lab. • Thomas Hammond, lab • Jone Burton, wid. • Margaret Buckley, wid. • John Gregory, husb. • Marie Percivall, wid 	<ul style="list-style-type: none"> • Mr Pritchard 7 • Mr Seagrave 6 • Raphe Burrows 2 • Thomas Howle 1 • Wid Buckley 1 • Th. Wilbraham 1 • John Gregory 1 • Raph Massey 1 • Thomas Oakes 1 • Wid. Percival 1 • Wid. Hough 1 • Robert Hall 1 • Richard Wrench 1 • John Higgesson 1 • Robert Wrench 1 • Thomas Taylor 1 • William Painter 1 • Richard Wilkinson 1 	<p style="text-align: center;"><i>Exempt</i></p> <ul style="list-style-type: none"> • Bennedict Lamb 1 • Wid. Burton 1 • Thomas Taylor 1 • Edward Lubton 1 • Joseph Painter 1 • Wid. French 1 • William Buckley 1 • Raphe Blease 1 • Bartholemew Davies 1

There are two very important sources for the seventeenth century and these are the Poll Tax returns of 1660 and the Hearth Tax returns of 1664.

The Poll Tax lists every person aged over sixteen, who was not exempt from paying on the grounds of poverty and assessed them on the value of their property in lands or stock, The basic payment for a single man or a married couple was 12d a year. The Poll Tax lists in all eighty-seven people liable to the tax and breaks them up into thirty-seven households. The numbers of persons listed, which ignores those under sixteen years of age and the poor people of the township, and the households, would suggest a population of perhaps no more than 150.

The Hearth Tax, which imposed a charge of one shilling for every domestic hearth or fireplace in a house, lists twenty-seven residential properties, which includes the poor families, also suggests a population of about 140.

Thomas Mainwaring, Gentleman, of Bostock

On 10 March 1662 Thomas took the tenancy of 'a capital messuage (manor house) known as Bostock Hall' from Sir William's Acton's daughter Lady Elizabeth Whitmore. Thomas may well have already been a tenant, but this established a formal agreement for an annual rental of £16. Thomas was married to Elizabeth, sister of Sir Thomas Savage, the lord of the manor: they had an only daughter Marie.

In 1647 plague arrived in Middlewich, including the inhabitants of Bostock Hall. The Court of Quarter Sessions ordered that the goods belonging to John Mainwaring, late of Bostock Hall, be seized and sold for the costs of 'cleansing the hall of the sickness'. Samuel Carrington, a clerk, pleaded for the return of the goods about to be sold claiming that they were owned by his wife, sister-in-law to John Mainwaring and had only been left in the hall for her sister. By the time of the Hearth Tax in 1664 the Mainwarings seem to have left Bostock.

Thomas Church, Gentleman, of Bostock

Described as residing in an '*ancient capital messuage*' his ancestors hailed from Nantwich. His mother Margaret (nee Bostock) died in 1645, five years after the death of her husband Edward Church who died aged 50, but whose brother Saboth Church lived to the ripe old age of 80 – a rare feat in these times. The Poll Tax shows that Thomas's income from his property in Bostock was rated at £30 a year and that he had a daughter Margaret and three servants.

The Hearth Tax of 1664 shows a 'Mr Seegreaves', a relation of the Church family, as being in possession of a six-hearth house. Four years later, in 1668, Thomas Church, his wife Mary and Thomas Savage were named in an indenture concerning '*three messuages, three gardens, and three orchards with fifty acres of land, fifteen acres of meadow, fifty acres of pasture and twenty acres of woodland in Bostock.*' In 1693 Saboth Church conveyed these properties to Thomas Hoole (or Howle) was described as a husbandman (a tenant farmer) with an income of £13 a year. He lived with his mother Elizabeth and Marie Hoole (probably his sister) on what was then known as 'Hoole's Tenement' and later 'Darlington's Tenement' and is now Bostock Farm.



SOME 17th C. RESIDENTS

Time Line

1665 *The Great Plague hits
London;*



Philip Pritchard, Gentleman, of Bostock Green

Philip was in the mid 17th century a particularly important man. He acted as the agent for the Savage family during the 1650s and 1660s, lived in the largest house in Bostock, had lands in the township, a salt-making business in Leftwich and property in Wharton: he was said to be worth over £300 a year and had six male and four female servants.

Philip died in 1664 and his will granted his wife Mary, his executor, an allowance worth £110 a year. His daughter, now Mary Brooke, received half of his estate which included the Leftwich saltworks and lands in Lower Bostock Green and Moulton. The other half went to his wife and second daughter. His brother Thomas received £40, and both he and Thomas' son Thomas were given a £20 year for the next eight years from Buckley's tenancy to satisfy a debt and to go towards maintaining young Thomas at university. The Widow Buckley was granted a pension of £5 a year, and his niece Ellen received £80 to satisfy another debt. A third debt was satisfied with a legacy of £50 to Colonel Robert Venables to cover Philip's outstanding excise duty on salt. He had wheat growing on land held from him by Buckley and Joynson which he willed to be sold to raise £20 for the district's poor. On 20 August 1664 an inventory of his goods and chattels amounted to £817 14s 6d as listed by Thomas and Ralph Burrows of Wharton and Bostock, John Pearson of Stanthorne and Richard Wrench of Bostock. The rooms in his house are named as: The Passage Chamber, The Red Chamber, The Green Chamber, Mr Croxton's Chamber, Mr Pritchard's Closet, The Maid's Chamber, The Parlour, The Buttery and the Kitchen. There is also reference to 'the Mill' which may have been Peck Mill and also to 'the new house in Bostock' which may well have been the forerunner of the present Bostock Hall.

Thomas Bostock, Gentleman, of Bostock

When Sir William Acton bought the manor in 1650, Thomas is listed as a tenant of 104 acres. He paid £22 13s 4d rent on a three-generation lease. There is mention of a lease dated 70 years earlier on 14 March, 1577, granted by the then lord of the manor, Sir John Savage, to John Bostock of London, son of Robert Bostock of Bostock. The lease, which was for 21 years at an annual rent of 53s, cost John £40 which normally reflects the annual value of a property, and it would seem that Thomas was renting a house, outbuildings and land that had been farmed by earlier generations of his own family.

Philip Bostock, Gentleman, of Bostock

Philip was son of a Ralph Bostock and a member of another junior line of the ancient family. During the first half of the century he resided at North Hill House (now Grange Farm which still retains some 17th century architectural features within its structure). Philip fell on hard times and was forced to sell his estate in the north of the township which included fields known as 'Field at back of house', Black Acre', 'the two Riddings', Malenscroft', 'the two Deanes' and 'Davies Meadow', which then became one of a number of freehold estates within the township. He even leased out most of his home reserving the 'parlour' and the 'chamber above' to himself and his mother.

1765 was a landmark year for Bostock for this is when the second Thomas Whitmore sold the estate to William Tomkinson for £6,000. His family were Cheshire landowners and successful lawyers in Nantwich.

Maps of the period show cottages along Brick Kiln Lane and on a lane behind the Smithy and Bostock Green Farm, but there is no evidence today that they ever existed. There was a pub in the centre of the village which has vanished without trace, leaving behind only the stables and coach house which today house cars rather than horses and carriages. Today's village green was just a paddock, the communal area at this time being the square of land now occupied by the Social Club and attached house. This area was known as 'Higher Bostock Green', its 'Lower Bostock Green' neighbour standing in the vicinity of today's Bostock Hall and at the junction of the lane to Wharton.

The building of the new model village began about 1775 using bricks made in the kiln on Brick Kiln Lane. The cottages were small, identical two-storey dwellings interspersed with oak trees along the road sides.

The Kenyon watercolour (overleaf), painted about 1800, takes as its focal point the original oak tree. On the far left, behind the two riders, the spire of Davenham church is just visible and we can assume that the roadway on this side of the painting is today's Brick Kiln Lane. The cottage could well be Bostock Green Farm, today sitting down an unmade lane, which in this view is fenced and gated. The two figures on the right seem to be heading down another pathway, probably leading to the cottages on Sheep's Green, behind today's Smithy. The central rider beneath the oak is making his way down the road towards Davenham, now the busy London Road.

A survey of the manor made in 1798 mentions the state of repair of some of the cottages and farm houses. Old Bostock Hall was said to have been in need of demolishing as it was 'hardly fit for a tenant'. The outbuildings were in a poor state too apart from the milk-house and an out-building described as being 'in decent repair and well thatched'. Chatterton's farm (Home Farm) built of brick and timber with a thatched roof, was in a poor state as the end of the house nearest the road was 'near down and must be repaired' and the milk-house was 'very bad'. John Bennett jnr.'s, house had a newly erected parlour at one end with a slate roof, whereas the older part was thatched. The Smithy was newly built at this time but had been occupied illegally by a pauper who had damaged the windows and doors and had to be removed. Jonathon Maddocks' an 'industrious man' and Hannah Maddocks, who was about to become overseer of the township, had homes made from brick and slate. Seventy-five years old Ann Carter, who shared her home with an 'industrious wheelwright' and George Peach still had thatched roofs to their cottages.



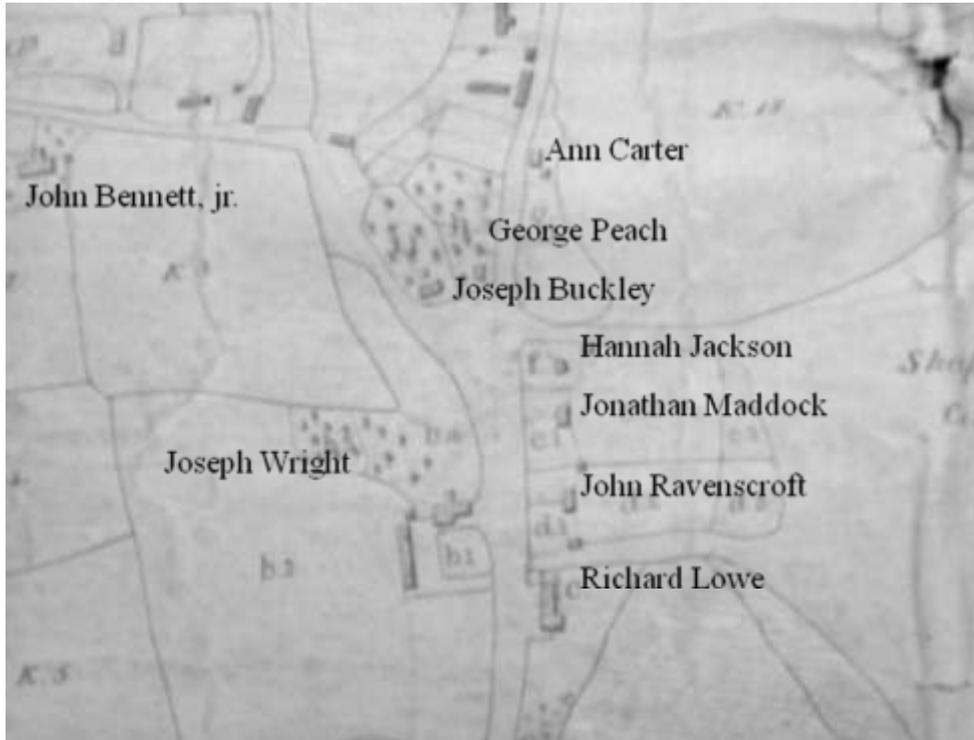
18th C. BIRTH OF A VILLAGE

Time Line

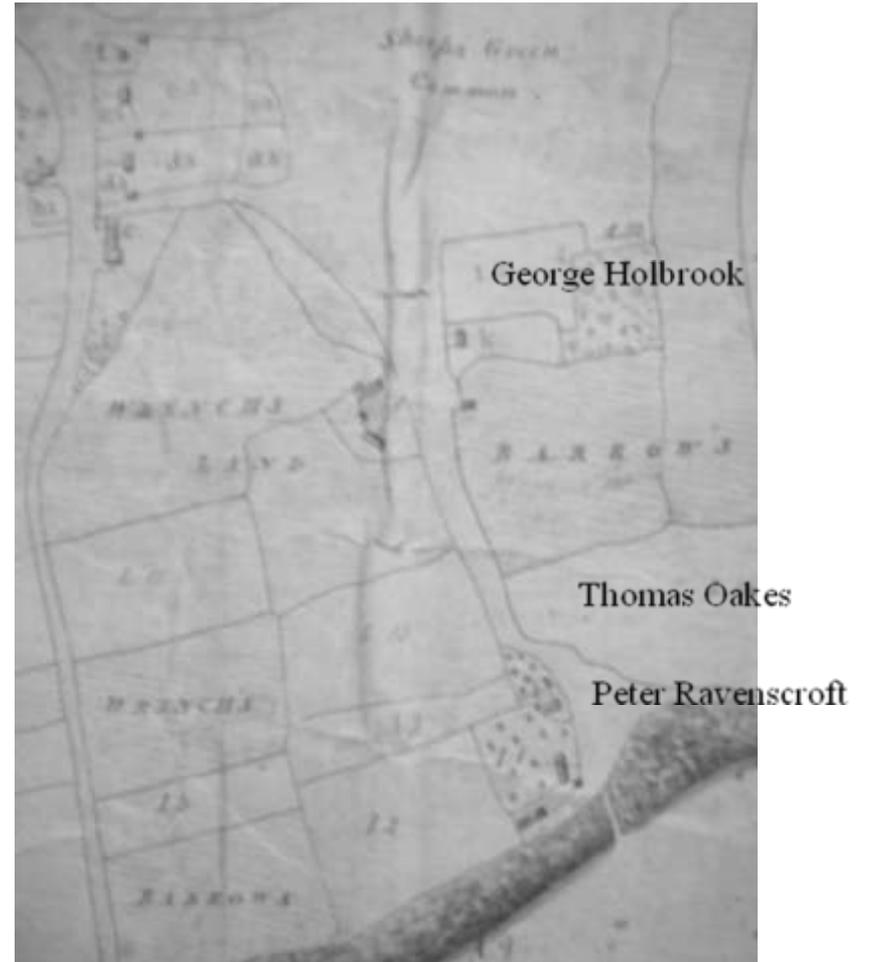
- The reigns of Georges I, II and III;*
1745 – Jacobites defeated at the Battle of Culloden;
1771 – Birth of Jane Austen;
1789 – The French Revolution begins and George Washington becomes the first US President;
1793 – Execution of Louis XVI and Marie Antoinette.



A



B



Details from the 1796 Estate Map showing The Green (Map A) and Sheep's Green (Map B) with the names of the occupants of some of the properties.

The maps and catalogue produced for this auction provide the most comprehensive and important documents relating to the village and surrounding estate farmlands. It validates the existence of the Bull's Head public house (first documented in 1789) facing south and standing in today's car park with the original village green between it and today's No.16. The map shows Brookhouse Farm and Grange Farm with at least five cottages on Brick Kiln Lane and a further six homes behind today's Smithy.

Map A – this clearly shows the Bull's Head to the left of the main road, together with Brook House Farm and the Brick Kiln Lane cottages.

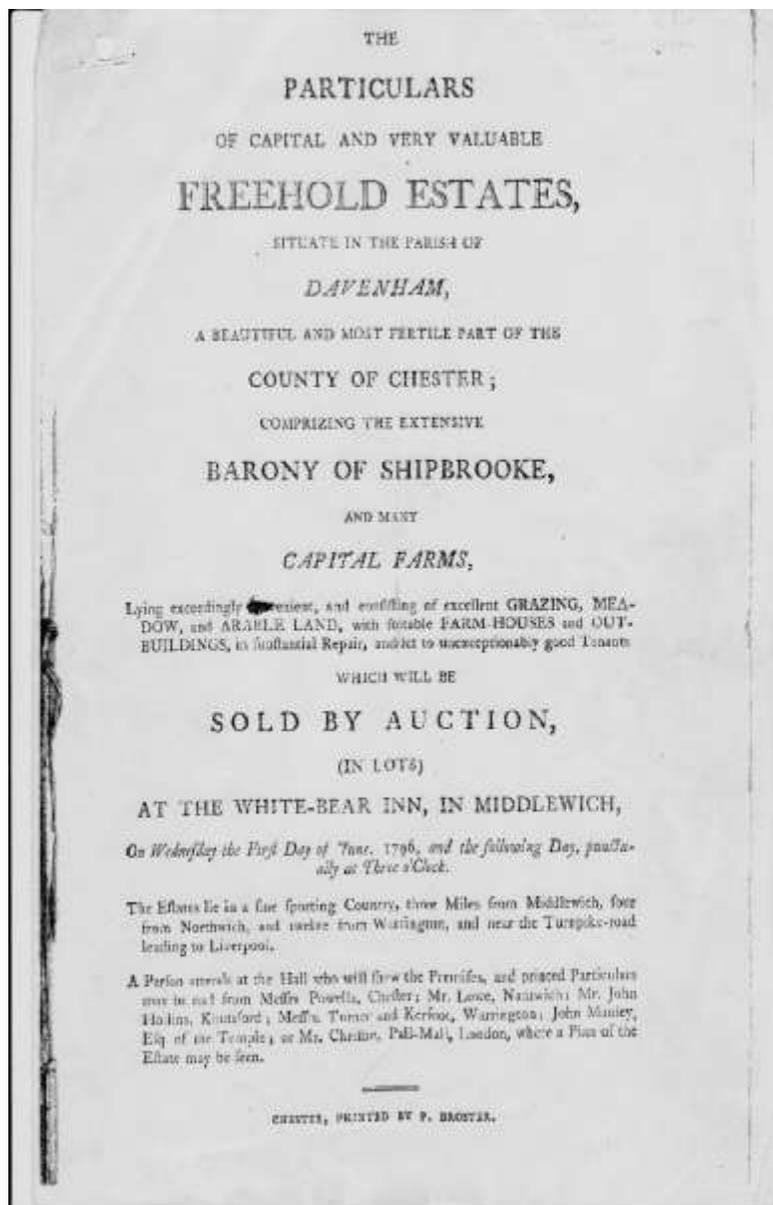
Map B – shows the main road on the left-hand side, with the pub and village green clearly marked, whilst on the right-hand side of the road is the smithy and the cottages which stood on a lane running behind the smithy.

The cottages would have been of very plain construction, without any of the black and white gables, porches or other decoration as these were all added during Victorian years. The buildings that are clearly absent are: today's four cottages numbered 16-22, the Laundry (now the Parish Hall), Bostock Social Club and its attached house No.12, and the current No.s 17 & 19 between the Smithy and the Parish Hall.

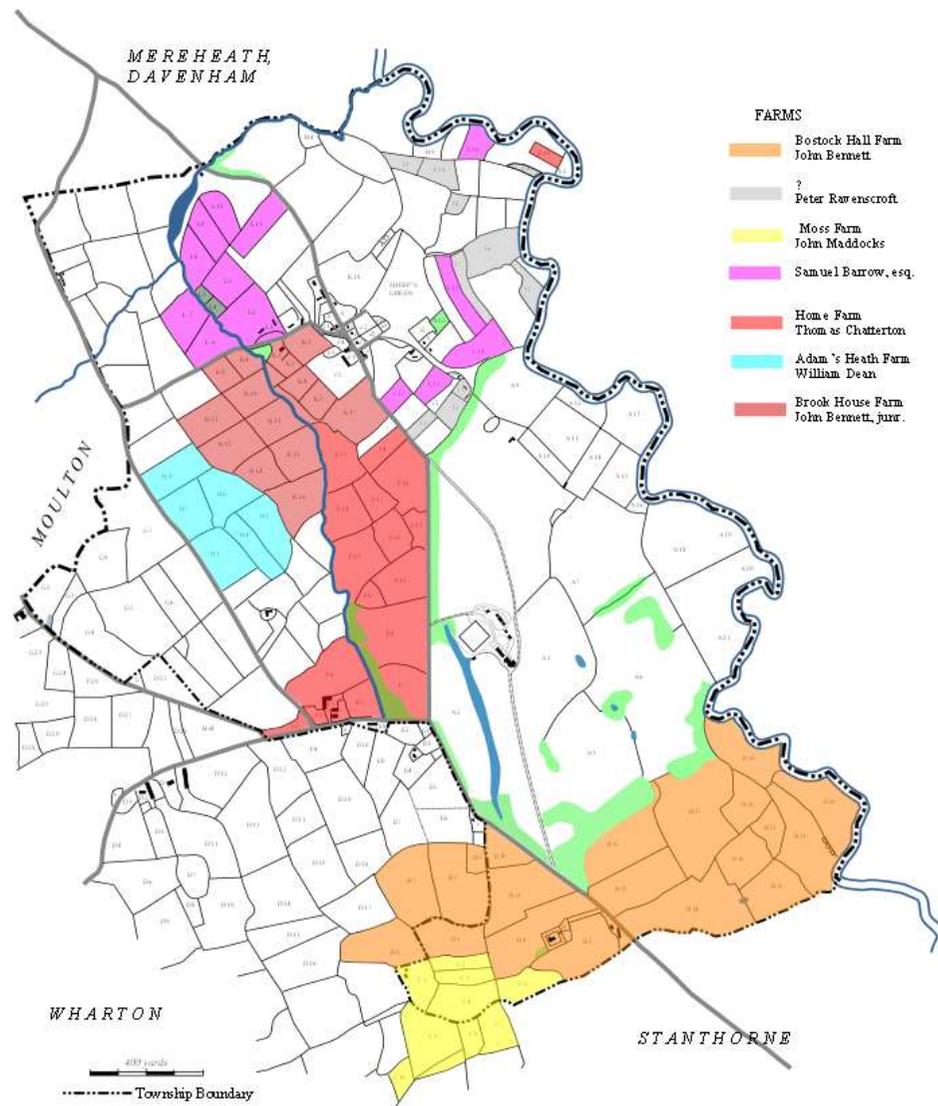
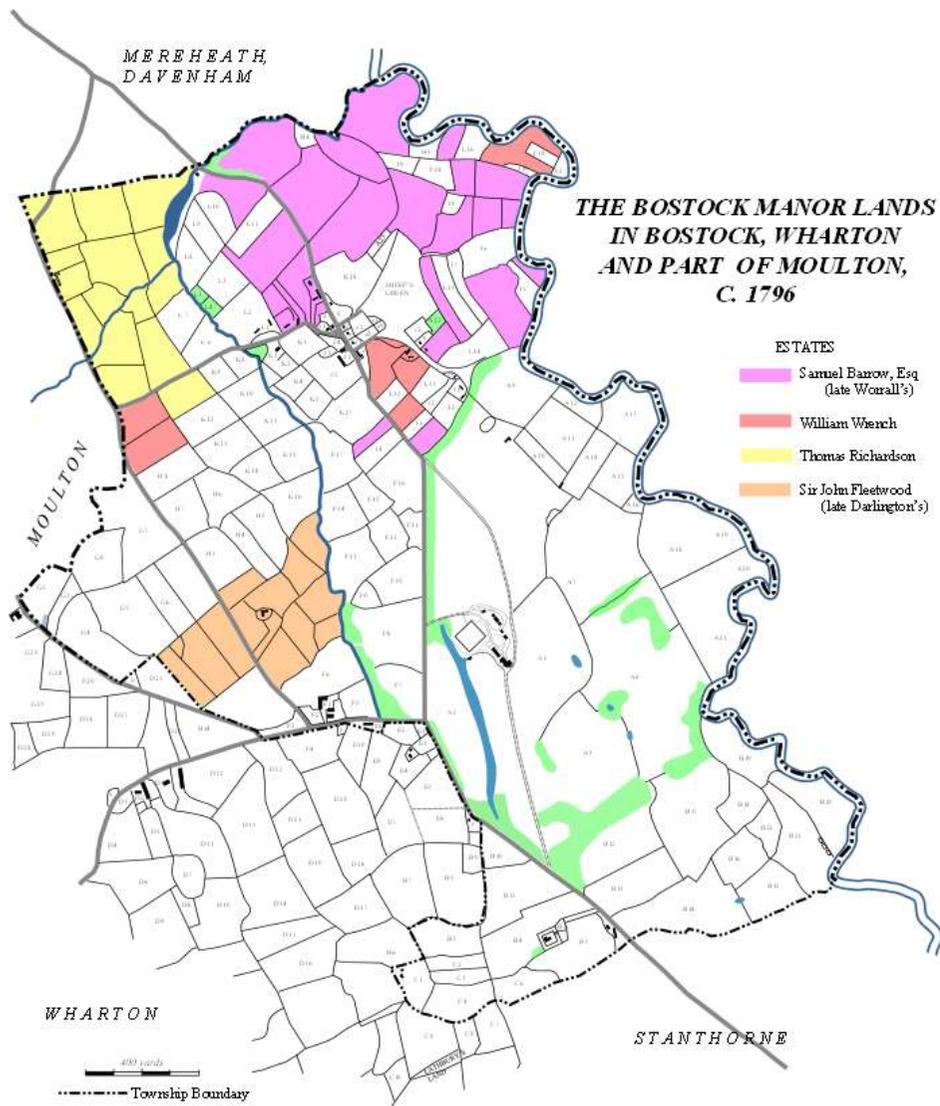
The main line of the Tomkinson family ended with no male heir and the estate passed to a nephew, Edward. In 1798 he sold the Hall and estate to the trustees of James France, a prosperous Liverpool merchant and ship owner and, in accordance with his will it passed to his nephew Thomas Hayhurst of Liverpool. The price paid was £44,600 – a considerable increase on its sale price thirty years earlier.

The 18th century saw Bostock village spring to life, the re-designing of a new and imposing Hall in landscaped grounds, and two changes of ownership. Buildings may have been added and a good many have disappeared, but it is this 'model village' which today still stands as a reminder of a benevolent landlord.

THE 1796 ESTATE AUCTION



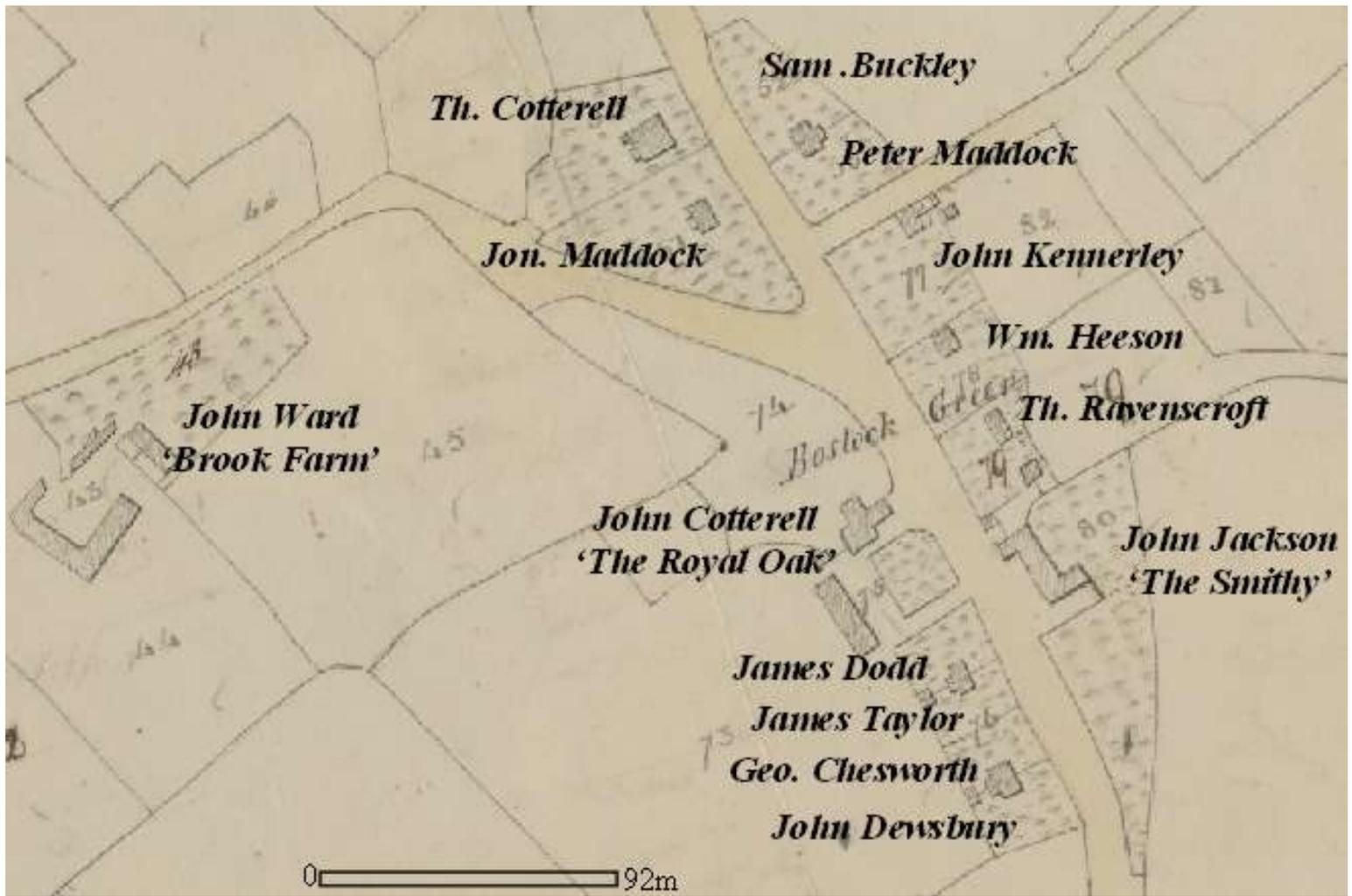
The front cover of the Auction Catalogue for the 1796 Sale which included the Bostock Manor



BOSTOCK IN 1796 AS INDICATED BY THE CATALOGUE & MAP

The lands directly controlled by the lord of the manor are left uncoloured.

The several tenant farms of the manor



BOSTOCK GREEN IN 1841

In 1803 the original moated Old Hall was demolished, and its timbers and material used to build Old Hall Farm. The Censuses of 1821 and 1831 show a population of 198 and 213 respectively, and in 1824 it is recorded that five cottages were set aside for the relief of the poor.

The 1840 map of the village (shown opposite) illustrates how the village had changed since the 1796 auction. The pub is now known as 'The Royal Oak' and today's Nos. 16-22 have been built, as has Grange Cottage, though this was originally two dwellings and not a single home as it is today. The pub, its stables and grassed area are still the obvious centre of the village, but there is no Laundry or adjacent houses.

A second map shows a re-creation of the village made by combining the detailed survey of all townships in England undertaken as a result of the Tithe Redemption Action in 1836, and the records from the 1841 census.

The 1841 Census is the first record of its kind to detail people and property. Previous records merely noted the number of people without detail. This census listed 190 persons living in 38 dwellings. Although giving more details than previous records, it is somewhat limited as to the relationships of the individuals in each household, their places of birth are omitted and the ages of those children over 15 are rounded down to the nearest five years. ***If you want to find out who lived in your house almost 170 years ago, see the map overleaf. For even more detail go to 'Appendix 1'***

The 1850 Bagshaw's Directory describes Bostock as: *'A small township and village which contains 930 acres of land, with 38 houses and 190 inhabitants. Rateable value £2,286 a little east of Bostock Green is an ancient oak, said to have been planted to mark the centre of the county.'*

Directory extract: *James France France, Esq. Bostock Hall; Thomas Cotterill, shopkeeper; Samuel Dutton, blacksmith; James Smith Ogilvy, farm steward; Thomas West, victualler Royal Oak; Farmers: Brook House -John Basford, Samuel Foden; Bostock Green – Thomas Holland; Old Hall – John Jackson, Samuel Pennell, John Rayner and Samuel Sherwin.*

Some names from the 1841 are still in evidence – Cotterill, Basford (Bostock Farm), Holland (previously Peckmill, now at Bostock Green) and John Jackson at the smithy.



19th CENTURY: A BUSY VILLAGE

Time Line

1805 – Nelson defeats the French at Trafalgar; 1813 – 'Pride and Prejudice' is published;

1815 – the defeat of Napoleon at Waterloo;

1840 – Queen Victoria married Prince Albert; 1851 – The Exhibition in Hyde Park;

1880-81 The first Boer War;
1897 Queen Victoria's Diamond Jubilee.





The 1840 Tithing Map showing field boundaries and the location of the farms.

'Great Expectations'

The author Charles Dickens is believed to have used events in Stanthorne as an inspiration when writing his novel 'Great Expectations'. Sometime during the 1840s Dickens was travelling in Cheshire and it is said that he heard of a marriage in Stanthorne that had been cancelled at the last minute and where, on the orders of the jilted bride, the wedding breakfast had remained laid out and untouched on the dining table for a considerable length of time. Local records list a family called Chatterton living at Stanthorne Lodge (opposite Stanthorne Hall) where in 1841 the house was occupied by Ellen Chatterton (in her late 60s) and her single daughter Elizabeth, then aged 38. Between 1851 and her death in 1871 Miss Chatterton lived in the house alone and unmarried, so this may bear out the story of the jilted bride. With his penchant for inventive names for his characters, Dickens is thought to have used the Scottish slang '*havering*' – a chattering person – as a play on the family name. So, coupled with the abandoned wedding breakfast, it is thought that this was his inspiration for the character of Miss Haversham in his novel, first published in serial form between December 1860 and early 1861. Elizabeth Chatterton had close family links with the Chattertons of Bostock and is buried at Davenham.

The 1870s saw the embellishment of the plain estate cottages with the addition of black and white gables and decorative trellis porches – some still in place today. It was during this time that the 'public' buildings of the village were constructed as a great philanthropic gesture of the Victorian landowners. The building work was overseen by Canon France-Hayhurst, a devoted Anglican clergyman, who had inherited the estate on the death of his unmarried brother James France in 1869. He installed the village pump and reading room (now Bostock Social Club) and held Christmas parties for the tenants and their families in a specially built Tenants' Hall. The village residents and hall employees would receive a piece of beef, usually from one of the estate herds, a bunch of holly and a 'suitable present'. For the ladies this was often a red flannel petticoat. On rent day dinner was provided for all tenants. The France-Hayhurst family had its own pews in the Bostock Chapel in Middlewich church, with a special entrance for family members and servants at the rear of the building.

In 1874 Morris & Co's Directory lists Bostock as: *'containing, by census of 1861, 154 and 1871, 169 inhabitants and 1111 acres ... the Revd Thomas France-Hayhurst, MA, JP, DL is lord of the manor. On the green stands a noble oak tree enclosed with oak posts and chains and surrounded with seats, which is supposed to be the centre of this county.'* The Directory lists: *Bostock Hall - Major Charles Hoskin France-Hayhurst, JP (the 42-year-old son of Revd. Thomas, then aged 71); Samuel Dutton – blacksmith, The Green; Charles Elson – gamekeeper, South Lodge; Richard Fairhurst – farmer, Peckmill; James Garner – pig dealer, Jack Lane; Robert Gleave – farmer, Five Oaks (the most recent name for the pub); John Hensall – wheelwright, Bostock Green; Isaac Hitchin – farmer, Addashaw; John Kennerley – farmer, Bostock Green; John Kennerley, jnr. – tailor, Bostock Green; George Marrow – farmer, Jack Lane; Joshua Oakes – farmer Jack Lane; Samuel Pennell – farmer; Samuel Ravenscroft – shopkeeper, The Green; John Raynor – farmer, Brook House; William Rayner – farmer, Jack Lane; John Sherwin – farmer, The Green; Arthur Statham – gardener to Major Hayhurst, Centre Lodge; Joseph Waring – steward to Rev. T France-Hayhurst, Oak Tree Cottage, The Green; John Williamson – farmer The Old Hall.* Again, familiar village names re-occur – Kennerley, Oakes, Ravenscroft

From this list it seems that Bostock included the residents of Jack Lane, as had the census before, and that for a second time a shopkeeper is recorded within the village. Given that these directories seemed to have covered a wider area than today's modern boundaries, the shop itself may well have been on the outskirts of Davenham.



Administrative County of Chester.

The Local Government Act, 1894.

To the CHAIRMAN of the PARISH MEETING of the PARISH of BOSTOCK.

To the OVERSEERS of the POOR of the PARISH of BOSTOCK.

To the CLERK to the GUARDIANS of the NORTH-WICH POOR LAW UNION.

And to all others whom it may concern.

WHEREAS the Parish of Bostock, in the County Palatine of Chester, is a Parish which has, according to the Census of 1891, a population of less than Three Hundred but more than One Hundred.

AND WHEREAS at a Parish Meeting duly convened of the Parish, and held on the fourth day of December last, it was resolved that a Parish Council should be established for the said Parish; and a copy of such resolution has been duly sent to the County Council of the said County.

NOW THEREFORE, in pursuance of the provisions in that behalf of "The Local Government Act, 1894," THE COUNTY COUNCIL DO HEREBY ORDER as follows, that is to say:—

1. This Order may be cited as the Bostock Parish Council Order, 1895, and shall come into operation and take effect from the date hereof.
2. Words and expressions to which meanings are assigned by The Act, 1894, have in this Order the same respective meanings.
3. A Parish Council shall be established for the Parish of Bostock, by the name of the Bostock Parish Council, and the number of Councillors shall be five.

Given under the Common Seal of the County Council of the Administrative County of Chester, this 22nd day of March, 1895.

Sealed with the Common Seal of the County Council of the County of Chester, in the presence of

[Signature]
A Member of the Council.

[Signature]
Clerk of the Council.



The document establishing the Bostock Parish Council in 1895

Today's Nos 17 and 19 (adjacent to the Parish Hall) were built in 1877 by Thomas France-Hayhurst. There is a small inscription on the frontage. The only explanation for the leap in numbering the cottages (the next-door Smithy being No.11) may be that on the 1796 map there are two cottages on the land behind the smithy. These may have been Nos. 13 and 15.

In 1887 the oak tree which had stood in the centre of the village for so many generations was chopped down because it was considered to be 'a danger to traffic'. It was replaced by the present oak tree, planted as a young sapling to commemorate the golden jubilee of Queen Victoria.. *(There is a series of pictures showing the tree's history in Part Four)*

Kelly's Directory of 1892 details the occupants of the village as: *John Buckley – farm bailiff to Col. C.H.France-Hayhurst* (now promoted from Major, and who had succeeded his father on the Canon's death in 1889); *William Clark – farmer; Richard Fairhurst – farmer; James Hensall – foreman joiner to Col. France-Hayhurst; Charles Hitchin – farmer; Peter Hoole – cow keeper; John Kennerley – tailor; Miss Alice Pennell – farmer; John & William Raynor – farmers; John Sherwin – farmer; John Williamson – farmer, Old Hall.* This much shorter list may indicate a change in village boundaries as it no longer includes properties on Jack Lane and there is no mention of a village shop. Comparing these names with the 1874 Directory shows that, 18 years later the same names appear – Fairhurst, Henshall, Kennerley, Raynor, Sherwin, Williamson and Pennell – was Alice Pennell, a spinster, working what had been her father's farm?

The Parish Council

In 1894 The Local Government Act instituted the Parish Council which held its inaugural meeting in the Reading Rooms on Friday, 17th May 1895. With the Colonel as its Chairman, the council had five members – Thomas Birkenhead, James Henshall, Peter Hoole, William Raynor and John Sherwin., with Mr. J.H. Hall as Clerk and Edmund Platt as Treasurer. John Raynor and John Williamson were elected as 'Overseers' – probably organising the distribution of charity within the parish. Mr Hall was appointed Assistant Overseer at a salary of £5 per annum, and the Council agreed to meet quarterly. At the August meeting of the same year the Council voted to issue a Precept of £30 for their annual expenses – a proportion of which would be collected from each household within the parish just as it is today.

Excerpts from the minute book include:

April 17th, 1902: "Colonel France-Hayhurst informed the Council that it was his intention to give to each of his cottage tenants in Bostock and Stanthorne and to all his workmen on the Bostock, Leighton and Stapleford estates, eight pounds of beef, also a holiday to his workmen on Coronation Day (Edward VII). He would also give all the children and tenants in Bostock and Stanthorne and his workmen a Coronation Medal and would provide a lorry to take the children to Davenham" (where there were probably public celebrations).

April 1934 – "Mr Goodier (Brook House Farm) proposed that application be made to the County Council to provide Danger Signs denoting that cattle crossed the high road by Sherwin's farm buildings and at a crossing from Brick Kiln Lane" – an obvious forerunner to modern day traffic problems within the village!

TELEPHONE 2111

BOSTOCK ESTATE OFFICE,
STANTHORNE HILL,
MIDDLEWICH.

March 5-1912

Dear Sir

As I previously
informed you I wish to
commemorate the Coronation
of King George V by providing
a recreation field and
pavilion at Bostock Green
for the use of my tenants
& neighbours & in doing so
I also wish to protect myself
& my successors from any
abuse of this privilege that
might hereafter occur. So
on this account I propose
offering you Council the
field and pavilion at

The Tottenham part of one
shilling a year & handing it
over to you in good order -
as Custodians - having been
at considerable expense
in leveling the field and
building a Pavilion -
My idea is that the ground
should be used as a
Bowling Green in Summer
& Foot Ball in the winter
and a recreation ground
for the children under your
Council supervision -
In making this gift I
do so in the full hope - that
it will be appreciated and
every care taken to prevent
any Prodigality that would

An excerpt from
Colonel France-
Hayhurst's original
letter which grants
'The Green' to the
village.

Early in the 1900s a series of village postcards was produced. They were posted to recipients as far away as Cockermouth and Manchester, Stockport and Stoke, presumably by travellers either staying in the area or just passing through.

In 1905 Col. France-Hayhurst built the village Laundry and in the same year there is a record of his providing a new water supply for the village at a cost of £400. There is no further information as to whether this related to the village pumps, the laundry or a supply to each household.

The Green: In 1912 Colonel France-Hayhurst donated the present village green to the residents of Bostock. His letter to the Parish Council, dated March 5th, reads:

“As I previously informed you I wish to commemorate the Coronation of King George V by providing a recreation field and pavilion at Bostock Green for the use of any tenants and neighbours, and in doing so I also wish to protect myself and my successors from any abuse of this privilege that might hereafter occur. I propose offering the Council the field and Pavilion at a peppercorn rent of one shilling a year and handing it over to you in good order as Custodian having been at considerable expense in levelling the field and building a pavilion. My idea is that the ground should be used as a Bowling Green in summer and football in winter and a recreation ground for the children under the Council’s supervision. In making this gift I do so in the full hope that it will be appreciated and every care taken to prevent any rowdyism that would cause me or my successors to recall my gift which is to be handed over to you on March 26th next and after that the Council will make themselves responsible for the upkeep and maintenance of the field and the pavilion. In making this presentation I do so in the hope that both young and old may spend many happy hours in the enjoyment of the Green as the Council may provide for them. Believe me, yours faithfully”

The 1914 Trade Directory lists Bostock as being the home of three generations of the France-Hayhurst family, with an estate totalling 1,152 acres producing wheat, oats, potatoes, turnips and some pasture. It had 13 acres of water and a rateable value of £2,114. The population in 1911 was 196. Letters went through Northwich and Middlewich via a wall letter box cleared twice a day and once on Sundays. The nearest telegraph office was in Davenham.

BOSTOCK IN THE 20th CENTURY

Some historical snippets



The 1952 Village Fete.
The pictures include one of the procession from Davenham towards the Green, passing Peck Mill.



The residents are listed as: Farmers – Frank and Samuel Sherwin (Grange Farm), Mary Goodier (Brook House), Mrs Agnes Hitchin (Addashaw), Thomas Latham (Home Farm), William Rayner (Jack Lane) and John Williamson (Old Hall). Thomas Birkenhead, a cow keeper, is listed as Secretary of Bostock Working Men's Club & Parish Hall (both in the same building and their official mention) with Frederick Dodd as general smith and Mrs Harriet Russell at the laundry. Other farmers were Joseph Bancroft, Joseph Bebbington and Robert Niddrie, with Albert Hall as Head Gardener at the Hall and a forman joiner James Henshall living at Peck Mill.

1923 – The Reading Rooms and Parish Hall became Bostock Social Club.

1932 – Middlewich Show: In September of this year Middlewich Show was held in the grounds of Bostock Hall and the picture (page 52) of Captain France-Hayhurst and the Dairy Queen is taken from the Middlewich Young Farmers' Jubilee Book (1929-79)

The 1939 directory shows a drop in population of 40, down to 156. Four properties still had the same tenants – Brook House (Goodier), Addashaw (Hitchin), Grange Farm (Sherwin) and Old Hall (Williamson). New listings included the Hall's stud groom George Crouch, Bostock Social Club secretary C.H. Oram, Mrs Sarah Emily Foster at the hand laundry, Thomas Galley, bailiff to William Rayner at Jack Lane Farm, Norman Niddrie, small holder Bostock Green, Henry Pennington, Bostock Farm, William Stock, blacksmith, Samuel Stringer, small holder, Charles Edward Goldsmith, head gardener at the Hall, Samuel Jones, head gamekeeper to Captain William France-Hayhurst, George Lockett, bailiff at the Hall and William Sumner farmer, Bostock Green.

Population Changes: The population of Bostock has varied very little over the years, but the most accurate records are for the twentieth century. 1901 = 197; 1911 = 196; 1921 = 156; 1931 = 139; 1951 = 146; 1961 & 1971 = 200. In 2008 the figure was 198, exactly the same as in 1821 when the first records began – perhaps another example of how Bostock has remaining relatively unchanged in both style and size.

1952 Coronation Village Fete: This is the last recorded Bostock Village Fete until the tradition was revived with great success in 2009. No written details survive of the 1952 Fete other than photographs opposite. Some photographs of the recent 2009 fete are overleaf.

1965 – Middlewich NFU Bowling began on the Green.

1993 - The outbuildings of Grange Farm were converted into nine privately-owned mews cottages.



The 2009 Village Fete.



PART THREE: LORDS OF THE MANOR & BOSTOCK HALL

The Savage family were a powerful and influential family in Cheshire. Since 1368 they had been lords of Clifton, near Runcorn, and held half of the Manor of Cheadle, (later known as Cheadle Moseley) among other places in the county. The family's acquisition of the manor of Bostock with its associated lands in Norcroft, Occleston, Tetton, Wettenhall and elsewhere in the county, was due to the marriage between Sir John Savage VI (c.1470-1527) and Ann Bostock about 1490. Ann was daughter of Sir Ralph Bostock, lord of the manor of Bostock, and sister and heir of her brother William whose untimely death in 1489 at the age of 21 or 22 years, brought an end to the Bostock dynasty – the family who had been lords of the manor throughout the Middle Ages. Ralph Bostock's widow Elizabeth died in 1516 and her dower property also passed to Sir John: her daughter Ann presumably being dead by then. When Sir John died in 1527 the Bostock estate that he had inherited was described as consisting of twelve messuages, 300 acres of land, 300 acres of pasture, forty acres of meadow, sixty acres of wood, and thirty acres of turbary (land for gathering turf for domestic fuel) located in the township of Bostock, Huxley and Alsager and worth about £20 a year: much of this will have in fact been in Bostock itself.

Both Sir John VI and his son Sir John VII acted in a rather turbulent fashion so as to bring about debts to the crown for their crimes and the temporary forfeiture of their estates. In 1520 the son was indicted for the murder of a man named John Pauncefoot and his father as an accessory to the murder, and both men appeared before the King's Bench. Upon the mediation of Cardinal Wolsey and Charles earl of Worcester they were pardoned by the King and ordered to pay four thousand marks (about £2700) and agreed not to enter the counties of Worcester and Chester during their lifetimes without the King's licence: this was eventually rescinded for the son. For some reason both father and son died within a year of each other leaving a three-year-old boy as heir.

Sir John VII's widow Elizabeth remarried to Sir William Brereton of Malpas who had already succeeded in securing from the crown the lease of the Savage estates in Cheshire and the wardship of the young heir. This Lady Savage was a person of high status in her own right being the daughter of Charles earl of Worcester a cousin to King Henry VIII and lord chamberlain. It is this same William Brereton who was eventually executed on Tower Hill in 1536 on a charge of treason in having had an affair with the queen – Anne Boleyn. During Brereton's stewardship of the manor of Bostock, through his bailiff Richard Leftwich, accounts were kept detailing rents collected and payments made which still survive and have been printed by the Record Society of Lancashire and Cheshire. Payments in the form of life-time annuities to members of the Bostock family, that had been granted by Sir John Savage, occur regularly though their relationship to Ann Bostock is unclear. These payments were called 'livery payments' and are presumably meant to be wages or pensions for service to Sir John. First he had granted Ellen, widow of William Bostock, 26s 8d a year for life to pay her rent on a messuage in Bostock; next he allowed George, Rauff, and Arthur Bostock, who may have been brothers, each an annuity arising from property in Occleston and worth forty shillings in total.

THE SAVAGE FAMILY 1489 - 1650



The effigy, in Macclesfield parish church, of Sir John Savage V, lord of the manor of Bostock, who died in 1492



The effigy, in Macclesfield parish church, of Sir John Savage VII, lord of the manor of Bostock, who died in 1527, and his wife Elizabeth, daughter of Charles, earl of Worcester.

Another messuage with lands in Bostock was in the hands of Roger Painter, whose descendants continued in the township for many generations, and he also had an annuity for fourteen shillings a year for life until his death in 1533.

The next lord of Bostock was Sir John Savage VIII (1525-1597) who married twice. First he married Elizabeth, daughter of Thomas Manners, earl of Rutland, about 1547 by whom he had several children. Following her death in 1570 he then married Eleanor, widow of Sir John Pexhull of Southampton, in July two years later. A short while after this marriage we find Sir John granting a lease to John Bostock, 'late of London', upon payment of £40, of two messuages and tenements in Bostock occupied by Robert Bostock (the elder) and previously occupied by Robert's father George Bostock and Humphrey Oakes. The terms of the lease were to continue for twenty-one years after the death of Robert and Emme Bostock, John's parents: the rent was fifty-three shillings a year. Sir John was sheriff of Cheshire seven times between 1560 and 1591 and mayor of the city three times. He died on 5 December 1597. It was this Sir John who built, in 1569, the great red sandstone house known as Rocksavage House at Clifton which became their main county seat. During the English Civil Wars Rock Savage was lost to Parliamentarians who looted and demolished much of the building but after the Restoration of Charles II it was restored to the family and completely renovated. The next Sir John (1548-1615) was both mayor and sheriff of Chester in 1607 and was created a baronet in 1611, and died on 14 July 1615. Sir John was followed at Rock Savage by Sir Thomas Savage (c.1576-1635) who was created Viscount Savage by King Charles I in 1626 and died in 1635. He married Elizabeth daughter of Thomas Lord Darcy who in 1626 was created Earl Rivers a title then inherited by the next generation of Savages. Thomas and Elizabeth Savage were members of the royal court: Thomas being Chancellor to Queen Henrietta Maria, wife of Charles I, and his wife Elizabeth was one of her ladies of the bedchamber. Unfortunately, they fell dramatically from grace when they were imprisoned for debt.

On 14 September 1616 Sir Thomas Savage and others as trustees, granted the *copytall messuage*, known as *the hall of Bostocke*, and the associated lands, except for Bostock Wood, to Richard Wilbraham, John Done and Edward Glegge, to be held immediately after the death of his mother Dame Mary Savage for a period of eighty-seven years and for the lifetimes of Elizabeth Mainwaring, Sir Thomas' daughter, Thomas Mainwaring her son and Mary Mainwaring, her daughter. Dame Mary is the only known member of the Savage family to have lived at Bostock Hall; it seems she did so in her widowhood and died there in 1635, aged about eighty, having left a will dated 9 October that year. Part of her will as regards money and jewellery was contested and the details which emerge show that her daughter was Elizabeth wife of Thomas Mainwaring of Marton, Whitegate, and that her grandchildren were Thomas, John and Mary Mainwaring. After Thomas's death she married Sir Ralph Done and became known as 'Lady Done'. Dame Mary's grandchild Mary Mainwaring lived with her and acted as her 'gentlewoman' servant. This Mary married Philip Pritchard of Bostock Green.

John Lord Savage, later Earl Rivers, sold the manor, along with lands in Shurlach and Occleston, in 1650 to Sir William Aston of London for £6209. At this time it was described as consisting of six messuages, ten cottages and 267 acres of land.



Sir Thomas Whitmore (1612 -1653)



Sir William Whitmore (1637 -1699)

William Acton was a son of Richard Acton and Margaret Daniel. He married, firstly, Anne Bill, and secondly, Jane Johnson sometime after 1624. On 7 September 1593 he was apprenticed in the Merchant Tailors Company and having learned his trade, on 18 January 1601, he was made free of his apprenticeship. He held the office of Alderman of Aldersgate on 12 February 1627/28 and held the office of Sheriff of London in 1628-29. He was created a baronet of the City of London on 30 May 1629 and invested as a knight the following day. He held the office of Lord Mayor of London between 1640 and 6 October 1640, although he was discharged by the House of Commons on account of favouring the King. He died on 22 January 1650/51 and having no sons the baronetcy became extinct on his death. In 1650

Sir William's possession of the manor was certainly short-lived. He bought the manor in April 1650 and was dead the following January. The document of sale describes his purchase as containing the manor, and presumably the manor house or Bostock Hall, with 197 acres of land six 'messuages, tenements or farms' with a total of 267 acres of land, and nine cottages. In addition there were four tenements of 165 acres in Shurlach, four tenements of 277 acres in Occleston and property in Leftwich sold at the same time.

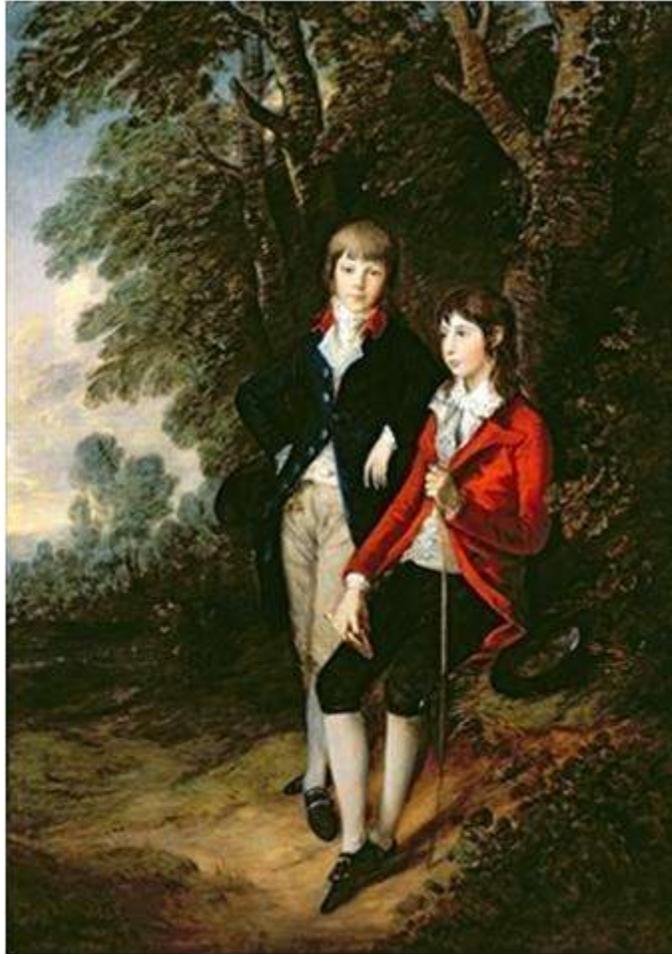
Following Acton's death his estates passed to his daughter Elizabeth and her husband Sir Thomas Whitmore of Apley, Shropshire, knight and baronet. As Lady Whitmore, Elizabeth occurs in a grant of a lease of Old Bostock Hall, 'sometime in the occupation of Thomas Mainwaring', with lands in Bostock and Wharton to Sir Francis Lawley, baronet of Spoonhill, Much Wenlock, Shropshire, her son-in-law, at an annual rent of £6. She had also leased to Lawley lands in Norcroft, then occupied by Thomas Carter and Robert Irish, for a rent of £12 five years earlier. Five years later, March 1667, Lawley assigned the leases back to Sir William Whitmore. Thomas Whitmore's records in respect of the manor and lands in Shurlach and Leftwich are deposited at the Shropshire Record Office.

Sir William Whitmore is mentioned in Quarter Sessions records on 24 April 1688 as having licensed a house or cottage to be built on the waste or common of the manor for the relief of John Higginson and his poor family.

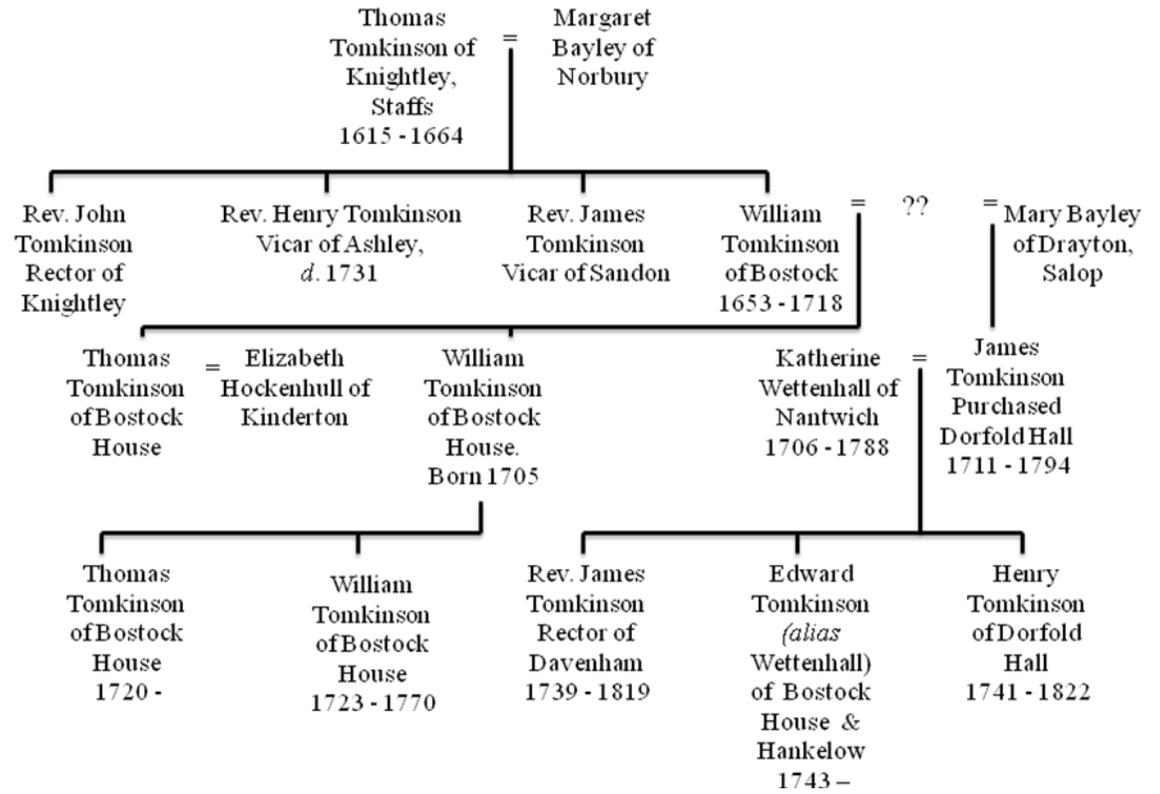
Sir Thomas Whitmore's rental for the year 1733 describes the manor as follows: *Bostock is a Manor with 9 cottages with Inclosures on the Waste & about 20 Acres of Common Land Statute Measure & very good land.* His tenants are listed as: *Mr Tomkinson, Ralph Evans, John Chatterton, Mr Barrow, Mr Percival, Martha Darlington and Ralph Darlington.*

The Whitmore family remained in possession of the manor for just over a century after which, in October 1765, Sir Thomas sold the manor, including lands leased to Thomas Higginson, to William Tomkinson for the sum of £6000.

**WILLIAM ACTON
&
THE WHITMORE
FAMILY
1650 - 1765**



The Tomkinson Boys by Gainsborough



The Tomkinson Family Tree

The Tomkinson family had property interests here before 1765. In 1733 a 'Mr Tomkinson' was a tenant 'at will' of the Whitmore family paying £20 a year for a property. He also had a 'three-life lease' on another property worth £140 a year for which he paid an annual rent £50. The same record says that John Chatterton and Ralph Evans were substantial tenants of farms on the manor and that Messrs Barrow and Percival had three-life leases as did Ralph Darlington and Martha Darlington.

In 1750 a 'Mr Tomkinson' is listed as owner of four tenements those of: Mr Gresty, who paid £4 8s 9d rent; the two occupied by Solomon Prophet at rents of £2 and £1; and Richard Bromfield who also paid a £1 rent. During that decade Edward Tomkinson paid £3 15s 0d land tax on his own property and owned tenements occupied by Middleton, who paid £8 6s 0d land tax; Bull, who paid £5 13s 8d; Darlington, who paid £1 1s 0d tax; and Gregory and Carson, who together paid four shillings.

William Tomkinson was the second son of Thomas Tomkinson of Knightley, Staffordshire, and was born about 1652: he died in 1718 and is buried at Davenham. By his first wife William had two sons: Thomas and William (born in 1703), and by a second wife, Mary, a son named James (born 1710) and two daughters. His will and its inventory, proved in February 1718 survive. He left all his inherited lands, whether in Cheshire, Staffordshire or elsewhere to his eldest son Thomas Whitmore. The second son, William was to have £10 a year until he became twenty years old and then he was to have £100 on achieving his full age with which to set him in trade or business; two years after that he was to have a lump sum of £800. His younger son James and each of his daughters, Mary and Margaret, were to share £1200 when reaching their twenty-first birthdays, but until then they were to have an allowance of £20 a year. In addition James was allowed £50 when he became sixteen in order to set him up in trade or business. William's friend William Wrench of Moulton and William Watts of Newton (Middlewich) were the overseers of the will. The inventory of his goods and chattels was made on 13 May 1718 by William Wrench and John Chatterton of Bostock and it gives a good deal of information about his home and its contents. Outside he had five horses, two colts, three cows, 120 pigs, a quantity of corn, both threshed and unthreshed; malt, husbandry ware, horse harness and saddles. Interestingly the quantity of malt was valued at £80, a quarter of the whole value of the inventory. It seems that the house had several rooms: the hall, a room over the hall, a parlour, a room over the parlour, a kitchen, a room over the kitchen, a buttery, a brew-house and a 'peanter' (pantry). In the ground floor rooms he had various items of furniture: in the hall, the main room of the house, Tomkinson had four chairs, three tables a desk clock and case, and some maps. In the parlour he had a dozen chairs and two oval tables, 'one ten table glasses', pictures, a grate, fire shovel and tongs. In the kitchen there were two dressers, one of which had drawers, a salt coffer, a jack, fowling guns, a chair and screen, a grate, a fire shovel and tongs, brasses and irons in the chimney, spits and dripping pans. In the buttery he had a number of barrels: two hogsheads, two half hogsheads and three other barrels. In the brew house there was equipment for making ale: three brewing tubs, four washing tubs, one hogshead, four barrels, five firkins, one salting turnell; churns and churning equipment; a beam scales and weights; a furnace pan, cheese press, a boiler, stillages, dressers and a table. The pantry contained a dozen large dishes and half a dozen smaller ones. Upstairs in the room over the hall there was a bed with its 'furniture', two chairs a chest of drawers, a trunk, a grate and glass. In the room over the parlour there were two beds

THE TOMKINSON FAMILY 1765 - 1798

and furniture, six chairs, two chests, a close stool, a table glass and a trunk. Over the kitchen there were two beds with furniture, two coffers, a bacon coffer, a chest of drawers, a trunk and two chairs. In addition to these items of furniture he had linen and napery (linen) ware, along with two pieces of new cloth and other linen for common use; brass and plate, his clothes and books. At Chattertons' house he had some other items: seven cane chairs, four stools, glass and dressing table, bedsteads, a bed and its furniture. Altogether a modest £319 10s.

It seems that William's sons, the brothers Thomas and William, both resided at Bostock House. Each of them had sons who died without children, however James, the younger brother, became a successful lawyer based in Nantwich and became wealthy enough to purchase Dorfold Hall in 1754 from the Wilbraham family where he settled and employed Samuel Wyatt to make alterations to the seventeenth century manor house. James' eldest son James (born in 1739) became rector of Davenham church, his second son, Henry, inherited Dorfold, whilst the third son Edward succeeded to Bostock House as heir to his cousin William son of Thomas. In March, 1775 later Edward Tomkinson of Bostock paid William Derbyshire of Brackley, Northamptonshire, the same sum of money for a messuage and tenement with the following fields: Wigan Burrow, Clay Flatt, Brown Croft, Gib Greave (formerly in two closes), Gib Greave Meadow, Great Coop Ridding, Little Coop Ridding, Stag Woodfield, Crank Butts, Rogers Eye, Lower Heys, Stagwood Hough Croft, Middle and Higher heys (now in one), Higher Field, Hil Wood, Corn Hill Acre, and Rye Croft: a total of 55 acres.

In 1798 Edward assumed his mother's maiden name of Wettenhall on inheriting property at Hankelow from her family and moved there.

After protracted discussions and agreements, in May 1798 the trustees of Edward Tomkinson finally sold the manor and other lands to the executors of James France, esquire, of Everton, Liverpool for £44,600 for the benefit of his nephew Thomas Hayhurst. The household contents were sold separately for £1400. The house is said to have been 'lately' built by Tomkinson and had with it 320 acres of land. At that time the old moated hall with 184 acres of land in Bostock and Wharton was occupied by John Bennett, senior. France's executors also purchased at the same time what was known as the 'Barony of Shipbrook' with lands in Davenham, Moulton, Wharton, Shipbrook and Shurlach for a further £17,000: in all he paid £66,000. The sale process had commenced in 1796 when the various farms, tenements, cottages and associated lands were sold by auction in June at the White Bear in Middlewich.

We know a little about Mr James France from an autobiography written by Thomas Fletcher of Liverpool (1766-1844) who worked with him in the late eighteenth century. France was a Liverpool merchant who imported sugar, rum and other commodities from the West Indies and known as a 'Jamaica Merchant'. He had warehouses and offices near the docks – an area known as the 'Goree Causway' near George's dock, on the corner of Brunswick Street and in Drury Lane. From about 1730 the merchants of Liverpool made huge profits from the slave trade. The trade formed a triangle. Goods from Manchester were given to the Africans in return for slaves. The slaves were transported across the Atlantic to the West Indies and sugar was brought back from there to Liverpool. In the 18th century sugar refining became an important industry in Liverpool.

On 1 January 1783 France took into partnership his nephew Thomas Hayhurst and the firm of 'France and Nephew' was created. Once the American War of Independence ceased France suffered the general decline in prices of West Indies produce. A temporary set-back, for Fletcher says that the house of France and Nephew partook of the general prosperity that eventually followed the peace. Six years later, France retired and left the company in the hands of his nephew whereupon Thomas Fletcher was offered and took a partnership for £2000. Another partner who joined at this time was Hayhurst's bother-in-law Samuel Poole who put in £500 and of whom Fletcher remarks only had the position due to his family connection for 'he was no man of business and never took any part in the conduct of the firm now known as Hayhurst, Poole and Fletcher.

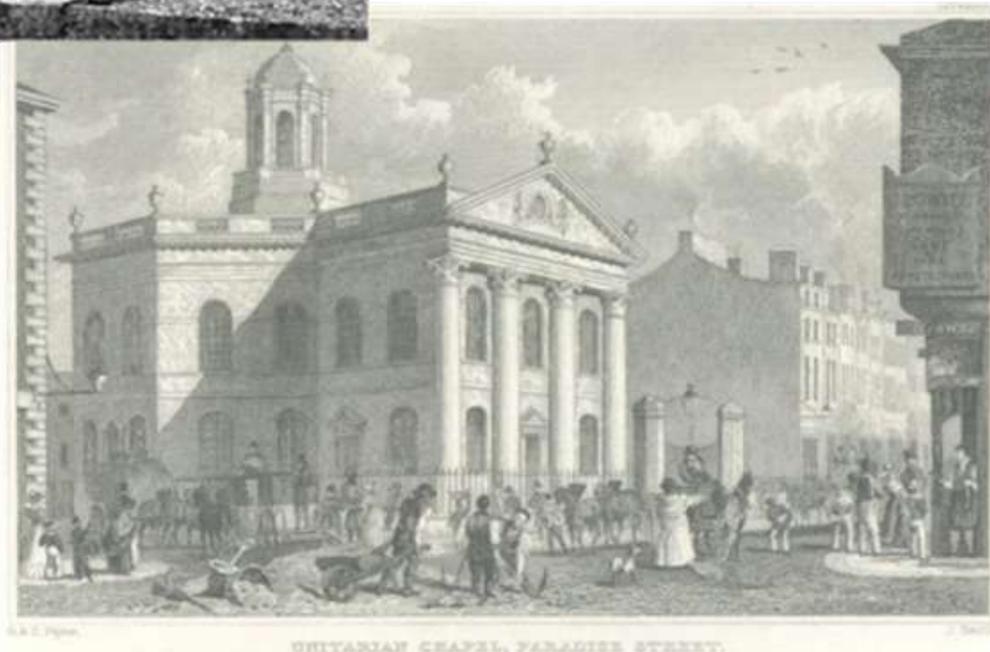
It seems that France was religious man and an active member of his local church or chapel. He contributed £500 towards a fund set up to move the Key Street Unitarian chapel, which was sold off, to a more convenient site in Paradise Street. Coincidentally the site which was purchased for £1300 had belonged to a Dr Bostock. This new chapel built in 1791 closed in 1850 to become the Royal Colosseum Theatre and Music Hall. James France became the chairman of the committee set up to oversee the building works, the design of which was particularly complicated being based on an octagonal structure. It proved to be more expensive than planned, but France announced than nobody should have to pay anything further and he met the shortfall: he also paid £200 for the organ. In his will James France left £4000 towards the education of the children of those attending the chapel.

THE FRANCE & FRANCE-HAYHURST FAMILIES 1797 - 1948



The France warehouse at
Goree Docks, Liverpool

The Unitarian chapel in Paradise
St., Liverpool



James France by his will directed that his money be invested in land and so after his death his executors purchased ‘the estate of Bostock in Cheshire with a capital mansion upon it’ for the benefit of Thomas Hayhurst. The will was written in July 1791 and with its four codicils (dated November 1792, August 1793, November 1793 and February 1795) it was proved on 3 November 1795. He was certainly a wealthy man for he left legacies of £10,000 for the benefit of the children of each of his nieces and nephew: Elizabeth Poole, Alice Crompton and Thomas Hayhurst, with a further £8000 for Thomas Hayhurst’s family. He also left eight sums of £100 to various Liverpool charities and £1000 for the support of the school in Paradise Street and the education of poor children belonging to the chapel there. It was specifically stipulated in France’s will was that Thomas Hayhurst and his children were to assume the name and coat of arms of his own family and not to use the surname Hayhurst, or else forfeit their inheritance.

Thomas Hayhurst, now surnamed France in accordance with his uncle’s wishes, and his wife Elizabeth, daughter of Thomas Cropper, esquire, or Liverpool, settled at Bostock House in the late 1790s. Thomas only occasionally visited Liverpool leaving his partner Fletcher to run the business. Fletcher visited Bostock House from time to time and described it as a ‘spacious mansion’; on at least one occasion he left his own wife and children there to enjoy the surroundings.

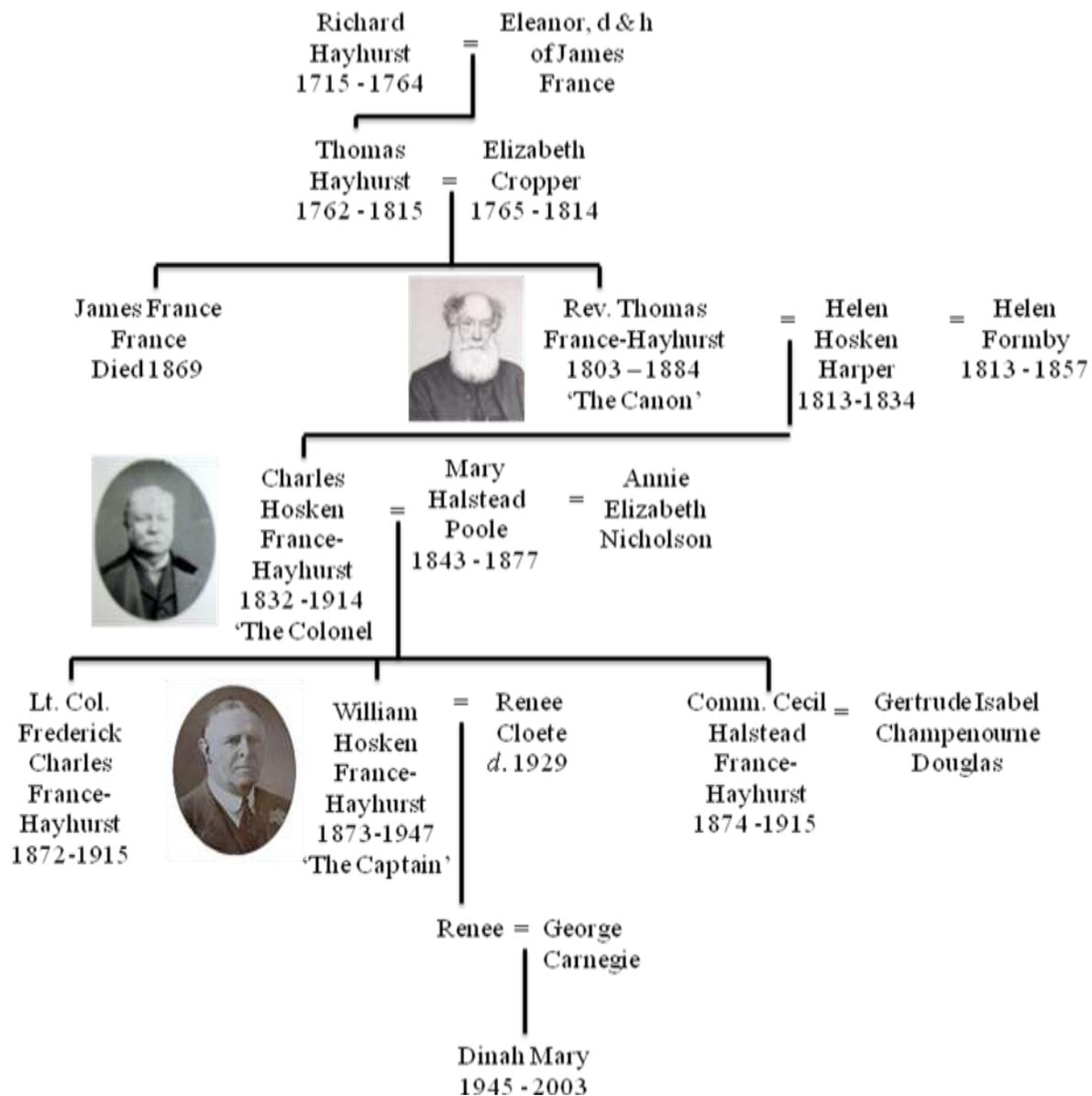
The firm in Liverpool, now known as France, Poole and Fletcher, suffered a large fire at their warehouses in 1801: a whole street of warehousing was left ‘to a heap of smoking ruins’. To Mr Thomas France the loss was considerable: he had buildings insurance to cover £11000 of losses but suffered at least £15000 more. The firm escaped without too much loss having insurance on the goods at Goree to the sum of £5000, and also goods in another warehouse in Atherton Street which were unaffected.

The firm fell into debt in the early 1800s and by agreement France withdrew from the company suffering a loss according to Fletcher of at least £4000 and probably as much as £10000. Nevertheless two years before he died France was able to advance £14000 to Fletcher as a loan which was duly paid off at £1000 a year by March 1829. The firm was re-established as Fletcher Yates & Co. Thomas Fletcher’s ‘great friend’, Thomas France (previously Hayhurst) died on 8 January 1815. Thomas France’s will was written just a month before he died. According to its provisions he left everything to his son and heir James France France then at Trinity College, Cambridge.* He refers to a plantation he owned in Jamaica called ‘Ludlow’ and an estate known as ‘Unity’ both of which. His other sons were Thomas France and Henry. His sisters were also mentioned in his will: Elizabeth, wife of Samuel Poole of Wavertree, Liverpool, and Alice, wife of Abraham Crompton of Chorley, Lancashire. His estate was worth between ninety and one hundred thousand pounds. Each of his servants were to be given a ‘suit of mourning’ and each received £10 with his butler, housekeeper and gardener receiving a further £10 each.

James France France was born in 1793. He became Sheriff of Cheshire in 1821 and died unmarried in 1869. On his death his brother the Reverend Thomas France-Hayhurst (1803-1889) succeeded to the manor, its lands and Bostock House. He was a clerk in Holy Orders, rector of Davenham (1839-1884) and an honorary canon of Chester Cathedral.

Reverend Thomas married twice: firstly to Helen, daughter of John Formby of Formby, esquire, but had no children by her, and secondly to Helen, daughter of John Hosken Harper of Davenham Hall, esquire, by whom he had a son Charles.

**At this time it was common practice to give children a middle name which was the surname of their maternal grandmother – hence ‘James France France’.*



The France-Hayhurst Family Tree

The next lord of the manor was Charles Hosken France-Hayhurst (1832-1914). He was born in 1832 and served in the 17th Regiment in the Crimea, rising through the ranks he became Lieutenant Colonel of the 1st Royal Cheshire Militia: he was Sheriff of Cheshire in 1879. He married twice: firstly to Annie Elizabeth, daughter of Sir John Shaw of Arrowe Park on the Wirral, by whom he had no children, and secondly to Mary, daughter of Captain William Halstead Poole of the Royal Horse Artillery who resided at Terrick Hall in Shropshire Mary died in 1877 aged 34..

By making various purchases of land and through inheritance from his wives families he amassed a large domain stretching across Cheshire. It was perhaps he, or his father, who changed the name of the house to Bostock Hall.

Frederick Charles France-Hayhurst, born on 22 April 1872, served in the First World War as a Lieutenant Colonel of the Royal Welsh Fusiliers and was killed in action on 9 May 1915 at the battle of Aubers, near Ypres: he is buried at Cabaret-Rouge, Souchez, France. His brother, Cecil Halstead France-Hayhurst, a commander in the Royal Navy, died on active service on 24 February 1915: he was married to Gertrude Isabel Champenourne Douglas and had children.

In 1912 Colonel France Hayhurst opened the village's pavilion and recreation ground: a unique photograph shows the occasion on May 11, 1912. The opening of the pavilion was reported at the time as 'an auspicious ceremony' when all the tenants of the Bostock estate honoured the occasion with great rejoicing. Flags and bunting adorned the village on the opening day and the recreation committee and parish council stood either side of the gates to welcome the arrival of the colonel from Bostock Hall at 3pm. The colonel then unlocked the door while schoolchildren and villagers took their positions. After a speech, Mr Garfit, chairman of the committee spoke of the colonel giving the land at a nominal fee of one penny a year for 99 years. A cricket match took place later with the first bowl taken by Colonel France Hayhurst. Tea was provided in a marquee for 200 people where Mrs France Hayhurst gave each child a bun and an orange.

It is said he had always been a model landlord, some years before he had equipped a reading room and had added beautiful plantations to his estate. The beauty spot of Bostock with its wealth of foliage, ideal homesteads and picturesque surroundings perhaps contributed to the comment that the colonel was a model landlord, with few English estates being in such good order. He also built cottages for his staff including Arthur Statham, gardener to Major Hayhurst who lived at Centre Lodge; Joseph Waring, steward to Rev France Hayhurst, of Oak Tree Cottage; Miss Ravenscroft, the estate laundress and Sam Henshaw, the smith.

'The Colonel' died on April 7, 1914.



**The Reverend Canon
Thomas France-Hayhurst
(1804 – 1884)
Rector of Davenham**



**Colonel Charles Hosken
France-Hayhurst, DL., J.P.
(1832 -1914) & Mary
Halstead Poole**



The next lord of the manor and resident of Bostock Hall was William Hosken France-Hayhurst was born in 1873 the eldest son of Charles and Mary Halsted. He was educated at Eton and on joining the army became a captain in the Cheshire Yeomanry. He was appointed High Sheriff of Cheshire in 1929 and a Deputy Lord Lieutenant for the county in 1930. He married in 1918, Renée Elizabeth a daughter of Gordon Cloëte, from Rosebank, Cape Town and they had an only daughter named Renee. Such was the high esteem in which 'the Captain' was held that when the couple married a 13 June 1918 a formal address from the tenants congratulating him on his marriage to Renee was prepared, framed and presented to him. It lists 126 names from Bostock and sixty-four from Davenham and Stapleford. It was said that under his leadership Bostock was a happy, content and thriving agricultural community.

'The Captain' was particularly interested in polo and in the rearing of ponies for the sport. In 1914 he established a polo stud at Bostock which became recognised as one of the best in the country during the 1920s and 30s. He employed up-to-date stable management and sanitation which certainly contributed to the quality of his stock and enabling him to win many awards. He also established Bostock Hall Farm, then a modern dairy farm with carefully laid out buildings with new animal feeding arrangements. This award winning farm producing high quality milk from an award winning dairy herd. His association with agriculture is best represented by his long membership of the Cheshire Agricultural Society of which he was its President for four years between 1927 and 1930. He was also President of the Middlewich and District Agricultural Show in the 1920s and President of the Cheshire Chamber of Agriculture.

The gardens at Bostock Hall were often opened to the public during this time in aid of charities i.e. District Nursing and the Victoria Infirmary. They raised more money than any other Cheshire gardens at the time. People enjoyed the beautifully kept lawns, long beds of roses below the terraces and the herbaceous borders; the rockery by the lake; the rose covered arches over the paths; and the lake with its back drop of trees and shrubs. An area of 'unrivalled peace and charm'.

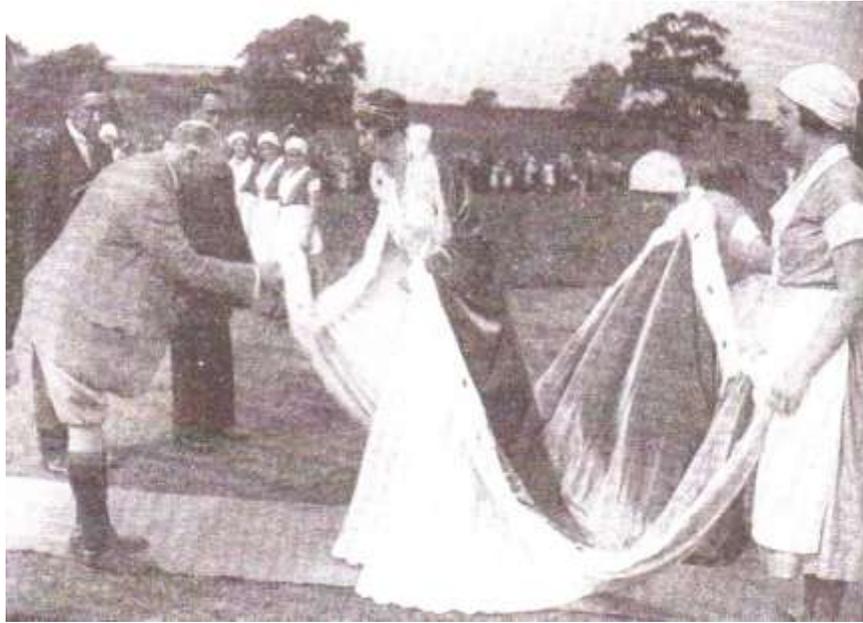
When Captain William died in 1847 the hall passed to his only daughter Renee who was the wife of George Carnegies, an ICI director: their daughter Dinah Mary, born in 1945 was the last of the France-Hayhurst line. She resided at Bostock House on Spital Hill, Stanthorne, which stands facing down the main road to Bostock. Bostock Hall was then sold and the contents were subject of a separate auction sale held over three days in April 1948. In all there were 839 items of glass, china, silver, plate, books, antique weapons and armour, including such items as '*a rare Cromwellian painted leather black jack*' (a tarred leather tankard or jug), furniture by Chippendale, Hepplewhite and Sheraton, flintlock guns and pistols, English, Japanese and Eastern swords, and halberds, pikes and swords from the 15th & 16th centuries, and also '*An Excellent Mahhogany Pleasure Boat – complete with sculls, rudder and floorboards, 16ft long – all in good order.*'



Captain William France-Hayhurst (1873-1947)



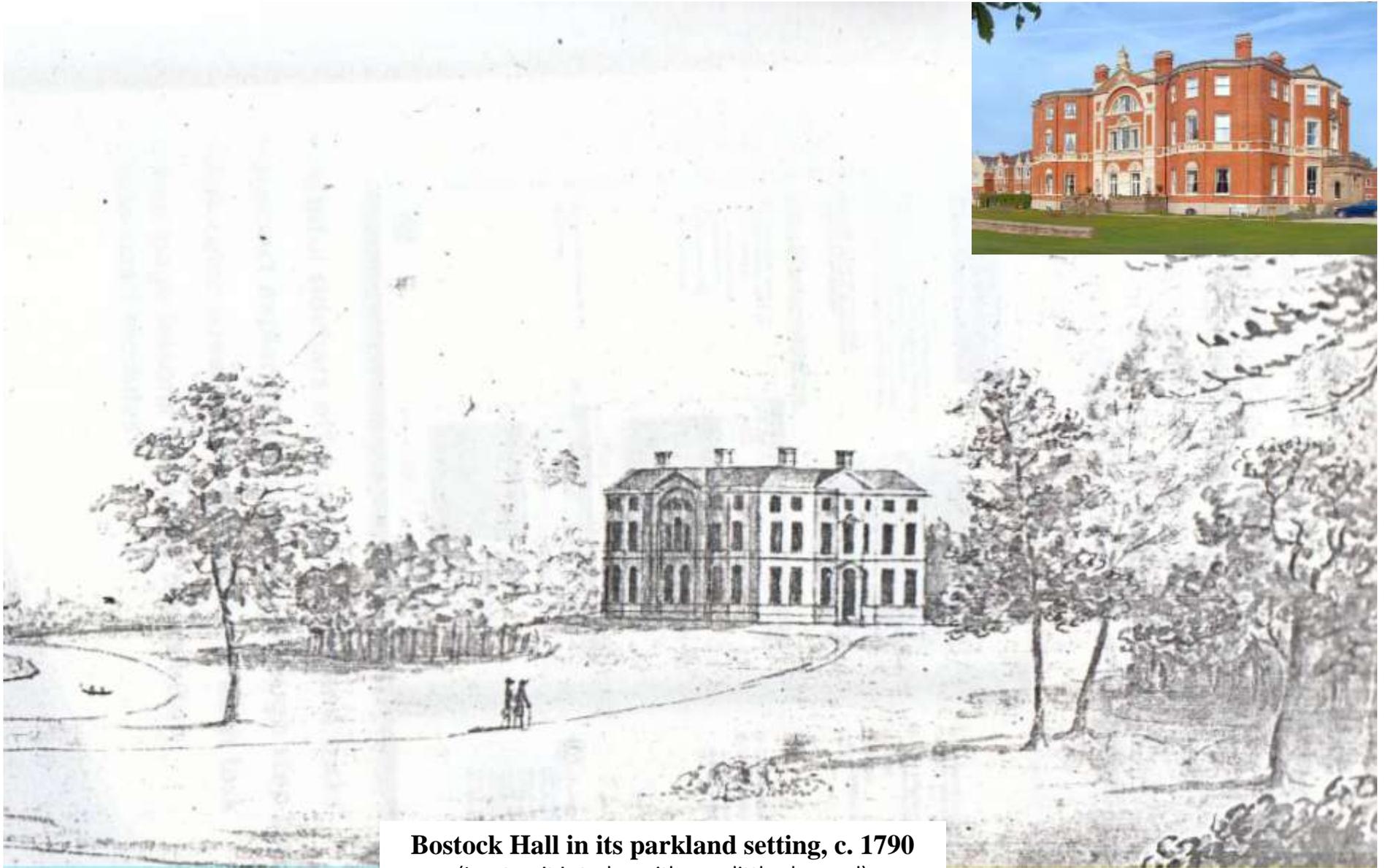
The wedding congratulations from the tenants, June 1918



Captain France-Hayhurst greets the Dairy Queen in 1932



**Three generations of the family:
the 'Captain' with his daughter
Renee and grand-daughter Dinah.**



Bostock Hall in its parkland setting, c. 1790
(Inset as it is today with very little changed)

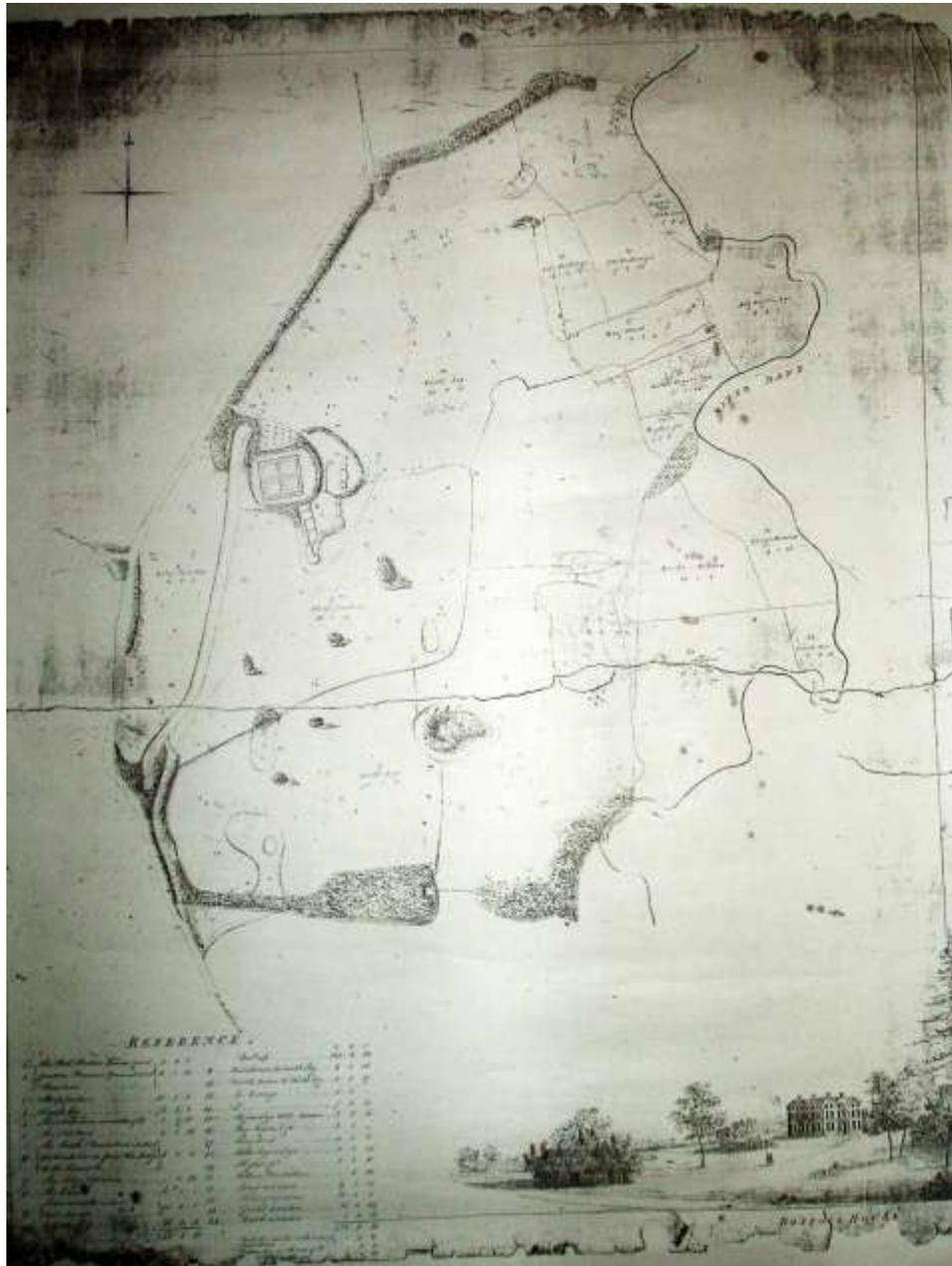
The present Bostock Hall was originally known as Bostock House and only changed its name after the old hall was pulled down in 1803.

Philip Pritchard's large 'new house' of 1664 is most likely to be the forerunner of the present hall. A century later it was occupied by William Tomkinson and then by Edward Tomkinson who had it rebuilt to designs made by Samuel Wyatt, a famous architect from Staffordshire, elder brother of the more famous James Wyatt, but a distinguished designer and engineer in his own right. The fields surrounding the house were taken out of agricultural use to create a landscaped park with clumps of trees and the 'canal' – the long curved, narrow lake we see today.

The Tomkinsons were friends of the Wyatt brothers, who were both architects, and it is the work they did for the Tomkinson family that was Samuel's introduction to wealthy Cheshire families and the beginning of a series of house designs which included Tatton, Doddington, Hooton, Mere and Delamere Lodge. Wyatt was well-known as a specialist in the design of subsidiary buildings and was responsible for villages in Lancashire, Wales, Surrey and Staffordshire and may have had a hand in developing Bostock Green. The park, recorded much later, in Kelly's Directory of Cheshire, as being '*extensive and well-wooded*' may well have been landscaped by William Eames, an associate of Wyatt's, who worked on Oulton Park and was regarded as the 'Capability Brown' of the North. The existing plan of the grounds is certainly drawn in his style.

The building we see today was built about 1775 for Edward Tomkinson. It is a large brick house which has been much altered and enlarged over the centuries. It is said that the excellent plasterwork within is characteristic of Wyatt. The house is 'L' shaped in plan with two main fronts: to the south, the entrance with a central bow, and the west front, with two bows flanking a Venetian window with a Diocletian window above. The France-Hayhurst family had the house extensively re-modelled later in the 19th century which included the addition of a new cast-iron main staircase, an enlarged service wing and porch to the south front. Much of the stone balustrading and other external decoration is believed to be Edwardian. Vast red brick extensions were added in 1875 by Lt. Col. Charles Hosken France-Hayhurst in a fine mixture of Queen Anne and Gothic, with many gables, turrets and spires. Inside the house has been decorated in a succession of styles, Neoclassical, Pomperian and Italianate, but there is a great deal of Queen Anne work of the 1870 and 1880s. The oval entrance hall from Wyatt's time has slender Ionic columns, a coved ceiling stuccoed with scrolls and wheat ears, panels of griffins over doors and niches in the corners. Of particular note is the semi-circular window over the door which appears to be medieval glass and depicts a huntsman in 14th century costume riding a palfrey: where this has come from is not known – could it have been in the old hall? The former dining room has ornate decoration with painted trellis work, flowers and peacocks, but also an excellent classical marble chimney piece with large maidens by Wyatt.

**BOSTOCK HOUSE
alias
BOSTOCK HALL
&
THE PARK**



A late 18th century map of the House, outbuildings and parklands, with a drawing of the house and a schedule of fields and plots of land.

In the early 19th century the house contained three floors. On the ground floor there was a large dining room which was located in the south-west corner. Across the central entrance hall was a small parlour, or living room. Behind that, with access from the staircase room, was another parlour. The west wing contained the domestic quarters: the housemaid's room, the butler's pantry and large kitchen. Across the corridor were the housekeeper's room and the servant's hall. Attached to the hall was a west range of further domestic rooms which included the laundry, dairy, brew house and still room. Perhaps more importantly here was the 'Bailiff's Room' and Magistrate's Room' both of which had their own external access. The bailiff will have been the person responsible for the good management of the estate and collecting rents. The France-Hayhurst men acted as local magistrates, Justices of the Peace, who would sit, with others, in the courts of Quarter Sessions to deal with criminal matters. However they could sit alone to deal with minor crimes summarily and it is likely that this would have been used as a court room. Above the entrance hall, on the first floor, there was a large oval 'Dressing Room', along with several bedrooms including 'Mr France's Room'. On the top floor there were a number of rooms without names which were probably additional bedrooms for guests or some of the female servants. Male servants, including the butler, slept on the first floor of the west range.

In the mid 1820s some alterations were planned. These involved blocking windows to the double parlour and knocking through to make a new Drawing Room. A new Dining Room was planned in an extension designed to fill the internal angle of the house. In the west wing a mezzanine floor was to be created over the 'Housemaid's Room' and the 'Butler's Pantry', to accommodate the housekeeper. The 'Old House Keeper's Room' was then to be 'Mr France's Room'. It seems that some of these alterations were not carried out as intended, notably the dining room extension.

In the dining room of one of the apartments in the Hall there is an ornate frieze running around the room and a particularly fine ceiling painting of ships at war. The vessels portrayed along with the banners suggest a naval drama sometime in the late 18th century and seems to have been painted about that time and is contemporary with the building of the house. Its significance is unfortunately not known.

The creation of the park about 1770 probably altered the earlier landscape which had the main road taking a more direct route up from Wimboldsley, through Stanthorne, where it joined the road from Middlewich up Spittle Hill, through the southern part of the park and emerging at North Lodge. Remnants of this road are shown on later maps and can be seen today behind Green Heys Farm, Stanthorne. Burdett's map of 1777 (see frontispiece) shows more buildings in the vicinity of Lower Bostock Green about the time the park was laid out which subsequently disappeared.



A sketch plan indicating the possible route (dotted) of the earlier road

The layout of the park remained somewhat unaltered over the years, however, at some time additional trees were planted in what was Kiln Meadow opposite the Wharton Road junction. This was probably to create a screen in order to hide the view across to the many salt works that were established in Wharton and Moulton in the 19th century. Within the park stand the remains of an ancient ox-house, a well preserved 19th century subterranean ice-house and an underground pumping station. The gates that once stood at the north lodge now form the entrance to Verdin Park in Northwich. The gates at the south entrance are now the only original gates. Inside the Lodge was a wheel that operated a pully mechanism that allowed the occupant to open the gates.

During the Second World War Bostock Hall, like so many other large country houses, was conscripted for government use. During the war the shippon at Bostock Hall Farm suffered from bomb damage and had to be re-built in 1941. After the war it was sold to Manchester Corporation who extensively altered the historic building by converting it into a residential school for 'difficult' children. One theory is that the Hall was chosen for this purpose because of its isolated location away from the city – a place from which children would find it difficult to run away and go home.

In 1989, Bostock Hall, now empty after its use as a residential school, was put up for sale for re-development as luxury apartments. In 1998 developer P. J. Livesey purchased the estate and the majority of the buildings were repaired and converted. The hall itself was converted into seven high quality apartments, the outbuildings became substantial homes, and new houses were constructed in the walled garden. In all a total of 68 privately owned dwellings and apartments, within a managed residential estate landscape, were created.



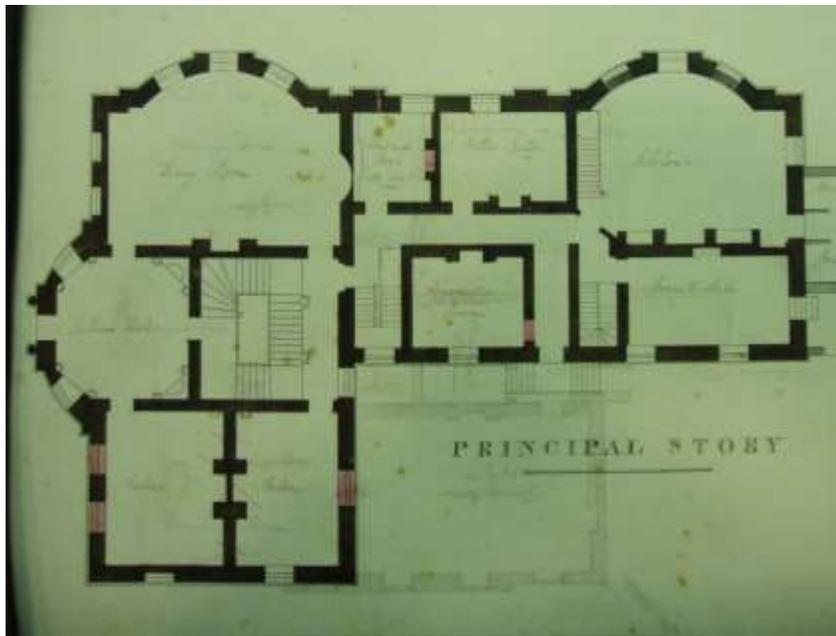
North Lodge



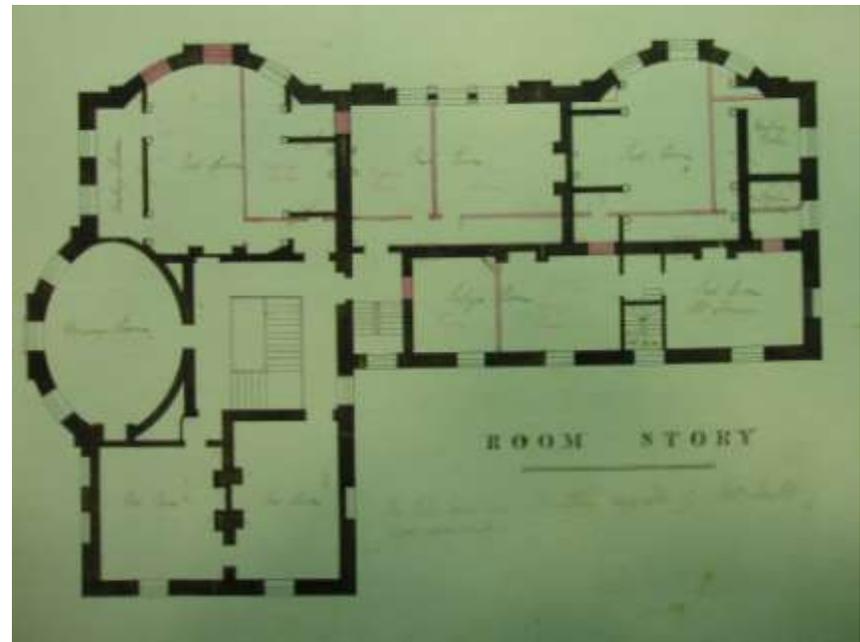
Middle Lodge in the late 19th century



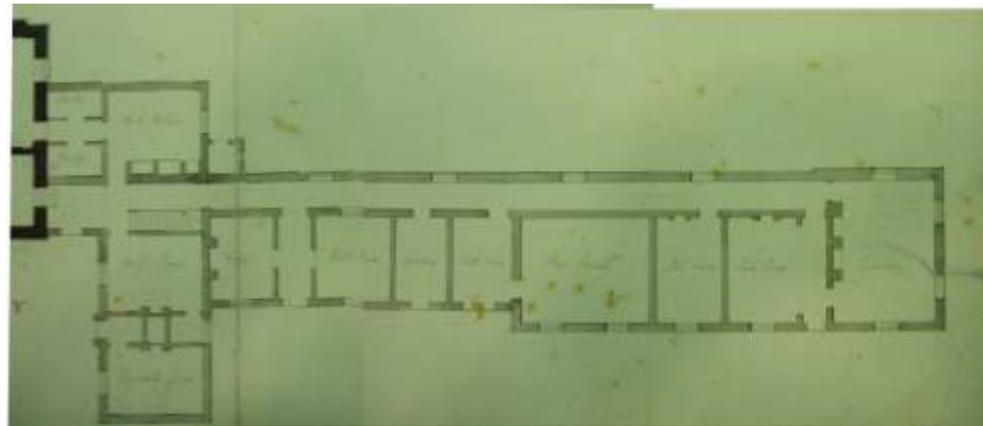
South Lodge



Ground Floor Plan, c. 1925



First Floor Plan, c. 1925



The west range of domestic rooms



Some of the fine art work inside the hall: ceiling paintings, friezes and mouldings, including the medieval glass over the porch door



Modern images from the grounds of Bostock Hall and the entrance hall



A postcard view of The Smithy, c. 1906



The Smithy in 2010 (unchanged)



The village smith, Mr. William Stock (1900-1975)

PART FOUR: VILLAGE BUILDINGS – PAST & PRESENT

Bostock has the rare distinction of not having changed its outward appearance since the 18th century. There can be few villages in the county, or even in the country, that have no modern buildings in view or any modern alterations to existing properties. It has been protected from change because of its nature as a private country estate, and its treasured importance as a recognised Conservation Area. Once situated on a busy main road, now relegated to a rural ‘C’ road following the completion of the A533 bypass, the village maintains its original facade and historical importance. With attention to details such as the maintenance of original gables, porches and gates. The estate has preserved its unique appeal in the district. Its village green, ancient oak and pretty pavilion stand as a reminder of bygone days.

The Smithy

There has been a Blacksmith in Bostock at least since the 1660 Poll Tax records, when a Laurence Rowe is named as ‘smith’. He would, not, however, have practised his trade in today’s building, since this was not in evidence until the 1796 auction catalogue where it is described as ‘*A new erected Messuage and Smithy, with Garden adjoining in the Township of Bostock, late in the holding of Richard Lowe*’. Its annual rent was five guineas. It is interesting that the smith was still named Lowe over 130 years later. It may be coincidence, but it may be that the same family had worked the forge through several generations. Various Trade Directories list the smiths as: 1824 – James Bratt.; next came John Jackson; 1841 census – Thomas Newton; 1850 & 1874 – Samuel Dutton; 1914 – Frederick Dodd and 1939 – William Stock. The photograph opposite is of William Stock (born 1900) when in his late 60s; he took over the Smithy in the early 1930s from a Mr Dodd, and worked until he died in 1975 - he never retired!

The Village Pub

Originally built on land that is now the car park for the green, the pub stood sideways-on to the road, overlooking the ‘Higher Green’ – a square of grass now occupied by today’s Social Club and its adjoining house. The maps of 1796 and 1840 clearly show the building and the stable complex which today serves as a garage complex. The pub underwent several changes of name: 1789 – ‘The Bull’s Head’; 1803 – ‘The Wolf’s Head’; 1827 – ‘The Trees’; 1831 – ‘The France Arms’; 1841 – ‘The Royal Oak’, proprietors - John Cotterill in 1841 & Thomas West in 1851; 1874 – ‘The Five Oaks’, proprietor - Robert Gleave. John Cotterill, landlord of ‘The Royal Oak’ in 1841, is recorded as having been there since 1803, so he would have witnessed four changes of name. He farmed eight acres behind the buildings and over the road on Sheep’s Green, and his son John, a wheelwright, probably worked out of the stable buildings. There would have been some accommodation above the stables and coach house, since doorways and hearths are clearly visible in the roof space underneath massive hand-tooled beams. These rooms may have housed the ostlers and stable-hands. There is no record of the demolition of this building.



The Laundry/Parish Hall, built in 1905



Bostock Social Club, built in 1905

Bostock Social Club

Built in 1845, the building which now houses the Social Club and the adjoining No.12 occupies the open space previously known as 'Higher Bostock Green' in front of the village pub. Designated as 'Reading Rooms and Parish Rooms' the dates indicate that this facility for villagers existed alongside the pub for just under thirty years. These two amenities must have been the centre of village life. In 1914 the Reading Rooms are described in the Trade Directory as being 'Bostock Working Men's Club and Parish Rooms' with Thomas Birkenhead as Secretary. There is no written evidence concerning the early stewardship of the Reading Rooms, but it is suggested that the facility used today's function room and half of the modern bar area, with the remaining accommodation and the adjoining house being inhabited by a family who used the stable buildings for their livestock and who had access to the pasture behind the buildings, land now attached to Brook House Farm. In 1923 the Social Club occupied its current half of the building, with the adjoining house (No. 12) housing the woodsman and his family.

The Laundry/Parish Hall

It was built in 1905 by Colonel France-Hayhurst to service the laundry of the many servants and workers at The Hall. At that time the laundry for the family at the Hall was washed and ironed in a purpose built room in what is now No. 2 Bostock Green. This may account for the two relevant records in Kelly's Directories of 1914 and 1939 – Mrs Harriet Russell '*Laundry*' in 1914 and Mrs Sarah Emily Foster '*Hand Laundry*' in 1939. The square tower of the building housed a massive water tank, and beneath it were two boilers heated by fires. The water was pumped up into the tower by a windmill, situated behind the building. There is no physical evidence to suggest that the rooms now used as a Parish Hall were the area where the laundry was dried, but air ducts near the roof suggest that this may have been their purpose. In many laundries of this period there were racks which slid along runners in the floor, and there was probably an open fire. It is reasonable to assume that the building became the Parish Hall in 1923 the Social Club expanded to its present size. Old parish records indicate that these rooms were used for pantomimes, shows and parties.



The Kenyon watercolour of c.1800 depicting the old oak tree



The 'new' oak tree from a postcard of the early 1900s



The commemorative plaques recording the planting of the present oak tree



The oak tree today

The Pavilion

When Captain France-Hayhurst gave Bostock its village green in 1912 he also built the black and white Pavilion, with its spire reflecting the connection with the stables and boathouse at The Hall. The interior of the building houses an ingenious design of folding partitions. Made of polished pine these slide into various positions to form different-sized rooms – one large area ideal for meetings or refreshments at cricket or bowls matches, or two smaller rooms which might have been separate changing rooms or offices. It was a truly innovative approach to the use of a small building for a variety of purposes, and may well be one of only a handful of such designs still surviving intact today. A tennis court occupied some of the grassed area next to the Pavilion and that, together with the Bowling Green, provided villagers with their own ‘sports centre’ and general recreation facilities.

The Pump Houses

There are two Pump Houses within Bostock – one within the village itself, built in 1872 and later converted for use as a bus shelter, and a second built two years later at the south end of the village on the bend of the road just before South Lodge.

The Oak Tree

The tree which today stands opposite the entrance to Brick Kiln Lane is the second to be planted in the village to mark its place as the centre of the original County of Chester. The original oak, beautifully illustrated as a mature tree in the 1795 Kenyon watercolour, was probably planted in the early 1700s, but was felled in 1887 to be replaced by today’s tree, planted to commemorate Queen Victoria’s Golden Jubilee in that same year. The oak is mentioned in almost every official reference to the village beginning with Bagshawe’s Directory of 1850 where it is described as ‘*an ancient oak*’.

The watercolour depicts the tree standing at the end of what is today an unmade lane leading to Bostock Green Farm on what was Sheep’s Green, in other words what appears to be in the garden of today’s Grange Cottage, allowing for the artist’s perspective and view point. This is probably the building just shown behind the tree. The small figure on the right seems to be walking down the unmade lane towards Sheep’s Green. The figure on the left is heading down Brick Kiln Lane. The man on the horse seems to be heading along London Road towards Davenham. In the original picture the spire of St. Wilfrid’s church in Davenham is clearly visible.



The Pump House on the Village Green



The other Pump House



The Pavilion



The Pavilion Porch with inscription



Just a few of the outstanding reminders of an unusual and beautifully conserved village



Village Families

Over the several centuries that Bostock thrived as a community many family names have continually appeared within the records, the longest connection being that of the Sherwin family.

This family may well have linked with the village for over 150 years. First mentioned in the Trade Directory of 1850, a Samuel Sherwin lived at Old Hall Farm. Assuming that Samuel was an adult in 1850 and was born in the village around 1830 or earlier, we can take this as the first reference point. In the census of 1871 there are two branches of the family listed. Agnes Sherwin (aged 56) farmed 212 acres with her son Charles (24) and seven servants. John Sherwin (30), and his wife Ellen (30) farmed 130 acres with their young family of two sons Samuel (6) and Thomas (2) and daughters Ann (4) and Ellen (1). The ages of Agnes (Samuel's widow, also known as Ann) who was still at Old Hall Farm and John some 26 years her junior suggest that he may well have been her son who had now taken on his own tenancy within the village.

In the 1874 Directory, and 18 years later in the 1892 edition, a John Sherwin simply listed as '*Farmer – The Green*' may refer to the same man at what is now known as Grange Farm. With the formation of the Parish Council in 1895, John Sherwin is recorded as one of its founder members, and obviously a man of some importance within the village. His son, also John, was born in 1878 and died in August 1942 to be succeeded at the farm by his son John Trafford Lomas Sherwin who died in 1981 when his wife Frances and their daughter Caroline left the farm. This shows an unbroken family connection with Bostock from as early as 1830 to 1981. Caroline recalls being told that in 1919 a violent storm ripped all the ivy from the front of the farm house, revealing the outlines of Tudor architecture, which was later hidden by exterior render. She also remembered that, as a child attending Davenham school, the Bostock children alone were required to curtsy to the visiting France-Hayhursts, and that no laundry was permitted to be hung outside on the days when the family drove through the village.

There are no other families with such a long continuous residence in Bostock, but there are names which appear on a regular basis throughout the 17th century taxation records, the 1796 auction details and the census returns.

The Hitchin family appear first in 1874 then again in 1892, 1914 and 1939. Other well-documented families include: Ravenscroft, Buckley, Oakes, Kennerley and Raynor.

APPENDIX

Details from the 1841 Census

This Census was the first record of its kind to detail people and property. Previous records merely noted the numbers of people and dwellings. In 1841 Bostock is recorded as having 190 persons listed in 38 dwellings. Although giving more details than previous records, this census is somewhat limited as to the relationships of the individuals within a household, their places of birth are not given and the ages of those children over 15 is rounded down to the nearest five years. The names of the properties as they are known today are given in *italics*.

Bostock Hall: James France France lived here alone, with no other family members, just his servants – John Barrow (aged at least 40), Richard Chantler (15) John Pigg (15) Sarah Bowey (40) Ann Chesters (21) Sarah Potts (20) and Maria Lee (20).

Bostock Green Village:

Nos. 16-22: These remain unaltered as two buildings housing four homes, but instead of today's five residents, in 1841 there were twenty-two people living in these four cottages.

No 22 – The Dewsbury family: John (43), his wife Elizabeth (40) and their children William (20) an agricultural labourer, Mary (11) and George (7).

No 20 (Rose Cottage) – The Chesworth family: George (35) and Maria (35), their two teenage daughters, a son aged 3 and Laura Dikes aged one year. ***No 18*** – The Taylor Family: James (35) Frances (35) and their six children aged between 13 years and one year.

No 16 (Allen Cottage) – The Dodd Family – George 25 and Mary with their one year old son, Joseph.

The Royal Oak

There was no building where today's Social Club now stands. This patch of land was 'Higher Green' and the pub faced this open area, standing roughly on today's car park. The landlord is named as John Cotterill (65) who had run the premises since 1803 and Ann (65). He also farmed eight acres behind the pub and across the road on Sheep's Green. He had a daughter Sarah (25) and a son John (20) recorded as a wheelwright, probably working from outbuildings attached to the inn. Also living here were Ellen and Ann Alker, aged 10 years and 5, but who they were and why they lived with the Cotterills is not known.

Brickhill Cottage: Standing on the corner of Brick Kiln Lane and the main road, this cottage was occupied by Jonathan Maddock (65) an agricultural labourer who had been born in the village, and his wife Elizabeth (60)

Pear Tree Cottage: Thomas Cotterill (55) agricultural labourer, his wife Sarah (55) and daughter Elizabeth (15). Were they any relation to the family running the Royal Oak?

Grange Farm: Consisting of 138 acres across the north end of the village, this farm had been occupied in the 1820s by Mr John Mountfield. Known first as North Hill House, it later became Bostock Green Farm, then Grange Farm as it is known today. In 1841 it was occupied by Joseph Plumley, in his late 40s and his wife Sarah (45) with children Sarah and Joseph. The family employed six servants, of whom two are recorded as being 'young ladies'.

Brook House Farm: Along Brick Kiln Lane, this farm had 124 acres stretching south alongside the brook and across the main road behind the Smithy. In the 1820s it was farmed by Peter Ravenscroft who died in 1827, but in 1841 it was home to the Ward family – John (late 50s), his wife Martha and their two grown up children, together with three servants.

We now move back into the village on the opposite side of the road.

Grange Cottage: Today this is a single dwelling and home to one family, but back in 1841 it was two cottages housing fourteen people. The Buckley family – Samuel (30), a brick layer born in Leftwich, his wife Elizabeth (35) who had been born in Bostock, and their children Esther (7) and Samuel (3). Next door lived the Maddock family – Peter (45) an agricultural labourer, his wife Elizabeth (35), their son Richard (20) also a labourer and 7 other children – John (13), James (12), Ann (10), Sarah (8), Elizabeth (6), Ellen (4), and Jonathan (2).

(There is no mention of today's **Bostock Green Farm** lying down the unmade lane between Grange Cottage and No.5)

No. 5 Bostock Green: The Kennerley family – John (40), an agricultural labourer, his wife Catherine (40) and six children aged 14 to one year.

No. 7 Bostock Green: William Heeson (55), a bailiff living here with Samuel Byrom (60) and a servant Sarah Bloor (25).

No.9 Bostock Green: The Ravenscroft family – Thomas (55) a tailor and Hannah (60), with apprentices John Kennerley (from No.5?) and William Berrington. Thomas had lived in this cottage since at least 1824. Although he was a tailor by profession he also had four crofts behind his home on Sheep's Green totalling two and a half acres. His father John had lived in the same cottage in 1796 and both may have been related to Peter Ravenscroft who farmed Brook House Farm in the early 1800s.

The Smithy: Described in the 1796 plan as being 'newly erected', the smithy was worked in 1841 by Thomas Newton (20) and his wife Jane with their one year old son Robert. According to an earlier tithe return, the smith was named as John Jackson, so the change of blacksmith must have occurred in the months just before the census.

Bostock Road (leading to Wharton)

Home Farm: Totalling 90 acres, extending for a short distance behind the house and then on the other side of the brook between it and the main road and north towards Bostock Green, the farm was occupied in 1796 by Thomas Chatterton. In 1841 it was the home of Thomas and Anna Allwood (both in their early 30s). No children are mentioned but they had five servants – John (25), Peter (20), Elizabeth Pool (20), Ellen Hickson (15) and Elizabeth Cargo (25).

Across the road is today's **Woodend Cottage** – currently only one home but in 1796 the building was divided into five dwellings collectively known as 'The Poor House', being then occupied by Thomas Peach, Ann Jackson, Robert Bulkeley and Nathaniel Holbrook with the fifth cottage then being empty. By the 1841 census there were 23 people living in the five small cottages: The Hoole family – John (45) a wheelwright, his wife Mary and two young children; The Price family – George, an agricultural labourer, his wife Maria (both in their early 30s) and their 3 children; Mary Oakes (61), the daughter of Thomas Oakes of Bostock, a toll collector, living with James Price (3) – her neighbour's son. Presumably there was not enough room for him next door; The Byram family – William (40) an agricultural labourer, his wife Sarah (35) and their six children aged between 12 years and one year. Sharing their home was Nathaniel Holbrook, then in his 70s, presumably the same man who had lived in the cottage when it was designated as a poor house forty five years earlier. In the last cottage lived Randle Buckley (65) an agricultural labourer and Sarah (40) – but whether she was his wife or daughter is not recorded.

The Lodges and Houses within Bostock Hall grounds

Various dwellings are listed in the census but not in the tithe apportionment. *North and South Lodges* may have fallen into this category, with *Middle Lodge* (often referred to later as 'Centre Lodge') receiving no mention. The census names Joseph Pigg (65) as a groom living in North Lodge with his daughter Elizabeth. It is likely that the John Pigg, listed as a teenager and an in-house servant at the Hall, was his son. Richard Jarvis (30) is named as a Game Keeper, who lived with this wife Mary and their infant son Robert. It is interesting that *South Lodge* has, for a considerable number of years, been home to modern gamekeepers.

Other residents of these cottages within the grounds of the Hall are: John Robinson (65) a gardener living with Ellen Kennerley (15) a female servant who may have been part of the Kennerley family living in Bostock Green, George Lancroft (25) a groom married to Emma with a son George (2) and a four-month old daughter Sarah. Lastly, an Elizabeth Dean, a school mistress in her early 50s who may have been a governess.

Other Farms and Properties outside Today's Village

Old Hall Farm: The Oakes family – John (in his late 50s), his wife Ann (nee Bennet) and 3 children aged between 15 and 25. They had two teenage servants – Elizabeth Bloor and Elizabeth Coppock, with three fifteen-year-old farm labourers – William Pimlott, John Burrow and Charles Ollier who appear to have lived in a cottage within the farm complex. According to the tithe returns, John farmed 301 acres, his fields and pastures extending across the southern end of Bostock Hall parkland and around the site of the Old Hall. Together with a James Platt, John Oakes appears to have farmed the whole of the southern half of the township.

Peck Mill Farm: This property had changed owners and tenants several times between 1796 and the 1841 census. In 1796 it was leased to Edward Tomkinson for an annual rent of £42 10s and was described as being ‘*a messuage and tenement with the lands and hereditaments thereunto belonging, called Peck-Mill Farm; together with a water-corn mill, standing on part thereof called Peck-Mill, lately re-built.*’ The property straddled the boundary with Davenham, and by way of making an easy profit he let it to George Mainwaring, John Bennett Jnr., Jonathan Wildig and Samuel Holland for £83 a year – double his own outlay. In 1827 James France purchased the farm from a Mrs Blount, the tenant at that time being farmer James Brookes. At the 1841 census the farm was occupied by the Longshaw family – William (30), his wife Jane and their children Peter (5), Samuel (3) and Thomas (6 months). They had a servant, 15-year old Ellen Walton. The farm is listed as having four fields totalling 16 acres.

Jack Lane Farm: A little to the west of Peckmill, on the other side of the brook and along Jack Lane, this farm had fourteen fields giving a total of just over 55 acres of land. In 1796 it was owned by Thomas Higginson, and had been in his family for many generations. Shortly afterwards it was bought by France leaving Higginson as tenant. Sometime after 1824 John Wood, then in his early 20s and his wife Ann (probably in her teens) took over the tenancy, recorded in 1841 as keeping three unnamed servants – two men and a girl.

Moving down Jack Lane the census mentions a cottage at the junction with Brick Kiln Lane, now *Willow House*. Set in half an acre the tithe return shows it to be the home of James Gardiner, but the later census records list the occupier as James Green (25) an agricultural labourer, his wife Sarah and their 2 children.

The census lists two families named Dodd living on Jack Lane – William (25) and his wife Margaret (20), and a James Dodd (60), his son John (35) and daughter-in-law Margaret (35) with their 5 children aged between 9 years and seven months. They may well have been branches of the same family. John and Mary Nolan, with their three children, and Thomas and Elizabeth Blease both in their 20s with two young children, are also mentioned as living on Jack Lane, though in unspecified cottages.

Addashaw Farm: Also known as ‘Adam’s Heath’ this 54-acre holding was listed in the late 1830s as a 25-acre small holding run by a Joseph Wood. Eleven years later, more than double its size, the farm was worked by Joseph Wood (45), presumably the first Joseph’s son, and his wife Elizabeth (35) with their five children. He was assisted by two 15-year-olds – Thomas Dickinson, an agricultural labourer and a servant Jane Albiston.

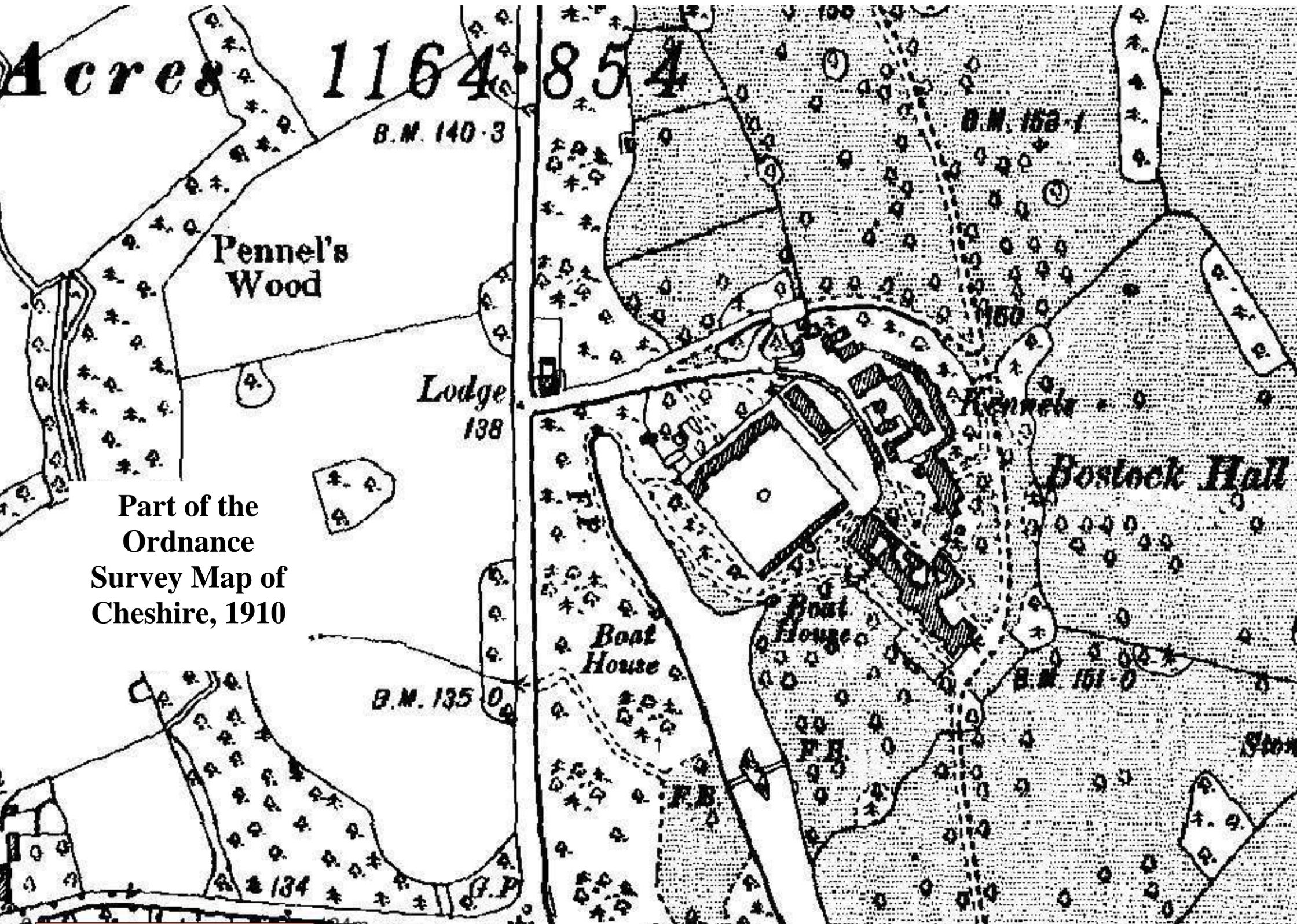
Bostock Farm: Lying opposite Addashaw, across today’s bypass, this 40-acre holding was listed in 1796 as being owned by Lord Fleetwood of Marton Grange, Whitegate, and in 1841 was the home of the Basford family – John (50), his wife Mary (45), and their three children.

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Much of the information in this book has been extracted from contemporary records housed at the Cheshire County Record Office in Chester along with other original sources such as parish registers, taxation returns, and census records which are available through copies in local libraries.

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Acres 1164.854

Pennel's Wood

Lodge 138

B.M. 152.1

150

Pennel's

Bostock Hall

Part of the
Ordnance
Survey Map of
Cheshire, 1910

Boat House

B.M. 135.0

B.M. 151.0

134

G.P.

Stone

