



Church Farm Campsea Ashe

A Brief History

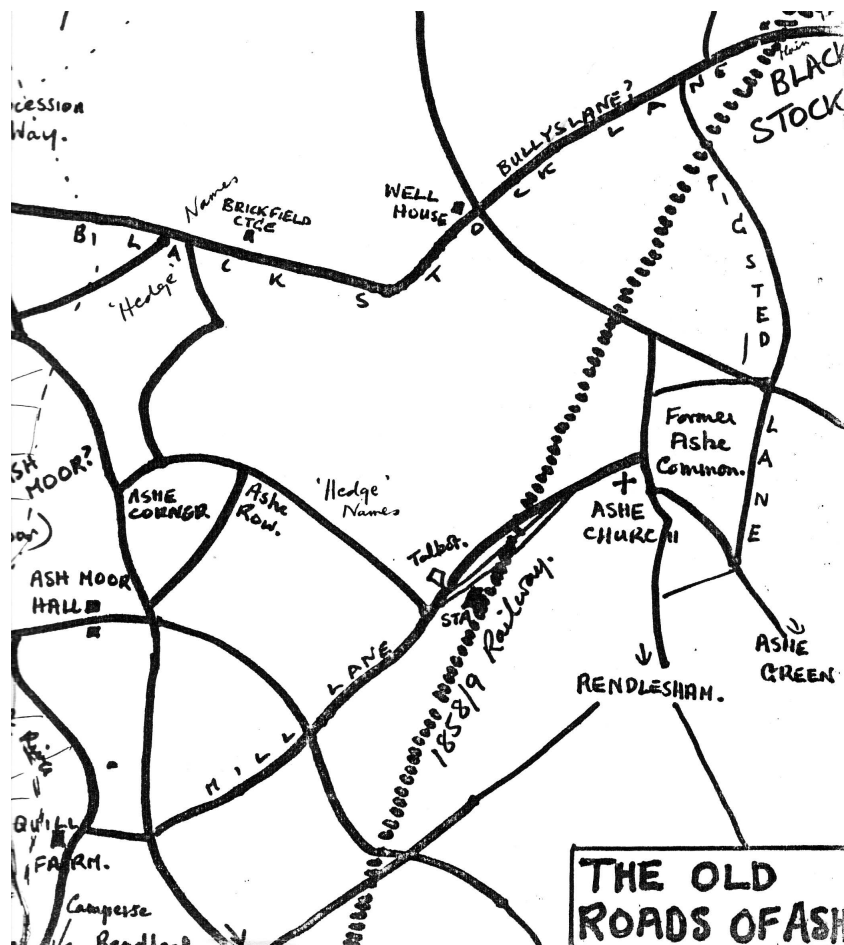
**Research by Tim Holmes
September 2012**

Summary

According to English Heritage, Church Farm is said to date from the late 17th century (see appendix 1), although there are claims that a building has stood on the site since 1490¹ (appendix 2). Situated opposite the Church on what was at one time common land, it is now both a private house and a residential care home. At one time it was part of a large farm of some 65 acres. In the 19th and 20th centuries it formed part of the Campsea Ashe estate owned by the Sheppard and then the Lowther families and was sold as part of the estate in 1949.

Location

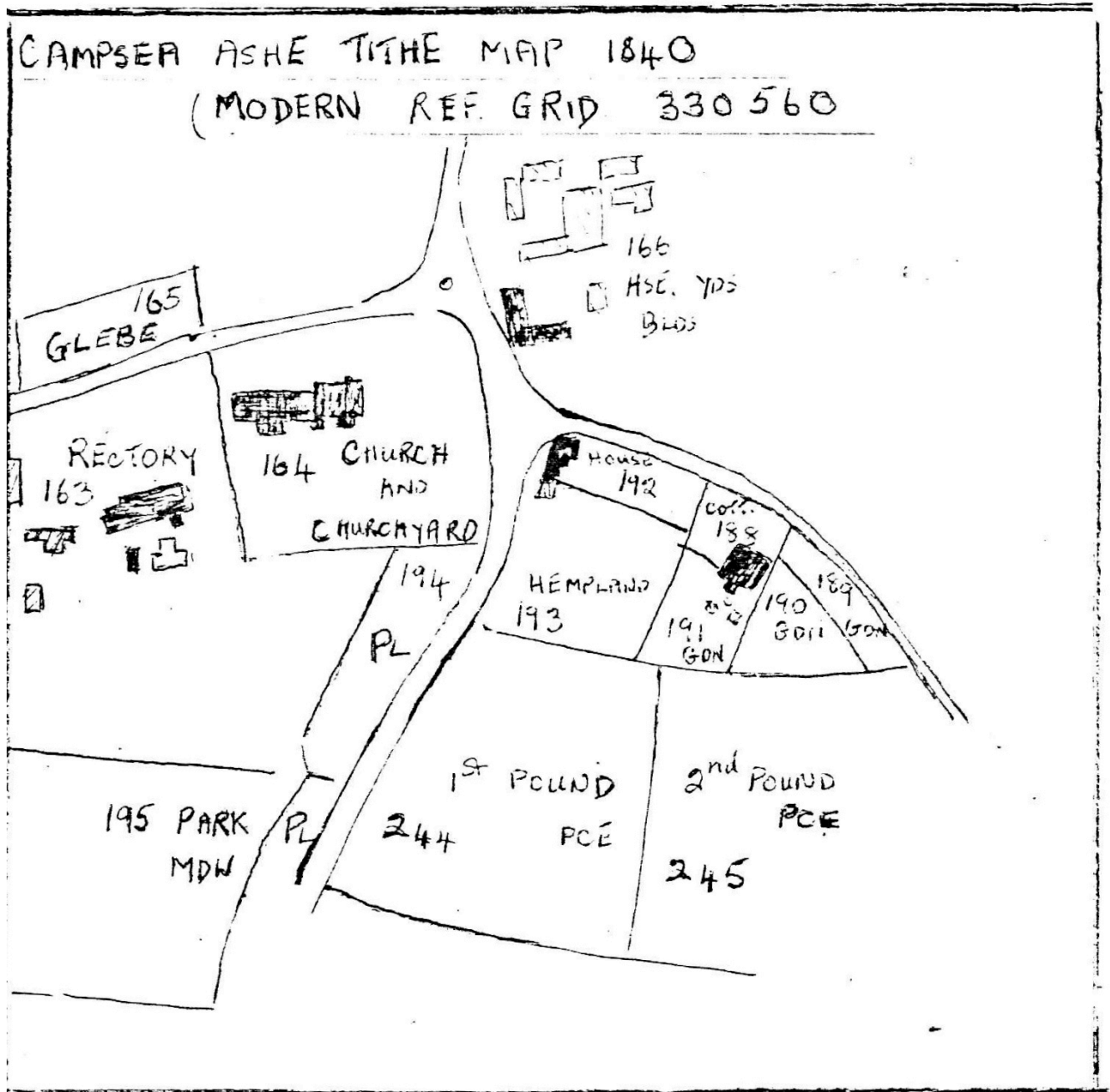
According to the Hodkinson's old roads map of 1783² the land on which the farm is built was common land.



¹ Claim made in 1991 Campsea Ashe Calendar by Carole Slattery

² Taken from Deben Place Names Survey 1977

By the time of the 1840 Tithe Map³, the farm and outbuildings are clearly marked.



The field beyond the farm was known as Allonsfield and, of course, the residential care home which has taken over part of the old farm, is now called this. It is not clear where the boundary of the original farm is. The farm was probably an arable farm, the chief crops being wheat, barley and turnips, later a dairy farm.

³ Again taken from the Deben Place Names Survey 1977

Owners and tenants of the farm.

At some point Church Farm became part of the Campsea Ashe Estate which was owned by the Sheppard family and later by the Lowthers. English Heritage estimate the house was built in the late 17th century and this was about the time that the Sheppard family bought the High House and its estate, so the farm may have been built by the Sheppards.

Evidence of the tenants of the farm comes from various sources:

1851 census	John Sawyer
1855 White's Directory of Suffolk	John Sawyer
1861 census	Samuel Sawyer
1865 Post Office Directory	Samuel Sawyer
1869 Post Office Directory	Miss Lucy Sawyer
1871 census	Lucy Sawyer
1875 Post Office Directory	James Buxton
1881 census	James Buxton
1891 census	James Buxton
1891 – 2 Kelly's Directory	James Buxton
1900 Kelly's Directory	James Buxton and Charles Bridges
1901 census	James Buxton
1911 census	Gilbert Bitt (or Tritt?)
1912 Kelly's Directory	Samuel Orford
1914 Lucas History of Campsea Ashe	Mr Wordley (Mr Lowther's chauffeur), wife and children Mr Farrow (Farm Horseman) and wife.
1922 Kelly's Directory	Tom Orford
1949 sale catalogue	Mr H A Hurren, tenant.
1955 and 1960 electoral roll	Alick Pierre Phillips and Phyllis May Phillips

Background to the people who lived and/or owned Church Farm

Sheppard family

The Sheppards lived in the village at the High House for over 230 and were a very wealthy and influential family. They owned much of the land in and around the village, including Church Farm. An account of the family can be seen at <http://www.campseaashechurch.org.uk/family.php>.

Lowther family

The Hon William Lowther bought the High House from the Sheppards in 1880 and he and his family lived there until the death of his son, James (Speaker of the House) in 1949 when the estate, including Church Farm was broken up and sold. As with the Sheppards, they were an extremely rich and influential family – more details available at <http://www.campseaashechurch.org.uk/Lowthers.php>.

Sawyers

Various members of the Sawyer family managed the farm. In 1851 **John Sawyer** was born in Tunstall (1805) and was the farmer. The farm was described as being 65 acres in size. He employed 4 labourers. Ten years earlier he was living at home in Tunstall with his parents John and Letitia.

By 1861 **Samuel Sawyer** had taken over. He was born in 1793, again in Tunstall, and he was married to Sophia. They had one daughter living with them, Lucy. The relationship to John has not been established.

Ten years on and Samuel's daughter, **Lucy**, was managing the farm. By now the size of the farm had increased to 80 acres (or maybe this was a guess on behalf of the census enumerator) and 3 men and 3 boys were employed by Lucy. It seems Lucy remained unmarried, but she was looking after her two nieces, Ella and Ada, as well as her Aunt Mary.

James Buxton

James, born 1839 in Metfield, originally managed Jolly's Farm in Campsea Ashe (1871 census), but from at least 1881 through to the early part of the 20th century he managed Church Farm. He was married to Anna. In 1900 and 1904 the records show that he was a joint manager with **Charles Bridges**.

Gilbert Bitt

The 1911 census is not very clear and the surname of the tenant is not clear. It may be Bitt, possibly Tritt or other variation. He was a 28 year old Land Agent from Yorkshire, but nothing further has been discovered about him.

Samuel and Tom Orford

The Orfords seemed to manage two farms, Church Farm and Low Farm. It looks as though they probably lived at Low Farm and other tenants lived at Church Farm.

Andrew Cadman comments:

My granddad and granny plus my mum were listed as being there in 1914 by Rev Lucas and must have used it for sometime as there is a photo with Aunt Betty as a child at the front which must have been 1923 or 4

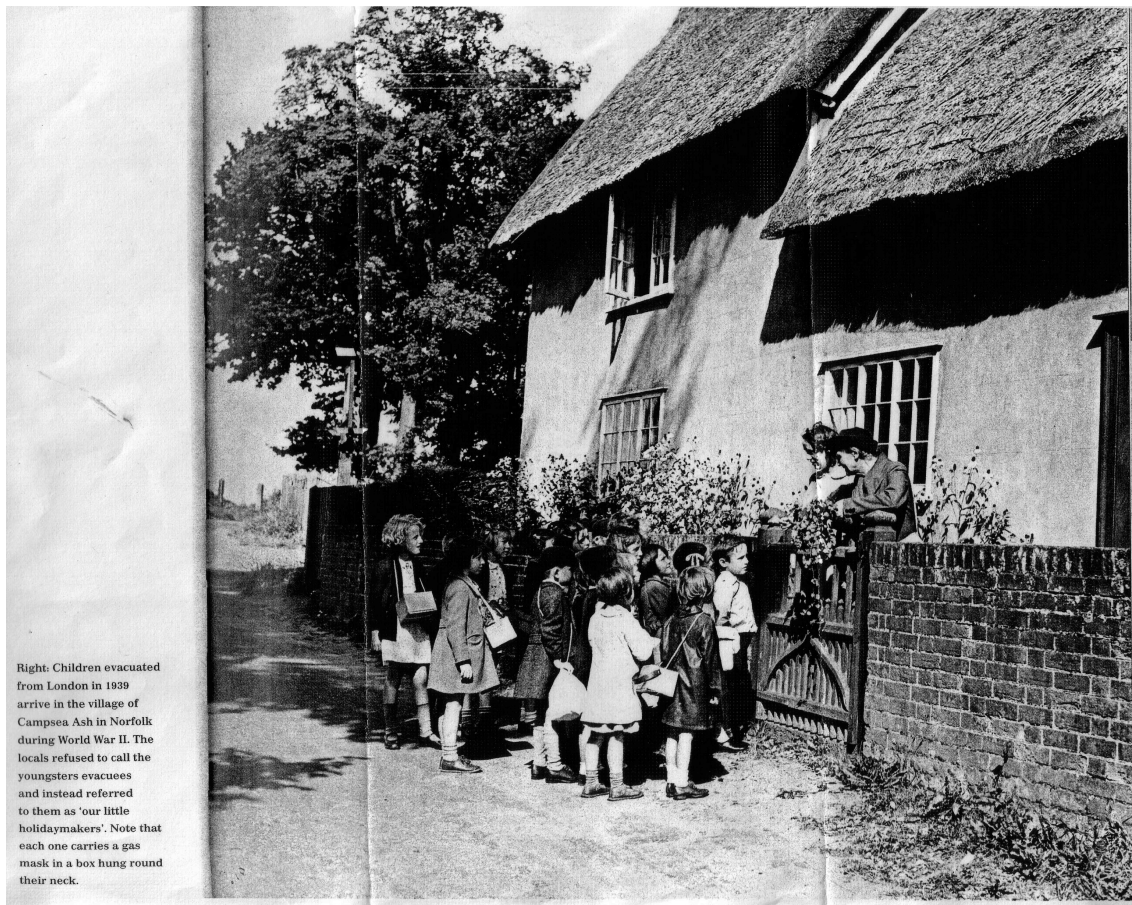
Herbert Anthony Hurren

On the death of James Lowther in 1949 the farm was sold as part of his very large estate. The relevant information taken from the sale particulars of the estate is included below. A Mr Hurran was the tenant of the farm which was described as a dairy farm of some 57 acres. The house was divided into two areas, one with two bedrooms and one with a further three bedrooms.

Alick and Phyllis Phillips

In the 1950s Mr & Mrs Phillips, related to Ted Phillips of ITFC lived there for a while. Mr Phillips worked on the farm after it had been sold following Lord Ullswater's death. It was owned by a Mr Peaks and Mr Hurren who farmed locally in partnership and they donated a live pig for Church Fetes to be bowled for. Mr Hurren may have lived there in the early days, but he also had Abbey Farm Snape which Andrew Lloyd Webber now has.

(Andrew Cadman)



Right: Children evacuated from London in 1939 arrive in the village of Campsea Ash in Norfolk during World War II. The locals refused to call the youngsters evacuees and instead referred to them as 'our little holidaymakers'. Note that each one carries a gas mask in a box hung round their neck.

The above photograph is taken from an unknown magazine. The text reads:

Children evacuated from London in 1939 arrive in the village of Campsea Ash in Norfolk (!!!) during World War II. The locals refused to call the youngsters evacuees and instead referred to them as 'our little holidaymakers'. Note that each one carries a gas mask in a box hung round their neck.

The Attractive Well Placed Small
DAIRY FARM

Situated adjacent to Wickham Market Station with some useful Marshes on the Deben level, and known as

Church Farm
CAMPSEA ASHE

Tenant : Mr. H. A. Hurren.

Tenancy : Annual Michaelmas.

Rent : £112 10s. 0d. per annum (apportioned).

THE HOUSE

is prominently situated on the roadside, is built of rendered lath and plaster and Norfolk reed thatched roof, part brick and tile and is at present divided for two occupations. The parts contain :—

1. **Entrance Hall; Sitting Room; Kitchen** with range, sink and Pantry; **Two Bedrooms** and an Attic.
2. **Sitting Room; Kitchen** with range and sink; **Dairy; Pantry; Three Bedrooms.**

Outside are Coal and Wood Stores and B.C.'s, with Wash-house for joint use.

MAIN ELECTRICITY—to part of house and some buildings.

WATER—from well, electrically pumped to supply points.

THE BUILDINGS

are mainly of brick and tile, and brick, timber and thatch construction and comprise : Cowhouse for 12 with Cooling House, Engine House, Barn with part concrete floor Three open Yards with Shelters, Stable for 4 with Harness and Two Chaff Places, Two Loose Boxes with granary over, Four-bay Implement Shed and range of Five Piggeries.

THE LAND

is a good medium loam divided into enclosures with good road access, whilst the Marshes are of high quality. The Lot has an area of nearly

57 Acres



Church Farm, Campsea Ashe (Lot 34)

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as

amended for its special architectural or historic interest.

Name: CHURCH FARMHOUSE

List Entry Number: 1377174

Location

CHURCH FARMHOUSE, MARLESFORD ROAD

The building may lie within the boundary of more than one authority.

County:Suffolk

District:Suffolk Coastal

District Type:District Authority

Parish:Campsey Ash

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 25-Oct-1984

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 285188

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official
record but are added later for information.

List Entry Description

Reasons for Designation

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

History

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

Details

CAMPSEY ASH MARLESFORD ROAD

TM 35 NW

2/15 Church Farmhouse

-

GV II

House. Late C17. Timber framed and plastered with thatched roofs at different levels. L plan with dairy wing at rear in brick with plaintiled roof. 2 storey and one storey and attic. Scattered fenestration; modern casements with glazing bars. Modern entrance door, half glazed. 2 red brick stacks.

Listing NGR: TM3305455929

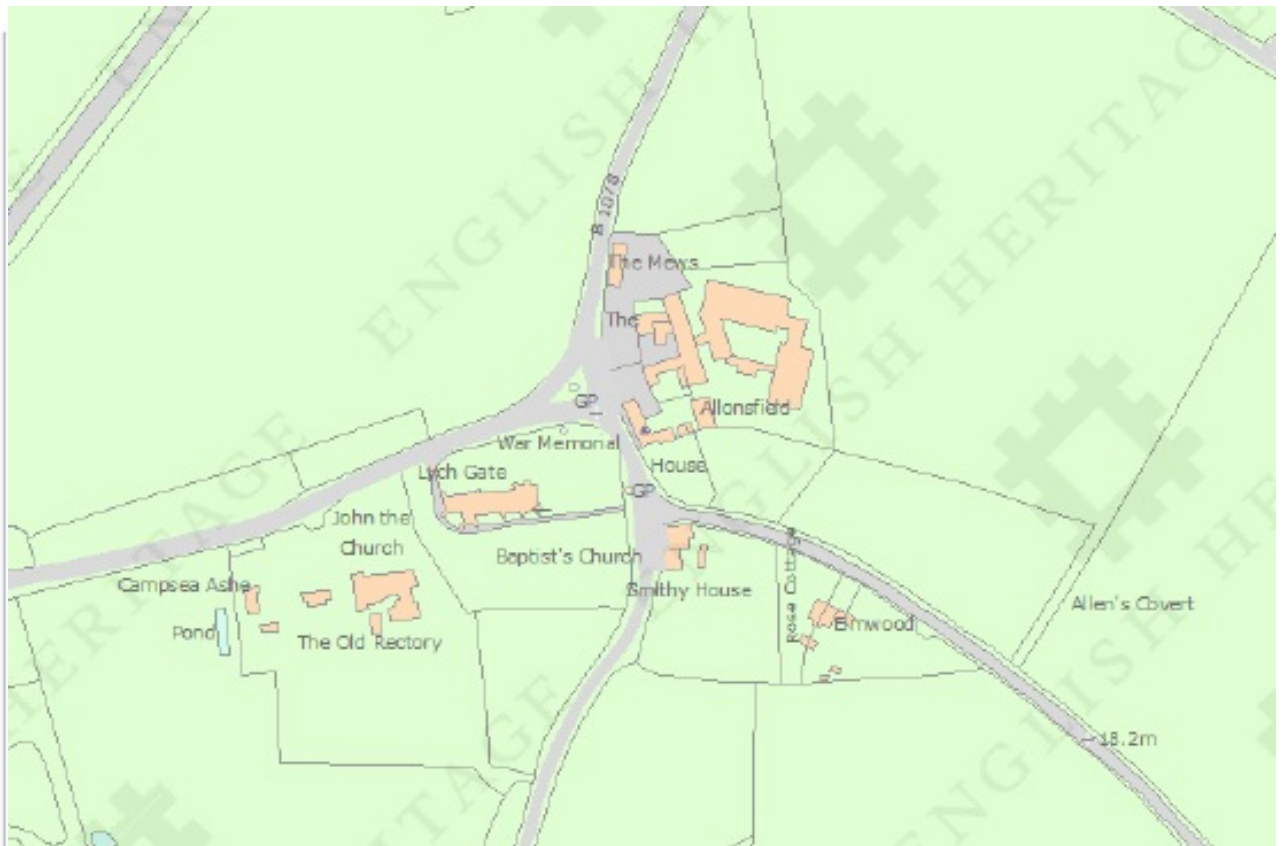
Selected Sources

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

Map

National Grid Reference: TM 33054 55929

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1377174.pdf](#)



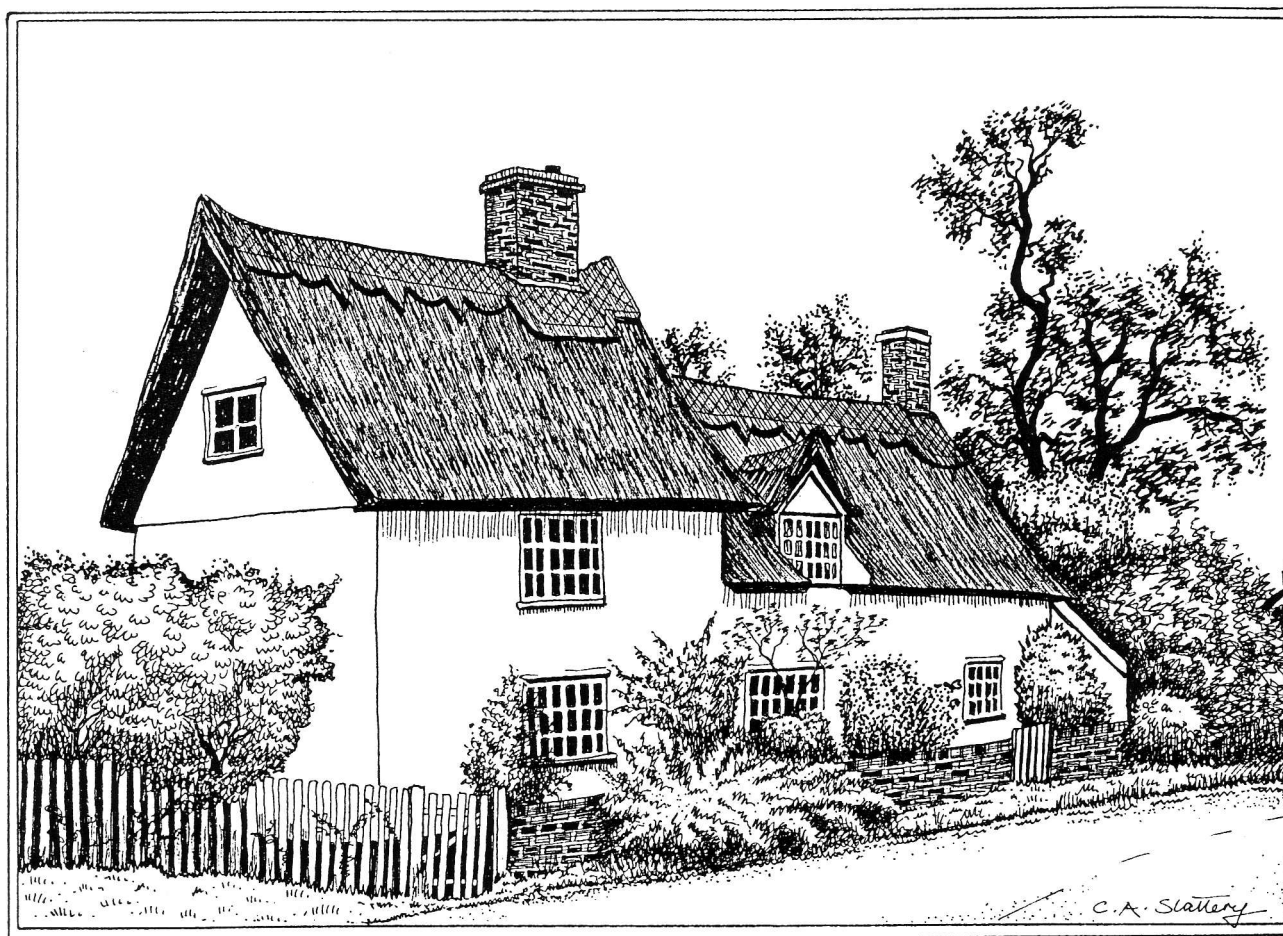
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This copy shows the entry on 18-Sep-2012 at 12:09:53.

Appendix 2

Extract from 1991 Campsea Ashe calendar by Carole Slattery



Church Farm

An attractive thatched cottage which was originally two separate homes belonging to Church Farm. A dwelling has stood on this site since 1490.