

## Tintinhull Court: Its evolution & 'owners'/occupiers.

### Tintinhull and the Dissolution of the Monasteries.

It is important to remember

1) that historically all land belonged to the Crown (King/Queen) or to the Church.

Either 'body' could **lease** this land for specific time spans or **gift the reversion of it.**

**On the Dissolution of the Monasteries much former 'church land' reverted to the Crown.**

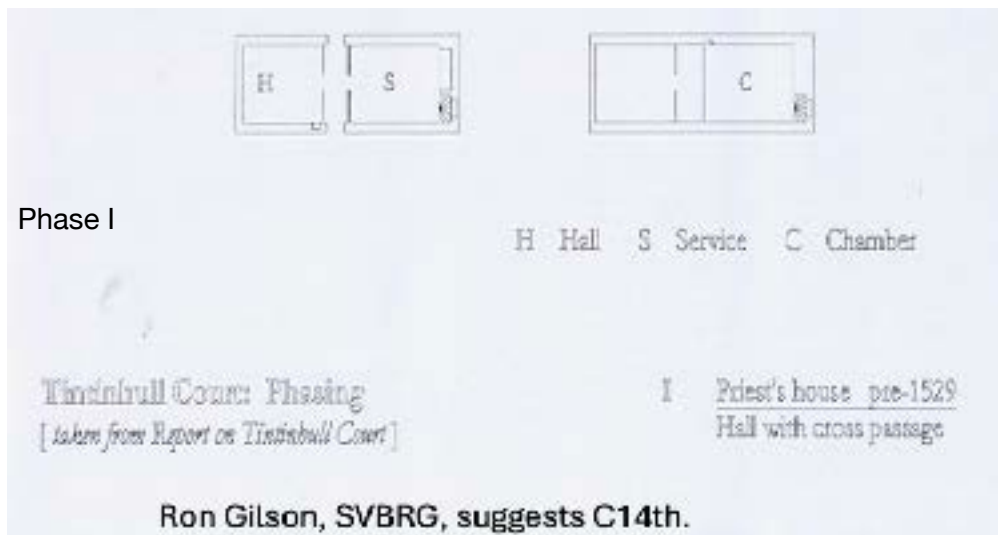
2) Leasing and sub-leasing was common among the nobility who had one location as their prime residence and frequently sub-let their other properties.

During the C16th / 17th large land owners employed 'stewards' who presided over the manor courts where relevant. Tintinhull was no exception.

### 'Tintinhull Manor'

Tintinhull Manor was a land endowment given to the Clunaic Priory of Montacute on its foundation ca 1102. No actual 'Manor House' appears to have existed.

A basic 'Priest's House' was probably built here containing a Hall and Service Room for food preparation with a 'chamber' above accessed by a circular stair.



It is probable that 'Tintinhull Manor' was just a land endowment given to the Clunaic Priory of Montacute on its foundation. No actual 'Manor House' appears to have existed. A basic 'Priest's House' was probably built here containing a

Hall and Service

Room for food preparation with a 'chamber' above accessed by a circular stair. This would have been similar to the Priest's House at Muchelney [left].



It is possibly that a 'Monks Hall' was also built here, probably along the southern boundary of the churchyard but no evidence of that has yet been discovered. It may well be beneath present buildings.

A Rector for St Margaret's, often the

Prior himself, was appointed by the Priory.

We know that Rectors, the first named Richard, resided here from **1218** until Appropriation from the Priory in the mid C16th when a new house was built for the Vicar in Vicarage St. In 1291 the 'Parsonage' was valued at £16pa.

**1529** Abstract of Title to the Parsonage and Rectory of Tintinhull: The Crown '*granted a license to the said Prior of Montacute and Convent to appropriate the Parsonage to their own use*', i.e. the Prior could move the Vicar out and convert the Parsonage to secular use. It was 'let', ie had a paying tenant.

**The Vicar's New House:** The Vicar had a new house and land in what is now Vicarage St. - '*a vicarage with a house, garden and close and 1 acre of meadow was built for the incumbent on a stipend of £10 pa to be paid from the Parsonage income*'. A house was assigned to the vicar in 1529; it possessed an '*outhouse called a kitchen*' in 1633 [detached kitchens were not unusual at that time to reduce fire risk in the house].

**Tithe Map & Apportionment:** This shows the location of the new Vicarage and the land belonging to it.

No 151 is the site of the present Tavener House, 19 Vicarage St. 150 is orchard. 152 is part of the Vicarage garden later owned by the Rev J Valentine (vicar 1816–44) but 'occupied' by John Priddle.

153 is listed as the VICARAGE, pretty much sited where a Vicar lived until recently! Then owned by the Rev J Valentine but seemingly occupied by John Priddle, yet the house has no apparent dot in it to show occupation!

154 & 155 were also part of the early Vicarage but used as 'cottages'. Both were owned by the Rev J Valentine and apparently 'occupied' by John Priddle.

All were on Glebe (church) land.

In the 1861 census John Priddle no longer features, having died, but his wife, Harriett, and children are still in residence at "Vicarage House".

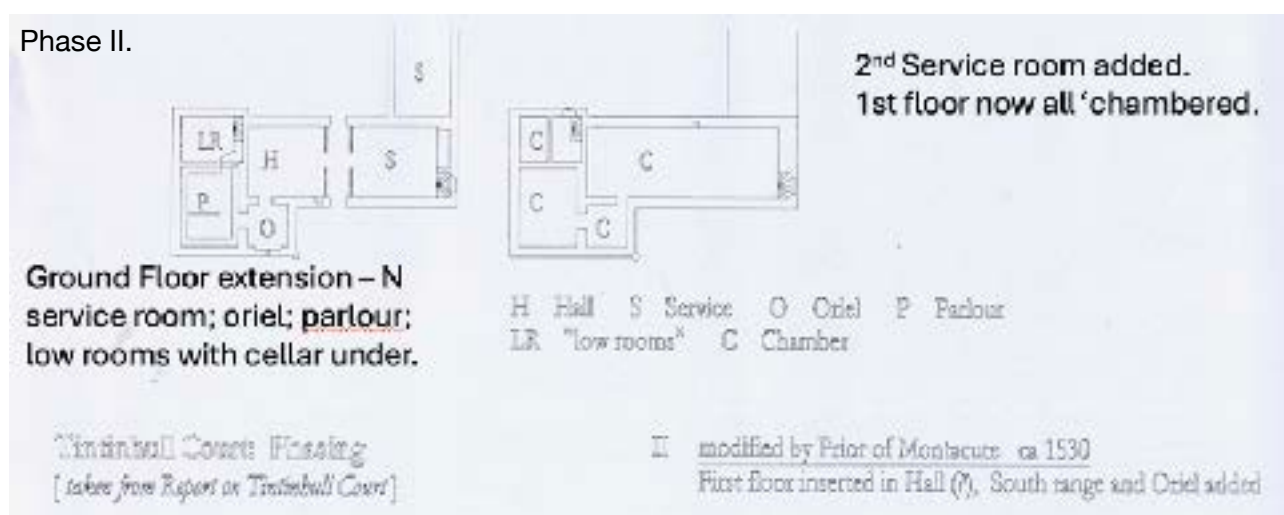
1633 The Churchwarden's Accounts record:- 'A kitchen was added to the Vicar's house at Tintinhull'. The Vicar at that time was the Rev. Adam Farneham who died in 1646. **This will have set the trend for many of our beautiful old properties still standing today; many will have been extended by a cross passage and proper kitchen as Tintinhull society became more affluent.**

In 1815 the glebe house, '*a small tenement*', was thought unfit for the vicar. In 1827 it was called a '*mean cottage*', and the vicar lived elsewhere in the village. In 1831 it was again styled '*unfit*', and in 1840 was '*let as a cottage*'. A new house [The Old Vicarage on Yeovil Rd.] was built in 1871.



## On the site of the present 'Tintinhull Court'

**1535.** Significant 'up-grading and extension' under the direction of the Prior created an imposing house part built on the original footprint. An 'oriel', a withdrawing room for private eating [a forerunner of the dining room] was created. This opened through to a Parlour and Lower Room/s, probably for storage, with a cellar below the parlour. Stairs accessed the new chambers above, all reflecting a growing desire for more privacy. The Hall was ceiled and an extensive chamber created over it. A second Service Room was built behind the original, creating a south range; this may have encompassed the previous 'Monks Hall'.



After appropriating the Parsonage, the holding of Montacute Priory in Tintinhull, was valued at £88.13s.3d. Of this over £64 came from the rents of 2 free and 58 customary tenants.

Both Demesne, manorial land, and Rectory were 'let to farm' (presumably by Montacute Priory) the former for £23.17s.00d., and the latter for £64.16s 0d.

## Sir John Cuff, 'Farmer of the Tithes'.

In 1535 the Parsonage House, a property belonging to Montacute Priory and, until appropriation, the residence of the rector, was let to Sir John Cuff, Farmer of the Tithes. His son still held it in 1559.

Sir John's Will of 1552, leaves monies and items to:

The Church/es of Ilchester & Northover and The Cathedral at Wells  
Daughter Dorothy, Wife of Thomas Broughton  
Agnes, wife of Thomas Hawker  
Another Agnes, wife of William Jones, and to

*'Grandsons John, Peter and Thomas Cuff, sons of my deceased youngest son, John, to buy tenements to help them to live. If they should predecease me to William Cuff, son of John Cuff of Cryche [his eldest son] and to Philip Cuff, son of Robert Cuff of Rowlands [a second son]. A third son, also a John, inherited items but was in Ireland "in the Kings Service".'*

Sir John Cuff directly refers to "My Lytle Bedd in the Orryall Chamber" in his will and so **did actually live** in the parsonage at Tintinhull.

**1539**, March 20<sup>th</sup>, the priory was surrendered to the Crown and dissolved by Act of Parliament the following June, this included the monastic estates and the manor of Tintinhull.

## **The reversion of Tintinhull Manor was 'given' by 'the Crown' to Sir Thomas Wyatt the Elder**

A 16th English politician, ambassador for Henry VIII and lyric poet Thomas Wyatt has been credited with introducing the sonnet to English literature.



He was born, in 1503, at Allington Castle, near Maidstone, of a Yorkshire family. He took the Lancastrian side in the 'Wars of The Roses'. He married Elizabeth Brooke, daughter of Thomas Brooke, 8th Baron Cobham, in 1520.

In 1536 Sir Thomas formed an attachment to an Elizabeth Darrell [daughter of Sir Edward Darrell of Littlecote, Wiltshire and, probably, his third wife Alice Flye Stanhope]. Elizabeth became Wyatt's life long mistress.

At one point Elizabeth was maid of honour to Henry VIII's divorced wife, Catherine of Aragon, who left her £200 as 'dowery' in her will.

Elizabeth bore Thomas 3 illegitimate sons - Francis Wyatt /Darrell, born 1541, is the only one mentioned in

his father's will.

Wyatt the Elder's fortunes at Court fluctuated; his association with the Boleyn family contributed to his first arrest and imprisonment in 1536. He was arrested again in 1541 after the execution of his ally Thomas Cromwell.

He died in 1542 at the age of 39 and is buried in the north transept of Sherborne Abbey.

## **Sir Thomas Wyatt the Younger.**

Born 1521 at Chatham to Sir Thomas the Elder and his wife Elizabeth Brooke, Thomas the Younger married Jane Hawte by whom he had many children.

Between 1543 and 1550 he served in the army, often abroad and primarily in France, achieving recognition as a skilful and daring officer.

In 1551 he returned to England as Sheriff of Kent and established his own rudimentary 'army'.

In 1553 he supported the accession of the Roman Catholic Mary Tudor to the throne on the death of the Protestant King Edward VI, the youngest child of Henry VIII and Mary's half brother.

Within a year Mary's proposed marriage to the Catholic future King Philip II of Spain caused Thomas to change his mind. He became a supporter of the Duke of Suffolk, father of the Protestant **Lady Jane Grey**, 'The Nine Day Queen'.



In 1554 he entered the outskirts of London with up to 7,000 troops, in support of the idea of a return to the Protestant religion under Lady Jane Grey or perhaps the other Tudor princess, Elizabeth. His army advanced towards Ludgate but **Wyatt's Rebellion** failed to engage enough public support and he surrendered to the forces of Mary I, Mary Tudor, the only surviving child of Henry VIII and

Catherine of Aragon.

**He was tried and executed**, beheaded and quartered, at Tower Hill, London, as eventually were Lady Jane Grey, aged 16, and her husband, Guildford Dudley, after Mary I was persuaded that they, as significant figure heads of the Protestant cause, were a threat to her embryonic reign.

**Elizabeth Darrell** born 1513, mistress of Sir Thomas Wyatt the Elder.

Elizabeth inherited property from Thomas Wyatt the Elder. This included Tintinhull Manor: The 'Fee Simple' for the Parsonage was granted to George Ackworth and Edward Butler, probably Crown property agents. They transferred ownership to Elizabeth Darrell on 16th January 1546 for "her life".

She had planned to leave Tintinhull Manor to her son with Wyatt the Elder, Francis Wyatt Darrell, but he predeceased her. Under the laws of primogeniture, on her death Tintinhull Manor and other properties would revert to Thomas's legitimate male heir, Thomas Wyatt the Younger.



Elizabeth married Robert Strode c 1554 and brought to the marriage, amongst other things, **the leases of Stoke sub Hamdon [The Parsonage at Stoke sub Hamdon was leased to Elizabeth in 1548], Montecute Priory and Tintinhull** where her illegitimate son Francis Wyatt Darrell is also mentioned.

On her marriage to Robert Strode, Queen Mary seems to have paid Elizabeth the £200, left to her by Catherine of Aragon as a dowery.

Elizabeth died in 1556 aged about 42. As Thomas the Younger had been executed for treason two years previously, property

that he would have inherited from his father via Elizabeth **reverted to the crown - Tintinhull Manor included.**

The portrait, above, was considered to be of Anne Boleyn, the second wife of Henry VIII, but is now believed to be that of Elizabeth Darrell.

### **The Wyatt connection with the manor of Tintinhull**

Properties once held by Thomas the Elder and intended for Thomas the Younger reverted to the Crown in 1554 on the second Thomas' attainder [a person convicted of treason resulting in the forfeiture of his life and possessions was said to have had his blood corrupted, 'attainted', by his punishment].

This was the case with Tintinhull which had been in Wyatt hands probably since the suppression of the Monasteries [particularly Montacute Priory which included the manor of Tintinhull] and certainly since 1547.

This was possibly 'leased' by the Crown's tenant, Dr. William Petre, after the Dissolution but it seems to have been under the effective control of Thomas the Elder by 1541 who acquired the reversion in 1542. As we know in his will he left it to his mistress Elizabeth Darrell. She was in possession in 1547, with the remainder, failing heirs, to his legitimate son Thomas the Younger, executed in 1554.

The attainder of Thomas the Younger gave the Crown the reversion of Tintinhull on Elizabeth Darrell's death. **The manor was then granted to Sir William Petre by the crown.** He was certainly in 'possession' by 1556, the year of Elizabeth Darrell's death.

### **Sir William Petre and the Wyatt Rebellion of 1554.**

Sir William appeared, diplomatically, not to be set in his religious beliefs and seemed to 'go with the tide', but he did die a Catholic!

He investigated the Wyatt Rebellion with zeal. Wyatt's two objectives appear to have been to prevent Mary Tudor's marriage to Philip of Spain and putting Jane Grey or Elizabeth Tudor on the throne.

Does this imply Petre favouring Protestantism at that time? Or was it because he had been the tutor of Anne Boleyn's brothers, the uncles of Elizabeth, and therefore close to the Boleyn family?

\* **Petre papers at 123M/E30 Devon Record Office, Exeter.**

### **Sir William Petre, 1505 - 1572.**

**Secretary of State to 3 successive Tudor Monarchs - Henry VIII, Edward VI and Mary I.**

He was born ca 1505 in Torbryan, Devon. He became a sizeable land-owner thanks to the Dissolution, gaining 36,000 acres in Devon alone.

At the age of 14 he went to Exeter College, Oxford and later became a benefactor of it, endowing it with 33 acres of Tintinhull land that now contain College Farm and 19 Vicarage St, Tavener House.

Petre matriculated at Oxford in 1519. By the age of 30 he was in huge favour with Cromwell and was soon involved with the dissolution of the "lesser monasteries". He was knighted in 1543 and became Secretary of State in 1544.



He had moderately humble beginnings: his father, John, was a tanner by trade and both his grandfathers were 'franklins', small landholders. Even so, he aspired to be 'gentry' and his education at Oxford and the role he played in the Dissolution of the Monasteries [acting as a commissioner and procuring the surrender of 20 monasteries] in part aided and funded that ambition.

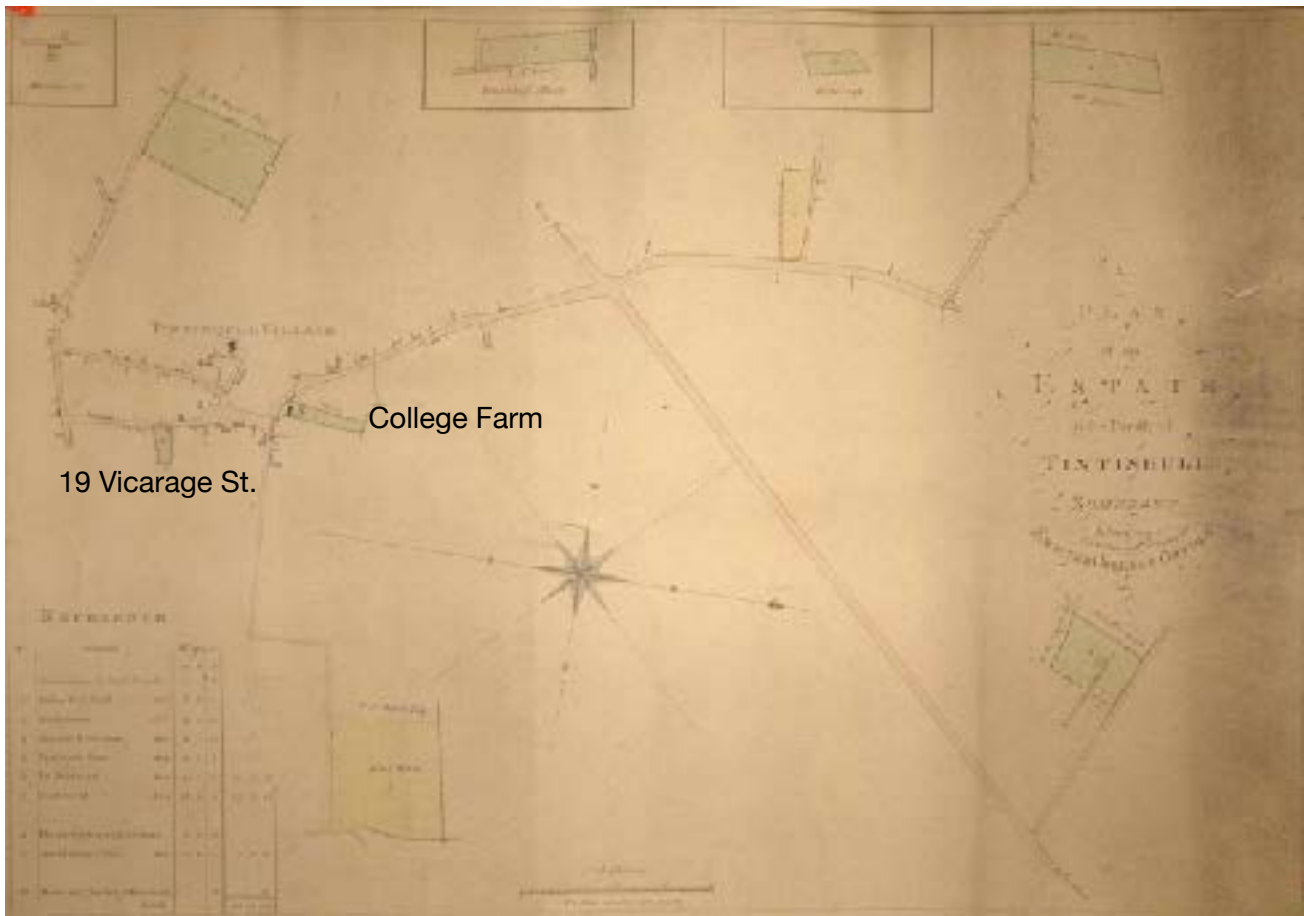
'Institutionalised bribery' was common in the C16th; those in public office were expected to charge for their favours! Accounts show that in 1540 William was receiving £180 in annuities from the religious houses he had 'inspected'. This equals around £70,000 today. Effectively these monies were bribes to delay the closure of a 'monastery' or secure a pension for the 'abbott'. They certainly contributed to Sir William's wealth.

**1545.** Petre was granted a 21 year lease of the Parsonage from the Crown for an annual rent of £7 8s 10d. He was obliged to pay the vicar's stipend as well as an annual fee of 6s 8d to the Bishop of Bath and Wells.

In **1555** William obtained a 'Bull of Confirmation' confirming his possession of the lands he had derived from the Dissolution of the Monasteries amongst these was '*A tenement containing 32 acres 1 rood in the tenure of John Dowlinge, a parcel of the manor of Tintinhull, a late possession of Thomas Wyatt, by letters patent dated 1555 leased to Sir William Petre for 40 years on the death of Elizabeth Strowde, widow.*' [Ref. 123M/TP/78 Devon RO].

If this was his initial lease from the Crown he certainly added more land to it over time.

**Charity foundations** were a part of the requirement for this lease. This may account for land in Tintinhull [33 acres including College Farm and today's 19 Vicarage St.] being given to endow Exeter College, Oxford. Map below shows the endowment granted to Exeter College, Oxford.



We know that an assignment of lease in reversion of lands in Tintinhull & Montacute also occurred in 1592: ‘*A Tenement containing 3 acres Irood of barton land called Huyshe (Hewish) containing 9 acres*’. Is this the 3 Huish fields that lie south of the Yeovil Road?

**1546** After one year as leaseholder of the Parsonage, Petre assigned the 21 year lease to ‘**Edward Napper** of Oxford’ who continued to sub-let the property. [This is more likely to have been a short under-tenancy.]

**William Petre’s family line re the manor of Tintinhull and its courts.**

On William’s death in 1572 his son, Francis continued ‘the association with Tintinhull’. However it is most unlikely that any of the Petre family were ever resident with the house being let to Sir John Cuffe, Farmer of the Tithes, and then his son from at least 1546 to 1559.



Grants of reversion relating to Tintinhull, to the favourite of Elizabeth I, **Robert Dudley, Earl of Leicester**[Left] in **1574** and to Alexander Seton, Lord Fyvie [Right] in **1605** did not appear to disturb Petre’s tenure.





*Hall, chamber over hall, stone stairs, twyne doors, .....kitchen & buttery & entry  
adj. panshouse, stable adj. next to the churchyarde & chambers over; millhouse and 3 closes  
etc. Part of the barn at the south end .* All  
above to Thomas Napper.” (T)



**1566 A Thomas Petre Estate Ledger** covers the family land in Devon & Somerset. This gives a list of lands & tenements held by his tenants, freeholders and copyholders, but does not include a map.

From the wide geographic spread of the small pieces of land rented by many, eg a John Bampton, it shows that The Great East Field, one of our ‘open fields’ consisting of furlong strips was still extant. In contrast we know that The West Field was pasture at this time.

**1610.** Manor Courts first held at The Parsonage

By **1612 John, 1st Baron Petre** was holding the manor for life with the remainder going to his third son Thomas Petre. Thomas died in 1625 leaving the estate to his son Francis Petre, a minor.

**1621** Thomas Napper 1 bestowed the ‘Rectory or Parsonage and church of Tintinhull’ on his son Thomas II & prospective daughter -in -law Honor Saunders as part of a pre-nuptual settlement. Thomas II certainly lived in the house until his death in 1650.

Honor inherited and continued to live in the Parsonage until she surrendered it to her son Thomas III in return for an annuity of £100. Honour had The Dower House built for her use.

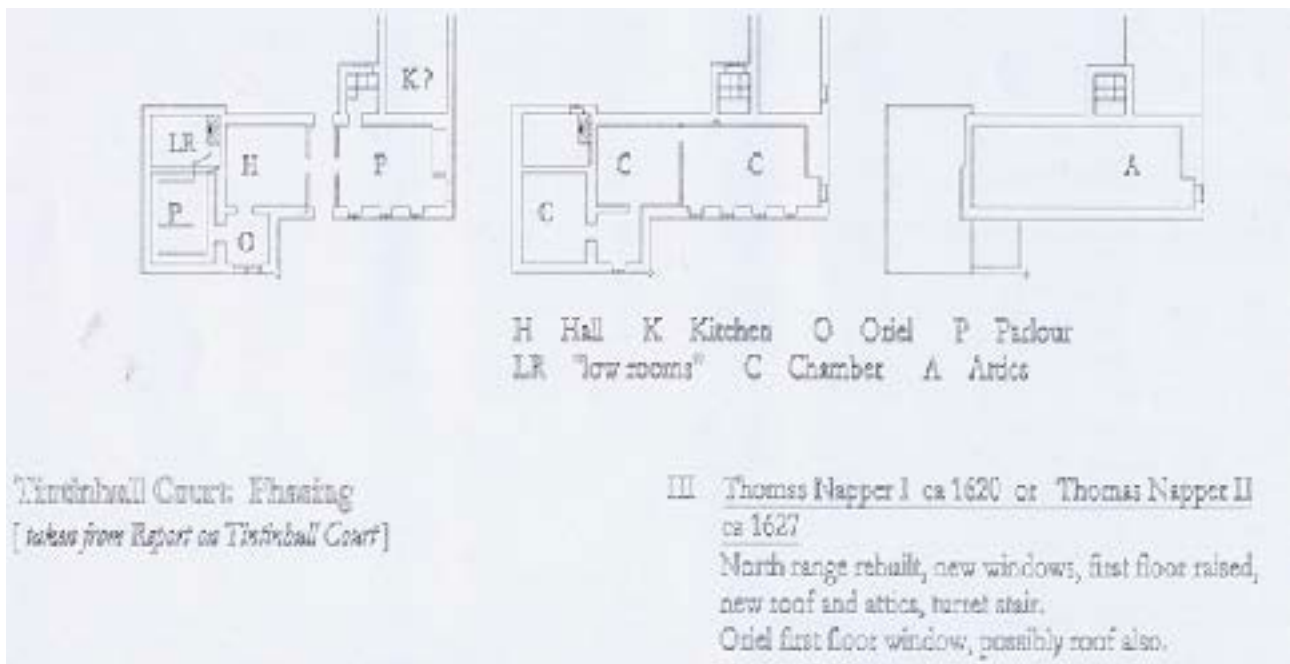
Thomas III may not have lived in at the Parsonage for some 13 years; during this time documents describe him as ‘of Frome’. He was certainly in residence by 1679, the date and his initials carved on the weather-vane.

**1612 - 1885 Manor Court Rolls** begin in Tintinhull and are fairly complete until 1885 when the courts ceased to be held. These courts dealt with tenancy agreements, transfer of and repairs to property, clearing of ditches, cutting of hedges, chevage (hay), stray animals etc. - Manorial issues.

In contrast the **Hundred Courts**, also held here, dealt with felony, homicide, breach of the peace, poaching, trading offences etc. This court was responsible to the County Sheriff and ensured that acts of parliament were properly implemented.

**ca 1624.** Meanwhile ‘up-grading’ continues under the Nappers in the Parsonage: the original Service Room becomes a Parlour, something ‘Gentry’ would have had implying status.

Turret stairs leading from the parlour replace ones that have been removed from the former Service Room and enable 2nd floor attic rooms to be created, primarily for servants.



Left the turret stairs from the rear garden.

Right, the new window and roof with decorative crenellations, in the Oriol Rooms.

**Statements of status are beginning to appear.**



**1626:** the wardship for Francis Petre was sold to Dr William Smith, Warden of Wadham College, Oxford and to Simon Baskerville M. D.

Simon had matriculated, 10 March 1591, as a member of Exeter College which Petre endowed with land in Tintinhull (30+ acres including College Farm and 19 Vicarage St). Simon attained great eminence in his profession and was appointed physician to James I and afterwards to Charles I, who conferred on him the honour of knighthood in 1636.

Both men **held court** for the manor until 1628 when it is probable that Thomas Napper(I), already owner of the Parsonage, leased the property from them.

Early in **1636** Francis Petre came of age and recovered his inheritance.

Nathaniel Wright, merchant, Petre's tenant is described as **Lord of the Manor** in 1649. He came from a socially respectable background, a family which had land, and whose sons studied at the

Inns of Court and the universities as well as entering commercial life as London merchants. Wright appears to have been a member of the Merchant Adventurers of London and to have conducted trade across the Atlantic, he also had interests in the East Indies.

Nathaniel Wright was active in advancing money to parliament [*The Round Heads supporting Oliver Cromwell*] during the **Civil War** but there were few skirmishes in the immediate area.

**Ca 1649.** *Thomas [Hopkins] had already shown his lack of respect for "authority" when he failed to attend the Manor Court in October and had been fined.*

*Earlier that year Thomas had publicly vented his anger at a "confrontation" between the Tintinhull villagers and **representatives of the parliamentary army who had seized court monies for the use of the commonwealth.***

**1660** Lord Francis Petre died. He was succeeded by his son, another Francis. By 1662 he and William Hennis /Harrys were holding the manor court jointly.

**From 1670 the Parsonage House and Estate and the land of the Manor was owned by Thomas Napper III. The courts were held in his name.** The family controlled it for the next 120 years. The final transfer from the Petre family to the Nappers was made in **1673**.

The parsonage estate consisted of tithes and small scattered pieces of glebe land including, presumably, a close of pasture to the west of the church still known as Parson's Close in 1839, No. 283 on the Tithe Map. The estates remained united until 1913.

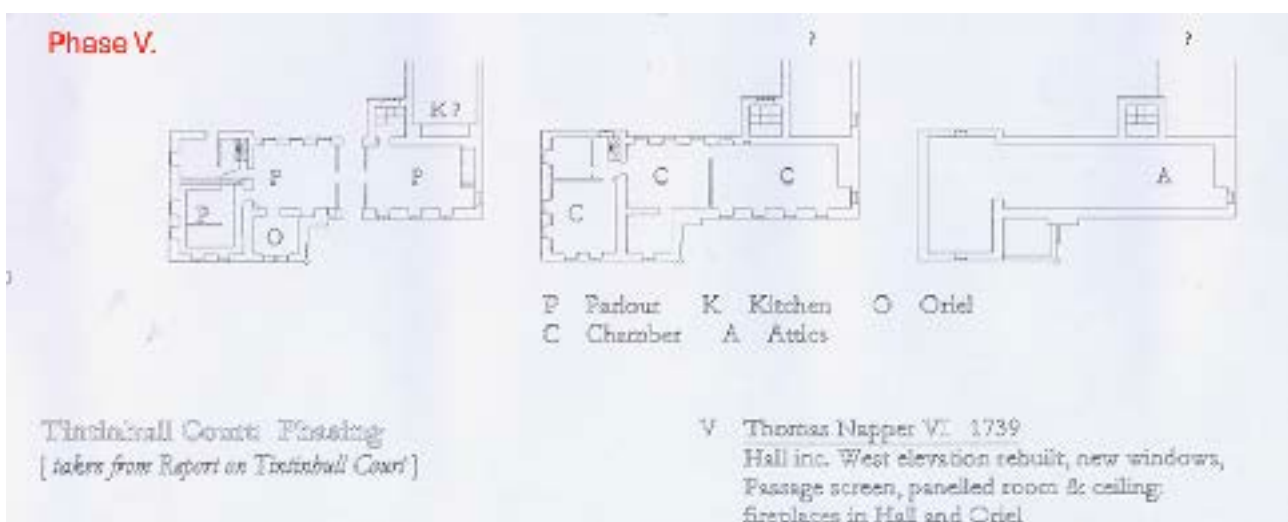
**1684** Thomas III granted the Manor and Parsonage to his son & heir Thomas IV and his wife Rebecca.

**1694** Thomas IV died prematurely, at 33, his wife survived him by 51 years. Presumably she acquired the manor and Parsonage after her father-in-laws death in 1700.

In **1717** The Court Estate comprised 135 acres, The Manor & Parsonage and the Rectory & advowson of Thorne Coffin.

Thomas V came of age and his mother, Rebecca & brother Andrew settled the Manor and Parsonage, with the advowson, on him and his bride Elizabeth.

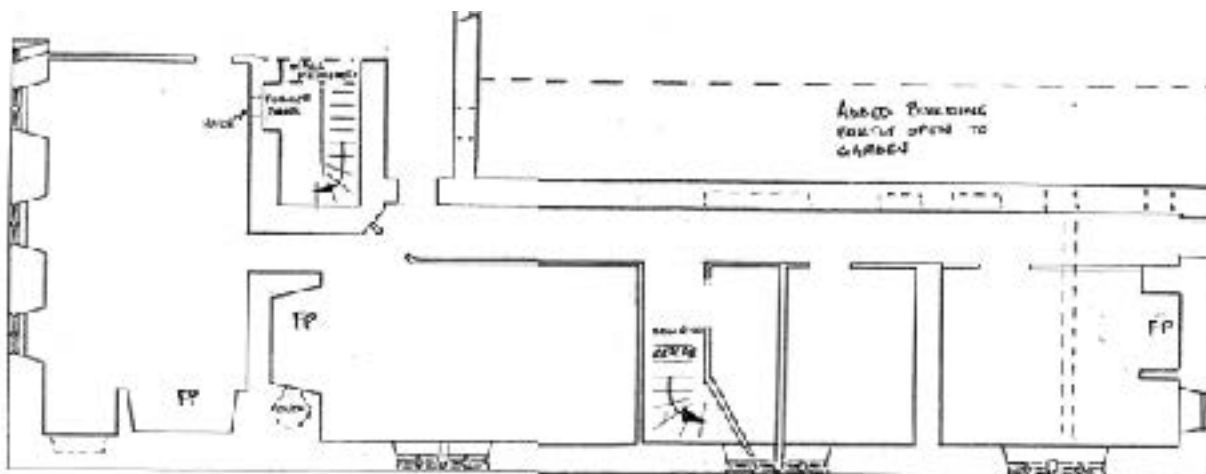
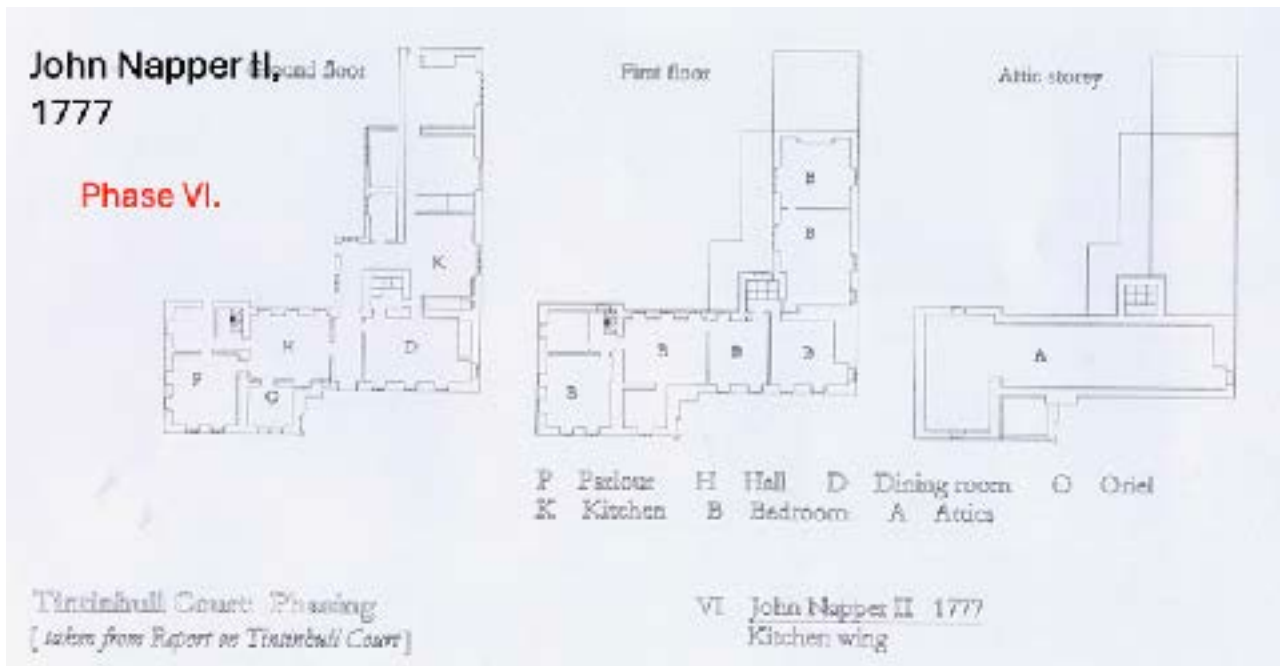
**1739** Thomas V died and it is assumed that Elizabeth remained at the house until her eldest son, Thomas Napper VI, "of Wells" came of age.



Thomas VI was to continue improving what is now Tintinhull Court. He rebuilt the west elevation, the frontage, installing new windows. Internally he created the passage screen, panelled some of the rooms and put new fireplaces in the Hall and Oriel.

**1760.** Thomas VI died without issue leaving Tintinhull to his brother John, the second son of Thomas V.

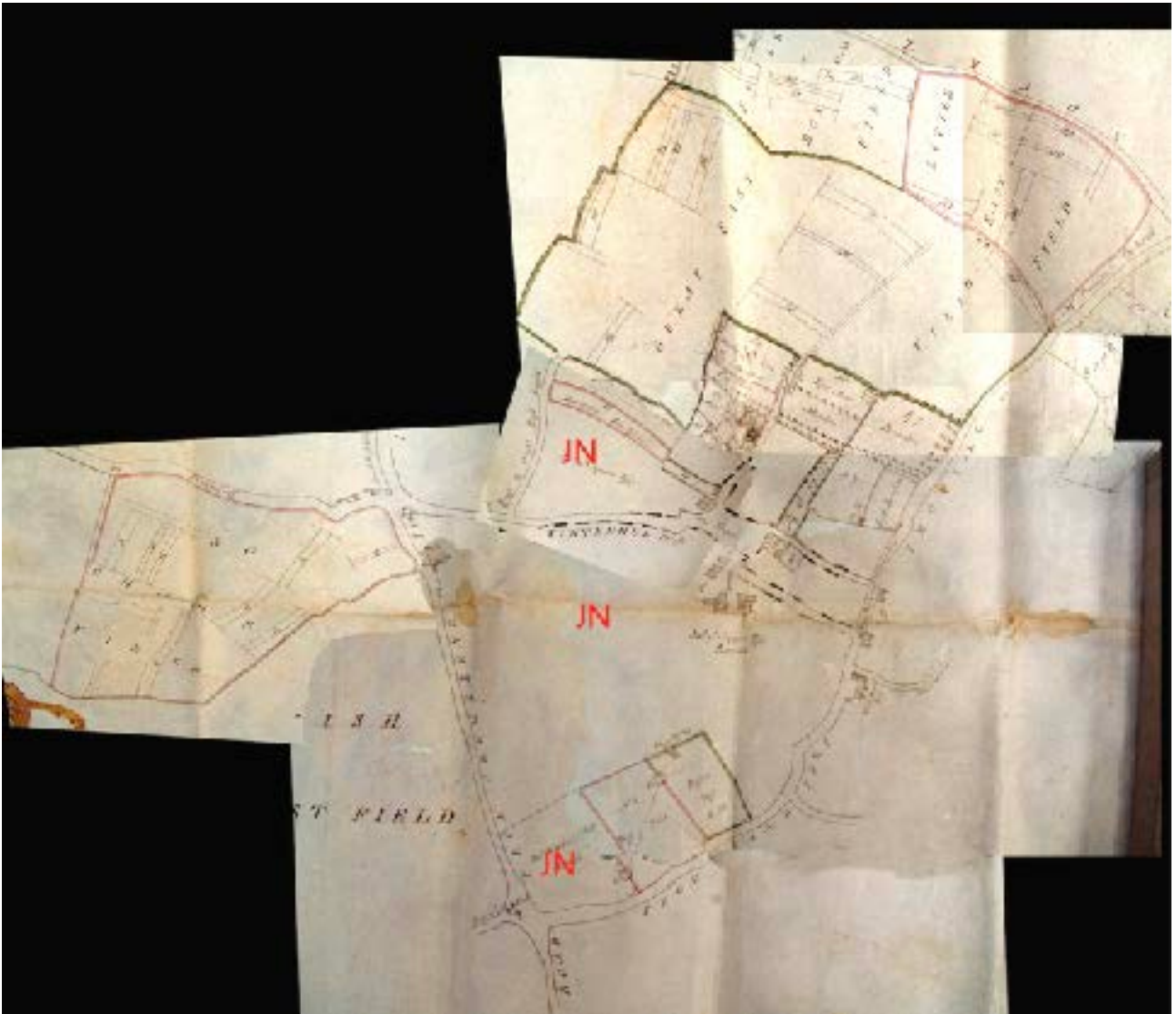
**1774.** John Napper died and his eldest son, John II inherited. He commissioned a survey of his estate in 1786.



C18th improvements to 'the kitchen wing' bordering the churchyard can be credited to him. He left a date stone to acknowledge his work.



## Edward Napper Estate Map 1777.

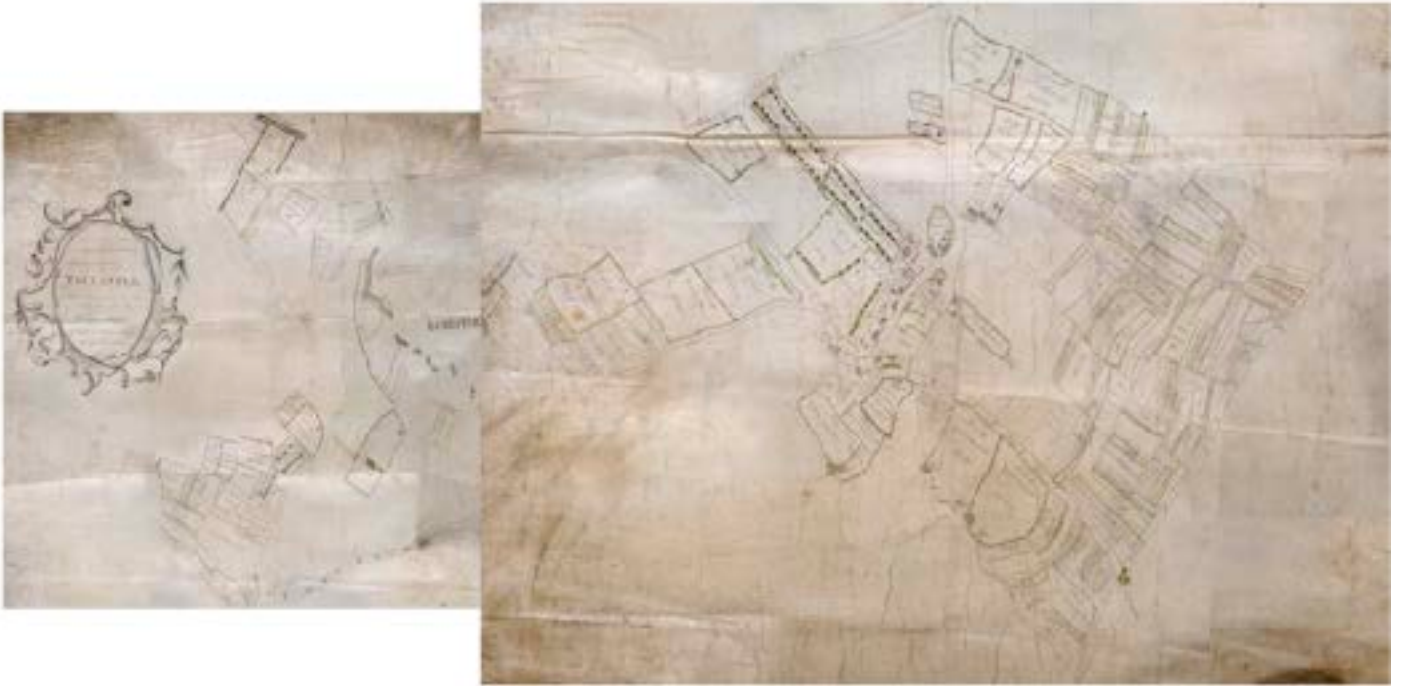


At the same time as John II was improving the house we see that an Edward Napper held land here. Rev. Edward Napper, 1747 - 1816, was the second vicar of that name. He was born and married in Tintinhull so was probably a 'lesser son'.

We still have a lot to ascertain about the Napper family with a considerable number of boxes at the SWHC that still need research / cataloguing [<https://someset-cat.swheritage.org.uk.records>>ADZ Napper / Napier of Tintinhull 1544 -2004].

From the map, above, you will see that a lot of this is actually John's land (JN) but Edward's fields or strips in the common fields can still be identified.

The John Napper Estate Map of 1786, next page, includes land to the north of today's A303, the Roman Fosse Way, in the extreme left section.



**1791** John II was a gambler & drunkard, ultimately ruined by debt. His wife, Mary, held the manorial court in 1791 but was forced to sell the whole estate and the Parsonage in 1791.

### **The Arbuthnot Family**

**1792** The Tintinhull estate including the Parsonage was purchased by Admiral Marriott Arbuthnot, a “coarse, blustering, foul-mouthed bully.” [Morning Chronicle May 1781], from the trustees of John Napper. The Admiral did not live here but had a steward/bailiff to run the estate.

**1809** John Arbuthnot held court here.

**1811** General Sir Hugh Arbuthnot held court. The house was known as Tintinhull Manor Farm.

Succeeded by his brother General William.

**1876** succeeded by his nephew John, Viscount Arbuthnot, died 1891.

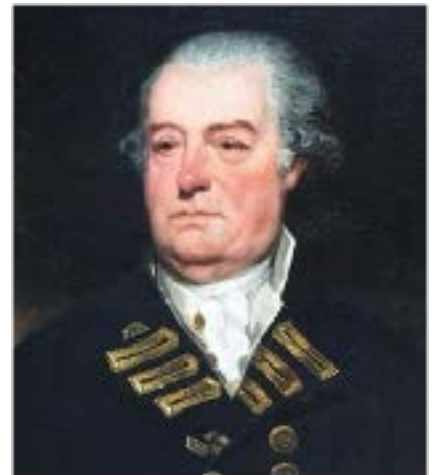
**1819 - 1913.** The Arbuthnots began letting the house to tenant farmers. This included ‘The Parsonage, garden and pleasure grounds, the Manor Farm comprising houses and farm buildings and totalling 438 acres.’ The house began to be referred to as Manor Farm. Many of the names of these tenants are lost until further research reveals them, but the Manor Farm tenant at the time of the Tithe Map, **1839**, was William Poole. He was a major farmer in Tintinhull at that time.

**1885** The Manor Courts ceased to function.

In **1883** the tenancy was held by a Jacob Cridland Hallett who occupied the farm until his death in 1909 and may have been responsible for building a bathroom in the stair turret ca 1880.

**1897** The property was known as Court Farm; by **1913** it had become Tintinhull Court.

[ *Yet to be investigated Documents relating to the Arbuthnot Ownership:*



**\*\*1792-1798.** Manor acquired by Vice Admiral Marriott Arbuthnot from the trustees of John Napper in 1792 & estates late of the Priddle family 1793. 21 Docs. DD/AT/1 SWHeritage Centre.

**1816 to 1818** Rev John Valentine & incumbency of Tintinhull & propose improvement of the glebe.

6 docs DD/AT/11 SWHC.

**1818 to 1836** Valuation of Tintinhull (Court) Farm with field name, state of cultivation, acreage 1836.

4 docs DD/AT/12 SWHC

**\*1820 to 1873** for Tintinhull Court Farm to Poole; White: Hawkins (see also DD/AT/17): Hallet.

14 docs DD/AT/8 SWHC

**1837** Survey of the parish, right – owner, occupier, field name, acreage & ref no.

1 doc DD/AT/10 SWHC

**1794 to 1840** papers re Tithe Apportionment.

1 bundle SWHC Ref.DD/AT/13

**\*1876 & 78** Proposed repairs to chancel & glebe cottage.

8 docs DD/AT/ 16 SWHC.

**1891 to 1918** Map of 1909, Tithes etc.

2 bundles. DD/AT/19-20 SWHC

**\*1899 to 1912** Lamb Inn leased by Arbuthnot to Burton Breweries, later sale 1911(after the fire?) Sale to YDC of the present Sports Field 1910 to 1912.

11 docs DD/AT/6 SWHC

**1911 to 1913** Sale & brochure plan for Tintinhull Court Estate

1 bundle File Repository GB 0231 University of Aberdeen, Special Collections.

Ref MS 2764/2/5/15

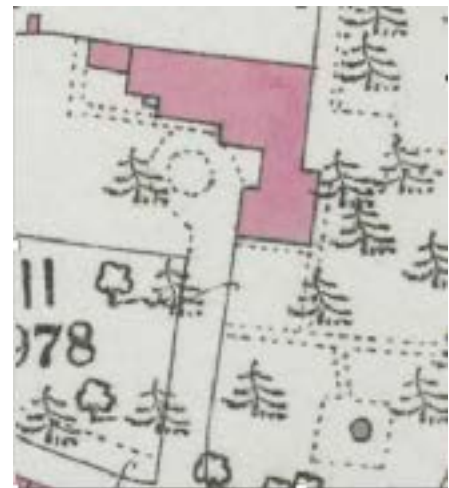
NB there are other, not so Tintinhull relevant docs / bundles, at the same location.]



The Arbuthnots made no major changes to the building as they were non resident but their tenants changed the driveways to make it more convenient for use as a farm. The Tithe Map of 1839 (left) shows the front drive as it exists now having been re-installed ca 2002 by Elizabeth Cary Wilson after consulting TLHG.



The OS Map of 1888( right) shows it at the rear of the property utilising the driveway down the mews (left) with the barns and cow sheds etc behind the large barn/stable block.



1913. The Arbuthnots sold off the Tintinhull Court estate comprising 478 acres of land.

**Sales particulars for the Court.**

Many houses and fields then became privately owned.

*Present to an order of the Court.*

**SOMERSETSHIRE.**

*One mile from Maritime Station S.W. (No. 1) about one mile from the prosperous little Market Town of Norton, and four miles from the important Town and Agricultural Centre of Yeovil*

**IN THE MOST FERTILE PART OF THE COUNTY.**

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The Exceptionally Valuable and Important  
**FREEHOLD RESIDENTIAL AND AGRICULTURAL PROPERTIES**  
shown at the

**Tintinhull Court Estate**  
comprising

**TINTINHULL COURT,** A Charming Old Jacobean Residence.  
 with about 46 Acres, or with Three Adjacent Lots about 162 Acres.

**THE DOWER HOUSE,** An Old-world Stone-built Residence.  
 with about Nine Acres. Also

Shep, Numerous Cottages, Building Sites, and Convenient Closes of Orchard, Meadow, Pasture, and Arable Land.

THE WHOLE EXTENDING TO

About **480** Acres.

LESS THE

**Improprate Title Rent-charge of Tintinhull.**

WHICH

---

AGENTS **WILSON AND GRAY** IN AGENTS **RODDICK, COLVIN AND CLARK**

---

Will Sell by Auction at the "MERMAID HOTEL," YEAVIL  
**On FRIDAY, the 30th day of MAY, 1913**  
 At THREE O'CLOCK PRECISELY.

**Solicitors:** Messrs WILSON & GRAY, 25, Paternoster Street, London, E.C. and 101, Mark Lane, London, E.

**Local Agents:** Messrs RODDICK, COLVIN & CLARK, 4, Abchurch Lane, Strand, London, W.C.

**Builders:** Messrs STEWARD, GIBSON & Co., 11, Leadenhall Street, London, E.C.

**A Panted Drawing Room**  
 About 10ft. by 12ft. with marble mantelpiece, and the INNER STAIRCASE HALL.

Also approached from the Entrance Hall is a

**Well-proportioned Dining Room**  
 12ft. by 12ft. 6in.

**ON THE FIRST FLOOR:**

Gained by an Oak Staircase are

**Seven Bed and Dressing Rooms,**

Two of which measure 10ft. 6in. by 12ft., and 12ft. 6in. by 12ft. 6in., Bath Room, W.C.

**ON THE SECOND FLOOR:**

Are GOOD BOX or LUMBER ROOMS, which could easily be converted into additional bed rooms.

On the same floor as, but well shut off from the Reception Rooms are GOOD DOMESTIC OFFICES, including Kitchen, Scullery, Dairy, etc.

**The Delightful Grounds**

Include with-appearing Lawns, beautifully dissected, with magnificent specimens Ornamental Trees and Forest Timber, and large Tennis or Croquet Lawns at rear, beyond which the Ground falls away to the West. A fine View through an avenue of fine-grown Elm Trees is obtained from the windows of the Court across the rich Pasture forming the greater portion of this Lot.

Included in the Grounds are: SMALL ORCHARD and an EXCELLENT KITCHEN GARDEN, the total Extent of the foregoing being about

**TWO AND A-HALF ACRES.**

Well removed from the House is

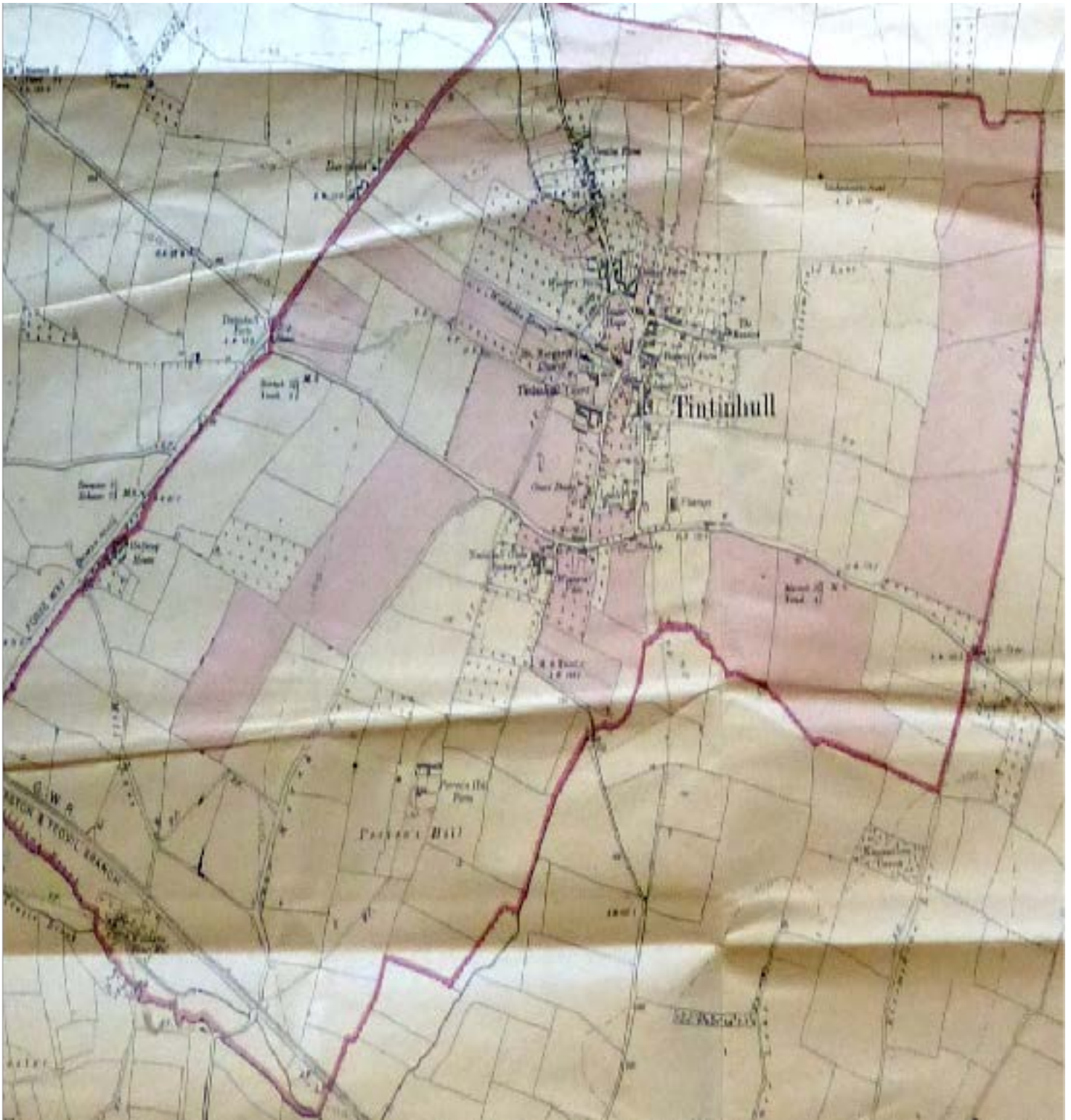
**THE STABLING**

Comprising THREE STALLS and ONE LOOSE BOX, with COACH-HOUSE; ADDITIONAL STABLING for Horses could easily be provided in the

**Extensive Range of Farm Buildings**

Which adjoins the Stables and are principally ranged round Two Enclosed Yards. They include CART HORSE STABLING for eight horses; COW STALLS to tie about eighty-five cows; Cat Pens; Bull House, etc.; Implement and Wagon House; Apple Loft; LARGE BARN and Osmey, with other Buildings, almost the whole being stone-built and slated; and large Eick Yards.

Arbothnot held land in pink.



The estate was extensive, encompassing both the higher land to the south of the A303, suitable for arable, dairy and orchards, and the lush pasture land towards the R Yeo on the north of said road. See map last page.

This sale will have ultimately encouraged 'outsiders' to move into the village in order to update and generally improve some of the previously tenanted properties. It also released some land for building and the village began to grow.



### **The population of the parish:**

**1716** was said to be 196.

**1801** the figure had risen to 333,

**1841** to 553 doubtlessly boosted by the gloving industry getting a foothold here.

**1881** The subsequent decline in the number of Agricultural Labourers is reflected in the fall of population to 403. This is accounted for, at least in part, by internal migration to the industrial north or to towns and by emigration, primarily to Australia where the Chaffey family of Queen St established their community of Tintinhull..

**1883** a Jacob C Hallett held the tenancy for The Court. He died in 1909 but it appears that a Lionel Hallett remained in residence.

**1914** Lionel C Hallett purchased the Parsonage and some 162 acres of land. The title to the Lordship of the Manor was included in the sale. Lionel lived in the Court until his death in 1927.

**1927** Henry Southey Howard purchased The Court.

Henry Howard left his own date stone.

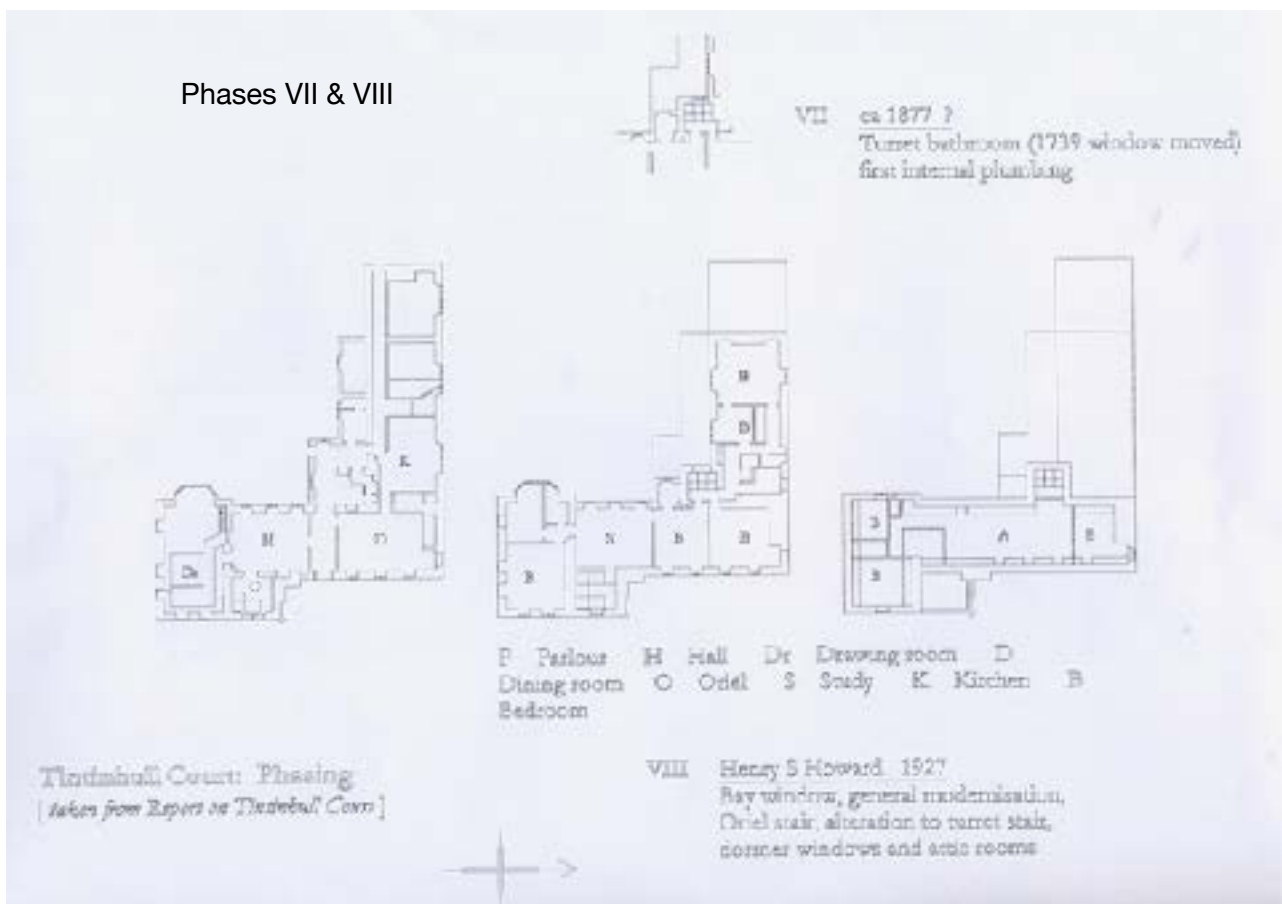
He seems to have been responsible for the first internal plumbing when he put a bathroom in the stair turret, unless that had been created by an earlier tenant as the Report on the Court suggests. An open mind is necessary here but it was usually only owners who changed their homes significantly. (Phase VII)



He did generally 'modernise', installing the bay window in the 'Summer Drawing Room' to let in more light, improving the attic rooms with dormer windows and installing the staircase in the Oriel.

The latter will have been quite a job as he decided not to destroy the beautifully moulded framed ceiling.

Instead he removed it and replaced it on the ceiling of the first floor above the stairs. Planning would have approved! (Photo right.)



**1960** Major John Southey, cousin of Henry Howard.

**1987** Property purchased by Lorna Rosbottom. With the assistance of English Heritage she replaced the roof.

**2000** Purchased by Mrs E J Carey Wilson who improved on the earlier plumbing situation by creating 7 en suite bathrooms.

As previously noted she also reinstated the circular drive way on the east front and created a planted 'hillock' inside it to ensure more privacy from the road.

**2019** The Court was sold to Mr & Mrs Daniel O' Donoghue.

**To summarise:**

Until appropriation, the Parsonage House was the residence of the Rector and was let at the time of the Dissolution of Montacute Priory in March 1539, to Sir John Cuffe, farmer of the tithes. (His son held it in 1559.) It has an uncertain Medieval basis, but was certainly extended and re-modelled ca 1529, in 1678, 1777 and 1927.

Whilst various people were granted the reversion it was leased initially to Sir John Cuffe, it then passed to Sir William Petre.

It subsequently became the home of the Nappers. The title, both to the Manor and also to the tithes and advowson eventually coalesced.

In 1669 the Manor was purchased by Thomas Napper (III) ensuring that the title to the tithes and advowson passed in the direct male line for seven generations, existing for over 232 years in this same family until its sale to Admiral Arbuthnot in 1793.

The Arbuthnot's did not live here; tenant farmers lived in the house until 1913 when it was sold on with family members of the last tenant purchasing the property and some of the land.



As with so many old buildings we have reference to **a ghost**. If you are 'a believer' you will appreciate that there may have been many over the years! This one was experienced by young female family members ca 1965. An effective exorcism was done through the Church of England and no 'not quite departed and very frightening lady' appears to remain. However I'm sure the floorboards still creak a bit and the windows rattle when the wind blows!

My attempt to pull together into one document all that TLHG has archived and to add 'a little more' has resulted in the above text but there are still documents at the South West Heritage Trust, Taunton that will reveal more!

The quest for knowledge and understanding about this Grade I Listed Building goes on!

**References:**

Court Photos, many from sales particulars of 2024 by Roderick Thomas, Castle Cary; some from TLHG archives.

SVBRG. Bob Selwood's extensive report on The Court

SVBRG. Ron Gilson, Survey Tintinhull Court

'Presence of the Past', TLHG 2010

TLHG Archives: Lorna Rossbottom's Time-Line,

Tenancy agreements,

Napper Maps, Petre endowment to Exeter College Map etc.

Victoria County History Vol. 3 [Tintinhull]

Somerset & Dorset Notes and Queries Vol 21.[ Napper family].

Email communication from Louise Southey.

*Denny Robbins*, Chair TLHG. November 2025.

