

Woodhouse Grange - A Local House Through Time

By Graham Fisher and Maggie Morland



The Grange

We are not exactly sure when Woodhouse Grange (now known as 'The Grange') was actually built, but we do know that Ordnance Survey maps indicate that here was nothing on the site (except fields) at the time of the survey in 1884 and also in 1887/88.

Notwithstanding the puzzling cipher in the stained glass window (below) in the hall of the present building (either 1878 or 1887), evidence suggests the building may not have been in existence until around 1890, as the current Land Registry records for the Grange indicate a piece of land (subsequently forming part of the estate) was purchased from Sarah Jane Ellis of The Brand on 18th April 1889.¹ However, this land forms only part of the Grange estate and not the part upon which the house was actually built, so this doesn't disprove an earlier existence of the building.

¹ Sarah Jane Ellis was the widow of Arthur Ellis who died in 1888 and who bought the Brand in 1852, which he re-built in 1875 (note - she was still at the Brand in 1890 but by the census of 1891 she had moved to London and Robert F Martin, wife and son were now living at the Brand.)



Cipher in the stained glass window

(Note - documentary evidence of when the main parcel of land was purchased and from whom, would be more conclusive).

However, we do know that by the census of 1891, Christopher Theophilus Parker (CTP) was living at the Grange and that he is described as a 'retired hosiery manufacturer' aged 45. Since the window cipher dated 1878 or 1887 is also inscribed with the initials CTP and the adjoining land was purchased by him, it seems conclusive that he was the originator of the building and probably built it around 1887.

At the time of the 1891 census there were two relatives and three domestic servants resident at the Grange (there may have been others at the Lodge or in the ancillary buildings - and subsequently there were cottages in the village associated with the estate which may have housed other servants). The relatives were a nephew (Arthur Foster aged 21) and niece (Agnes M Foster aged 19). The servants were listed as Eleanor Sedgwick (Housekeeper), aged 34 (later to marry and be a beneficiary of CTP's will), Kate Wright (Housemaid) aged 22, and Mary Lenton (Cook) aged 20.

CTP was married to Mary Elizabeth Hole (nee Toller) at St George's Hanover Square on 29th January 1896. A widower of Henry Edward Hole (who died 20th September 1994), we believe she lived at Quorn Lodge at that time, so we can assume CTP would have moved in soon afterwards (we know he lived there in later years). Wright's directory of 1899 still lists CTP as a Magistrate at the Grange, but also as a JP of Quorn Lodge, so it's a bit inconclusive at present as to when the move actually occurred. We do know that at some point before 1901 the Grange was purchased by Alfred Adderly, described in the 1901 census as 'Draper MD'. Wright's directory of 1887/88 lists Adderly and Co - Drapers with premises in Leicester at 37A Victoria Chambers, Galltree (Gallowtree) Gate,

59 Market Place and also 33 London Road (possibly a house).² Alfred Adderly was born in 1833, so would have been 68 at this point. He lived with his wife Elizabeth Adderly at the Grange, together with four domestic servants in 1901.

At the time of the census in 1911, Alfred (now aged 78 and described as Chairman and Director of Drapery Concern) and Elizabeth (aged 77) were still living at the Grange with four domestic servants (Housekeeper, Cook, Parlour Maid and House Maid).

Alfred died on 21st October 1911 and was buried in St Paul's Churchyard, Woodhouse Eaves on 26th October 1911. In his will, dated 1906, he leaves 'Woodhouse Grange' in trust for his wife Elizabeth with a lifetime interest, on her death the residue of the estate including the proceeds from the house, to Leicester General Infirmary Trustees. Their daughter Edith Kate Adderly received a bequest of £1000 per annum from the estate immediately and niece Kate Elizabeth Adderly £150 per annum. The trustees had the discretion to delay the sale of the house until the estate was wound up, which it seems they did until Edith died on 5th January 1941. In her will dated 11th October 1935, Edith (a spinster) leaves bequests to Miss Louisa Booth £800 (Companion Housekeeper), Miss Hayes £500 (Cook-Housekeeper), George Smith £100 (Gardener), and 'Vials' £100 (Coachman).

NB - it would be useful to check census or parish records for years from 1921 to 1941 to see exactly who lived at Grange during this period,

It was upon Edith's death that the Grange was auctioned by Warner Sheppard and Wade on 22nd April 1941, together with two cottages situated in Victoria Road, Woodhouse Eaves.

The Grange (together with lodge and lands, including two fields behind cottages) was purchased by Mr P A Bentley of Rushey Fields Farm for £6,000. He was the well known Leicester industrialist who founded the company Bentley Engineering in 1910, who were makers of industrial knitting machines for the clothing industry until 1988.

We do not currently know what happened to the Grange or who its occupants were during the period 1941 to circa 1982.

At some point Grange Estates (Leicester) Ltd acquired the estate and sold some of the adjoining land to Robert and Patricia Marley 2nd November 1976.

But in 1978 Grange Estates applied for planning consent for four different uses; a home, hotel, school, or garden centre.

A conveyance of December 1982 transferred ownership of The Grange (including adjacent land) from 'Grange Estates' to 'South Places Ltd'.

The cottages were transferred from South Places to individual owners during 1983/84.

² It seems that the Gallowtreegate premises of Adderly's became Marshall and Snelgrove in latter times. See Leicester in the 1960s: Ten Years that Changed a City - Stephen Butt. Leicester Trades directory for 1954 also lists Marshall and Snelgrove (Adderly and Co Ltd) at 57-63 Market Place and 35-39 Gallowtree Gate

Presumably at around this time the conversion of the house into apartments took place (*NB - presumably Charnwood Borough Council have details of the plans for conversion which would have required planning consent*).

South Places Ltd were the company who leased the apartments on 125 year leases in 1985 (lease term from 1982).

In 1999 the adjacent land was purchased by Messrs Chaggar of Rothley.

The freehold of the Grange as currently constituted was transferred in 2000 to The Grange Woodhouse Eaves (Number 2) Management Company Limited.



The front elevation of 'The Grange' with cottages behind

Christopher Theophilus Parker

Christopher Theophilus Parker (CTP) was born in Camberwell, Lambeth in Surrey (now a district in Central London) on 29th April 1845 and baptised on 15th October 1847. His parents were Christopher John Parker (a wholesale Hosier - born 1799 in Wetherby) and Anne Parker (born 1807). His father, with William Baker Hine, founded Hine and Parker & Co Ltd which traded from 24 Gresham Street, Cheapside, London (it was still there in at least 1935).

CTP was listed in the census of 1851 (aged 5) living at 9 Brunswick Crescent in Lambeth with parents and Lydia Parker (b 1842), Margaret Parker (b 1849), and 2 servants. By the census of 1861 they had moved to 2 Brunswick Crescent but the mother had now gone, so too the sister Margaret Parker. The two servants were listed as Anne Rose and Eliza Reeves. By 1871, CTP aged 25 was at the same address with his father (now aged 72) and two servants. It seems that Christopher John Parker (the father) survived until the grand old age of 95 when he died in Lambeth in June 1894.

As early as 1861 there was a firm listed in Brigg's Directory as 'Hine and Parker' operating in Loughborough.³ A Trade Directory of 1875 lists C.T. Parker at 10 Wood Gate under the name of Braund and Parker. In 1883 they were described as a substantial employer. It seems that this factory later became Braund (see below) and operated until the 1950's in Wood Gate.

By 1877 CTP is domiciled at Strancliffe Hall (built 1868), 96 Cotes Road, Barrow on Soar and listed as a Hosiery Manufacturer (White's Directory 1877). This may be a temporary arrangement as it is also listed as the home of George Braund, also a Hosiery Manufacturer whose premises were listed as 10 Wood Gate Loughborough.

A conveyance of land at Clarence Street dated 1877 between Mr M J Woolley and C T Parker - Hosiery Manufacturer of Loughborough, presumably was linked to the subsequent premises in that location.

Wright's directory of 1880 lists 'C.T. Parker - Hosiery Manufacturer' of Clarence Street Loughborough and also list home as Woodhouse Eaves, but clearly not at the Grange which had not yet been built. The 1881 Census list CTP as 'Boarding' at Maplewell Villa on Maplewell Road Woodhouse Eaves with George Salt, a Clergyman originating from 'Nova Scotia, America (actually part of Canada even then)'. CTP is described in the census as a 'Hosiery Manufacturer employing 54 men and 197 females'.

³ W. Humphrey, 'A History of Loughborough Between c. 1810 and c.1870: A Study of Urban Changes in a Period of Demographic Growth and Stagnation', Loughborough University, Unpublished PhD thesis (1986) [<https://dspace.lboro.ac.uk/2134/7484>]



Window in The Grange showing CTP's initials

We are not sure when the Grange was actually built, but we do know that Ordnance Survey maps indicate that there were no buildings on the site at the time of the survey in 1884 and also in 1887/88. Notwithstanding the puzzling cipher in the stained glass window in the hall of the present building (either 1878 or 1887), evidence suggests the building may not have been in existence until around 1890, as the current Land Registry records for the Grange indicate a piece of land (subsequently forming part of the estate) was purchased from Sarah Jane Ellis of The Brand on 18th April 1889. However, this land forms only part of the Grange estate and not the part upon which the house was actually built, so this does not actually disprove prior existence of the building (i.e. in the period between 1887 and 1889), so on balance, it seems likely that this was the period in which the house was actually built, which is supported by the later of the two possible dates (1887) indicated in the window cipher.

By the census of 1891, CTP is living at 'Woodhouse Grange' (The Grange) - his occupation is now listed as 'retired hosiery manufacturer', although he was still only aged 45. Also at The Grange are Arthur Foster (nephew aged 21) and Agnes M Foster (niece aged 19), together with three domestic servants; Eleanor Sedgewick aged 34 (Housekeeper), Kate Night aged 22 (Housemaid), and Mary Lenton aged 20 (Cook).

CTP's father died on 28th May 1894 and the probate record shows that his effects totalled £8,967 (worth £1.13M at today's prices), with CTP as the main beneficiary.

CTP subsequently married Mary Elizabeth Hole (nee Toller) at St George's Hanover Square on 29th January 1896. Their ages would have been approximately 50 and 43 respectively.

Mary Elizabeth Hole (b 1853 in Leicester) was the daughter of Richard Toller and was married previously to Henry Edward Hole (b 1842) on 24th April 1873 in Knighton. Henry was the only surviving son of Richard Hole of Quorn Lodge and Harriet Hanley.

In the 1881 Census, Henry Hole was living at Quorn Lodge, near One Ash (demolished in 1938) with his mother Harriet (Hanley) Hole and his sister Mary Hole, together with their two children Charles Harold (b. 1877) and Hubert Northcote Hole (b. 1880). There is no record of Mary being there - perhaps she was away on that date? Harriet died on 27th June 1883 and was buried at St Bartholomew's church in Quorn.

By 1891 Mary and Henry Hole were listed in the census as living at Rose Villa, Loughborough Road, Quorn with their two sons; Charles Harold Hole and Hubert Northcote Hole. Henry's occupation is described as 'own means - paralysed'. He had suffered an accident in 1871 whilst on a drill with the Leicestershire Troop of Yeomanry Cavalry and never fully recovered. Also listed at Rose Villa are a retinue of five domestic servants and two medical nurses, so perhaps the family moved out of Quorn Lodge due to Henry's illness.

Oddly the 1891 census shows no record of Quorn Lodge at all. Maybe it had been mothballed whilst the family were living at Rose Villa, since Harriet Hole had also died in 1883?

Henry Hole died on 20th September 1894.

An article from the Loughborough Herald of 1st July 1897 refers to a case of a couple caught trying to obtain money by false pretences from CTP, who is described as a 'JP of Quorn Lodge', so we know by then he was living at there.⁴

However, Wright's Directory of 1899 lists CTP as a Magistrate and oddly still gives his address as The Grange. Maybe he still kept the house on for a while, although we know that by 1901 Alfred Adderley was living at the Grange.

The 1911 Census shows CTP and Mary living 'alone' (with 6 domestic servants) at Quorn Lodge.

Mary Elizabeth Parker died on 9th (or perhaps 6th) March 1929 aged 76. There is a metal plaque in St Bartholomew's church, Quorn which reads:

"To the glory of God and in loving memory of Mary Elizabeth Parker. The electric installation in this church was given by her husband Christopher Theophilus Parker and her son Charles Harold Hole. August 1929." Hubert Hole had died at the age of 27 in 1907 from rheumatic fever.

The 1931 Quorn Electoral Role shows CTP still living at Quorn Lodge with Charles Parsons (Butler), Louisa Parsons (Butler's wife), Eric Morris, Elsie May Morris, William Mawdesley, and Emily Mawdesley.

⁴ 'A begging letter, 1897', *Quorn Village On-Line Museum* [<http://www.quornmuseum.com/display.php?id=216>].

CTP died on 18th June 1938 aged 93 and was buried at St Bartholomew's church in Quorn in the family plot by the East window. There is also a stained glass memorial window on the East side of the North aisle. In his last will dated 7th May 1936 (and codicil dated 12th February 1937), he left legacies of:

£100 to the Cooper Memorial Convalescent Home for Children in Woodhouse Eaves (now Charnwood House apartments)

£40 per annum to his late wife's maid Sara Augustine

£20 per annum to Eleanor Soyer (nee Sedgewick) - some years Housekeeper at Woodhouse Eaves

£500 to stepson Charles Harold Hole

£1000 to Charles Parsons - Butler

£1000 to Louise Parsons - Butler's wife

£50 to grandson Charles Edward Peter Hole

£50 to Colonel Arthur Dashwood of Woodhouse Eaves

Residue (including house) split between nephews and nieces:

Agnes Ingram

Mary Foster

Arthur Foster

Herbert Foster

Edith Kent