

The House I live in: Cannon Street Properties

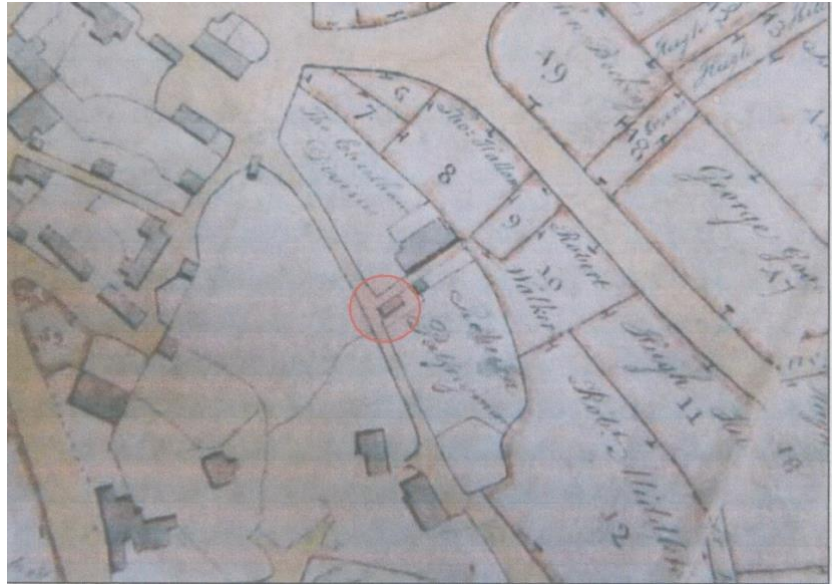
Submitted by Brian Gillham based on information in indentures, conveyances and wills supplied by Martin Sutton with suggestions as to style and content from Rachel Holloway

The houses on the North side of what was Cannon Street and the building on the South side are traceable back to at least the 18th century. Because of the complexity of the ownership and occupancy of these properties it is convenient to deal with them as a group, especially for the early years. Simply for the purposes of description the houses on the North side will be referred to as The Cottage (nearer to Bessie Lane) and Stonecroft (towards Edge Lane). The name Cannon Cottage will be used to specify the building South of Cannon Street that had served as a Hat Shop. In the present day (2024) the property designation 'Cannon Cottage' now encompasses both The Cottage and the former Hat Shop now utilised for storage. In early documents Bessie Lane is referred to as Bessy Lane and Edge Lane as Abney Lane.

The earliest date that can be identified as associated with the Cannon Street properties is what seems to be a marital lintel with the date 1739. Two letters "E" are incised into the stone: E: .E followed by 1739. There is also a further letter B carved above these but this seems to be done some time later (wrong 'font' - perhaps referring to 'Bancroft'). This is found in part of what is now Stonecroft and facing South. Marital lintels usually record the date of marriage of the two occupants, not necessarily the year the property was built.



The next date that can be found is on a map of 1819 showing inclosure awards for that year. In this Cannon Cottage (red circle) is clearly seen on the south side of Cannon Street abutting Bessie Lane with what looks like a single dwelling corresponding in position of The Cottage and Stonecroft. Land is shown running south from Cannon Cottage up the east side of Bessie Lane to opposite where Trafalgar House now stands (dated 1737 and can be seen on the west side of Bessie Lane on the 1819 map). The land bears the name Palfreyman. Land also stretches north of The Cottage/Stonecroft and seems to be referred to as The Cheetham Perches: this runs alongside Bessie Lane as far as The Green.



Land enclosure map 1819

In February 1834 Thomas Walker sold a plot of land to John Darneley valued at £15.10s in payment of a debt incurred by Thomas' father, Robert. The indenture does not make it clear where this plot was located (but was probably part of Cheetham Perches).

In 1842 another indenture saw James Smith a farmer from Ashton under Lyme and his wife Martha selling a property to Thomas Howe (hatter) and Thomas Hill (lead merchant). In the 17th C the property had been in the hands of Robert Howe. On Robert's death the property came to his son-in-law John Barber and on John's death it passed to his daughter by then Martha Smith. So in 1842 the property returned to the hands of the Howes. This is probably The Cottage. It is also noted that Martha Smith (née Barber) had a 'slip of land' from the enclosure act (no. 9 on the 1819 enclosure map). This ran east from Stonecroft 'over a stream' (now a culvert) and running alongside Cannon Street to Abney Lane. In 1842 one of Thomas Howe's sons Joshua may have been renting Stonecroft.

The most informative map was published in 1844 as it showed both the location of properties on The Hills and, from the accompanying apportionments, who owned them and who rented them. On the north side of Cannon Street what looks like two attached buildings were owned and occupied by Thomas Howe (snr). These seem to have been The Cottage. Stonecroft was owned by Jacob Hallam but occupied by Isaac Furness. At that time Cannon Cottage (red circle) is shown as a Hat Shop also rented by Isaac Furness from Jacob Hallam.



Tithe map 1844

In an indenture dated 30th May 1846 land named Wragg Close (Cheetham Perches?) and the property Stonecroft were sold by Henry Taylor (inn keeper and saddler) of Eckington to Thomas Howe (snr). How Henry Taylor came by the property and land from Jacob Hallam is unclear. At that time Stonecroft was occupied by Thomas' sons William and Jonah. So at this stage both The Cottage and Stonecroft were in the hands of the Howe family.

The Howe family holdings on Cannon Street were extended in about 1850 when Thomas Howe (snr) paid £14 sterling 'lawful English money' to Jacob Hallam for a freehold hatting shop/cowhouse. At that time the building was said to be occupied (!) by Noel (?) Bradwell.

Thomas Howe (snr) died in 1853 and in his will he left The Cottage to his son Thomas Howe (jnr) and the land running east to Abney Lane. The property also included a 'petty' and a 'coalhouse'. Under the will Thomas' daughter Penny Bocking and her husband Daniel Bocking received 'that cottage or dwelling house situate above the house left to Thomas (jnr) currently occupied by Benjamin Broadbent (Stonecroft). The cowhouse/hat shop was left to daughter Alice Howe.

Then in 1863 land that appears to have been Cheetham Perches north of Cannon Street was sold by Hannah Darneley to Thomas Howe (jnr). The land was said to contain 24 perches (an acre was 160 perches).

In 1870 Daniel Bocking willed Stonecroft to his grand-daughter Mary Jane Bradwell (spinster) which came to her on Daniel's demise in 1873. She quickly sold the property to George Bancroft (stone mason). So the first time there is a record of a Bancroft owning Stonecroft. Perhaps this is the date when the 'B' was incised into the lintel.

Thomas Howe (jnr) died in 1878 and an indenture of 1880 records the sale of 'building (The Cottage?), garden and land then known as Sadler Croft (Cheetham Perches/Wragg Close?) by Mrs Hannah Howe to Mr Robert Marshall (and his wife

Abigail). The property was 'situate on the Hills' and exchanged hands for £46 10s. Later, in 1894, Hannah also sold a 'close of land and a cowhouse' to Mr Marshall.

George Bancroft left Stonecroft to his wife Charlotte (née Middleton) who inherited it in 1900. On Charlotte's death in 1910 a large group of Bancroft siblings acted as executors of her will and sold Stonecroft to Bertha Bancroft and Jesse Middleton Bancroft (farmer) – two of the siblings. The property had previously been rented by John Wood. By 1915 both Robert and Abigail Marshall were deceased and their executors Samuel Middleton (Peak Forest) and Henry Walker (Dale View, Bradwell) sold a property situate on Cannon Street (most likely The Cottage) to Bertha Bancroft and several other of the Bancrofts, including Jesse Middleton Bancroft.

The next record of the cottages (The Cottage and Stonecroft) and associated land dates from 1938. In that year a deed of indemnity (promise for future action) was drawn up by Bertram Elliott. This appears to have specified that a piece of land consisting of 36 perches would be sold to Mr Jesse Bancroft on Bertram's decease. It is unclear how Bertram Elliott came by this land. The land was accordingly sold to Jesse Bancroft that year by Bertram Elliott's executors. In the data collection of 1939 Jesse is shown as living on The Hills (but not where) and his joint occupations were given as dairy farmer and journeyman joiner.

Jesse Middleton Bancroft died just one month after his sister Bertha in 1964 and at the time of his death was living in Stonecroft but he may also have been at least part owner of The Cottage. Jesse's executors sold The Cottage to TSHJ Jackson who was living at Quarters Farm at the end of Bradwell Dale. Later, in 1965, they sold Stonecroft and land to Kenneth Lee of Copperfield, Calver. These gentlemen appear to have been developers and the only person believed to have been occupying the Cannon Street property was Mrs S E Andrews (in The Cottage).



Crowncliff map of plots 1989

By 1989 four plots of land, one associated with Stonecroft (but not the one occupied by The Cottage) had been acquired by the property-developing company Crowncliff Property of Richmond, Surrey. In 1992 with no noticeable development they sold Stonecroft (Plot 2 on their plans) to David and Susan Burton. Plots of land 1, 3 and 4

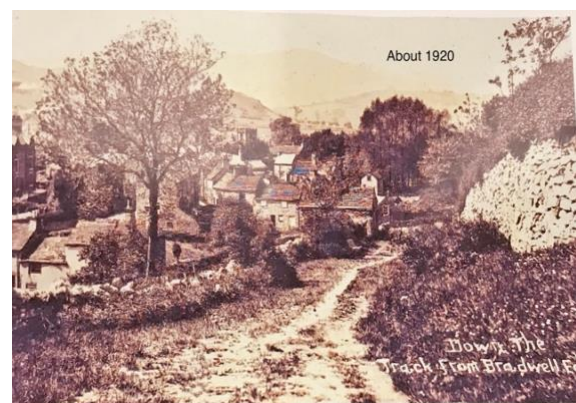
were sold separately and would become Stoneygate (plot 1), Meadow Grange (plot 3) and Hill Cottage (plot 4). At this time The Cottage and Stonecroft were both in a poor state of repair but Mrs S E Andrew may have still lived in The Cottage.

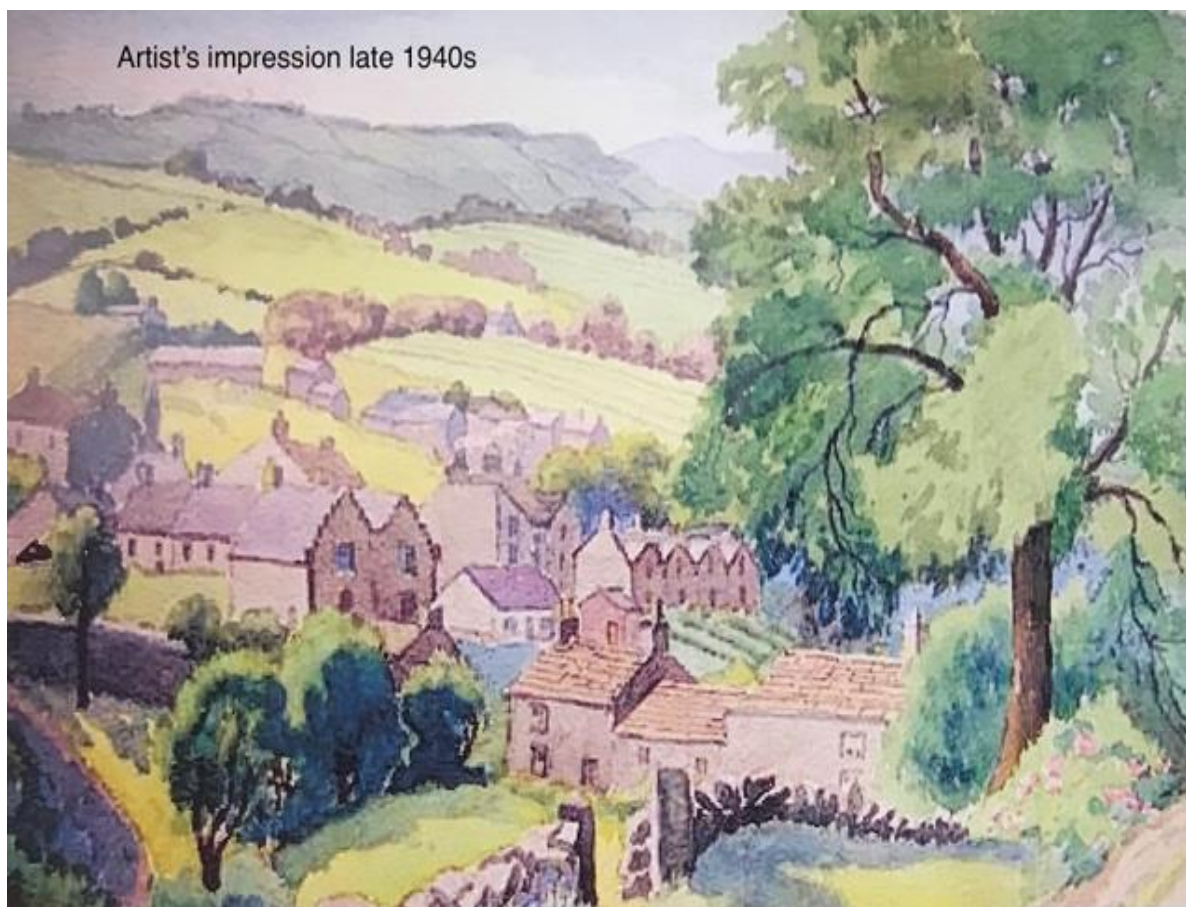
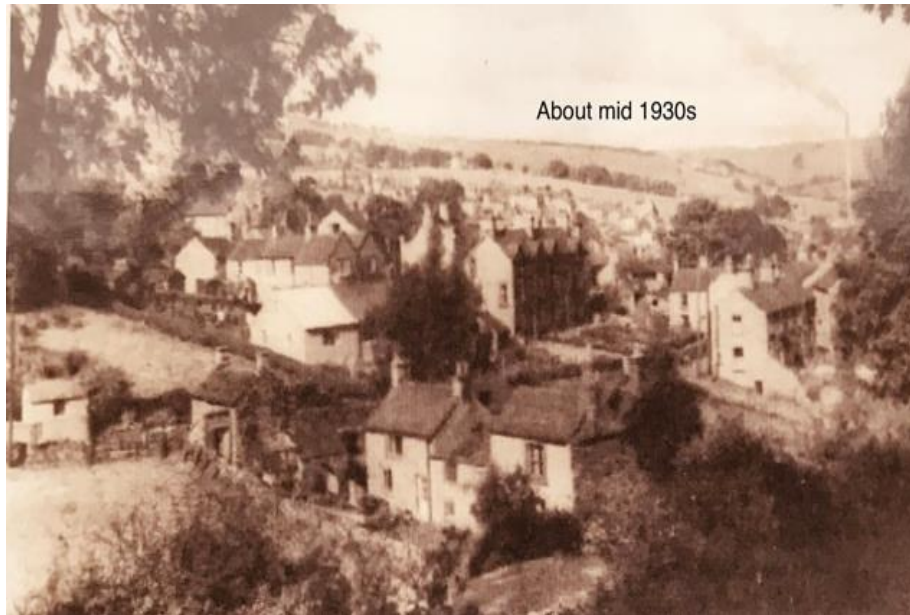
The Burtons extensively refurbished Stonecroft between 1992 and 1996. This included the building of a garage in 1994 and extension to the east side of the main property. This extension became a bakery in 1996. The work of setting up the bakery was paid for in part by a grant from the Prince's (of Wales) Trust and the enterprise was called Peak Pastry.

By 2002 the Burtons were moving to France and taking their baking equipment with them so they sold Stonecroft to Alan and Sally Jones. Alan was a retired RAF Officer and in his time in Stonecroft he developed a website concerned with the location and history of UK ship wrecks (not devoted to aircraft as might be expected). The site is called Shipwrecks UK Ltd. Then in 2013 Alan and Sally sold Stonecroft to Brian and Helen Gillham, who moved from The Rockery, Smalldale, and were still resident there at the time of writing (2024).

While this was going on Alan and Gillian Simpson bought both Cannon Cottage and The Cottage in 2005. They sought permission to extend The Cottage westward towards Bessie Land and to use some of the land Cannon Cottage was standing on for the extension and to provide parking space. The Peak Park appear to have taken the view that Cannon Cottage, as a former Hat Shop, was of historical importance to the village and should remain but the westward extension went ahead. After extension The Cottage the was rented to Dr Pauline Love (Bakewell GP). It was sold again to Martin Sutton and Rachael Holloway in 2016 who were still living there in 2024.

3 Photographs c.1900,1920 and 1930s showing Cannon St properties.





G T Steele's impression of the area in the 1940s. (He was living in New Church Street at the time).



Debi Weir's impression of Cannon Cottage, Stonecroft and Stoneygate 2023