

# VICTORIAN HISTORY OF MOSTON



Title	Smithy Farm, Elton
Type	Cottage
Date Produced	20 Feb 2024
Internal Reference	E26P
1840 Owner	Lord Crewe
1840 Occupier	Kester Kettle
Tithe Map Apportionments	158a, 158, 170
1840 Area	6 Acres, 1 Rood, 30 Perches



Smithy Farm c1970



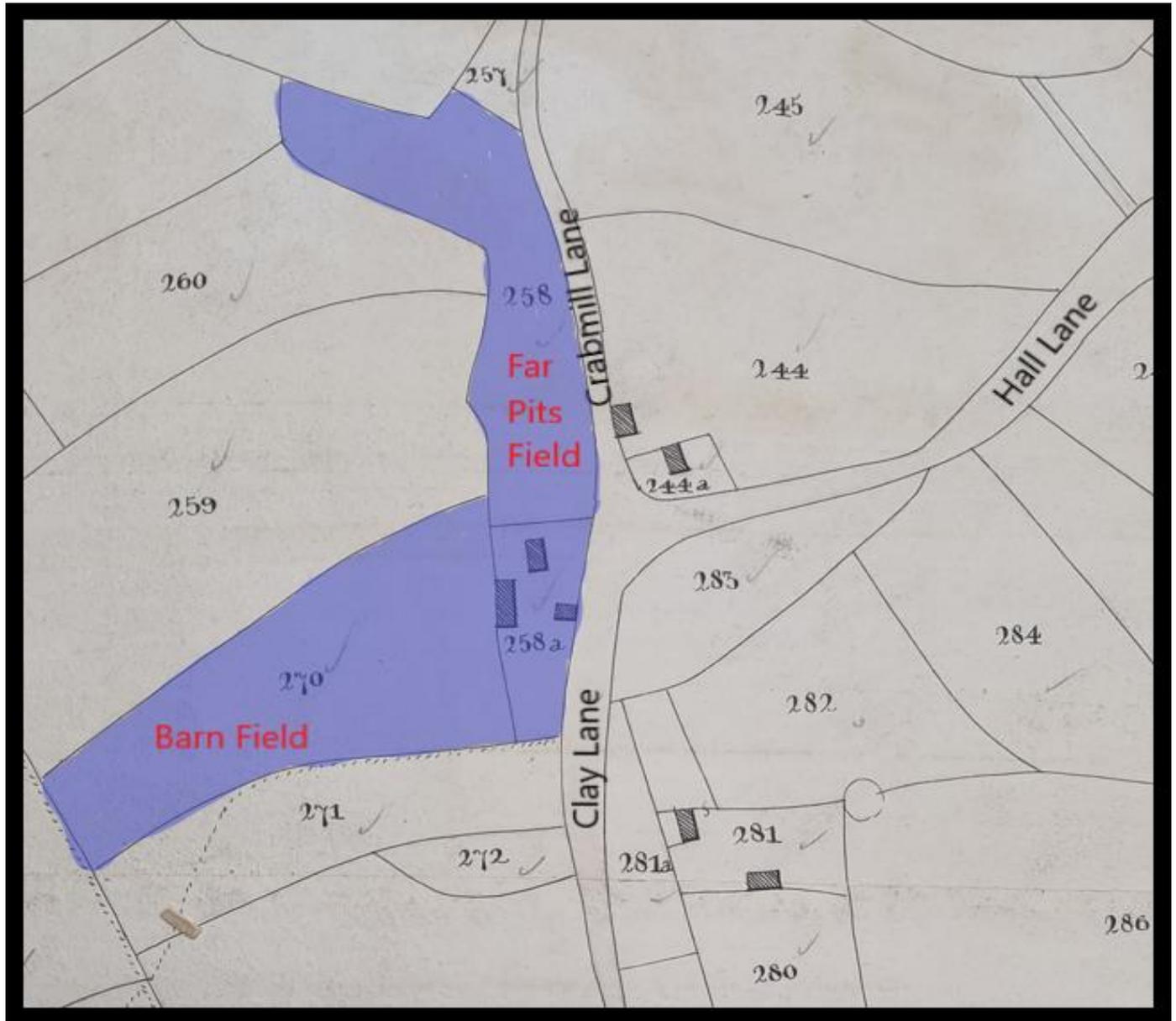
Smithy Farm 2023



By the time of the 1840 tithe map, the occupier of Smithy Farm was Kester Kettle and this was confirmed in the 1841 census a year later. As with virtually the whole of the township of Elton, he was a tenant of Lord John Crewe. Also in the house was his wife Rebecca, six children and 2 labourers.

## 1841 England Census for Kester Kettle

Cheshire > Warmingham > Sandbach > District 21



Township ▲	Parish ◆	Plot ◆	Landowner(s) ◆	Occupier(s) ◆	Plot Name ◆	Land Use ◆	Acres ◆	Roods ◆	Perches
Elton	Warmingham	258	Lord Crewe	Kester Kettle	Far Pits Field		2	2	23
Elton	Warmingham	258a	Lord Crewe	Kester Kettle	House and Garden		0	2	20
Elton	Warmingham	270	Lord Crewe	Kester Kettle	Barn Field		3	0	27

Kester Kettle originally came from Stockport and lived in Elton for some time in the 1830's (where he had relatives) until the mid 1850's where he was a farmer but also supplemented his income by running a public house on the same premises known as "The White Hart Inn".

### 1851 England Census for Kester Kettle

Cheshire > Elton > Sandbach > 13

8

Parish or Township of		Ecclesiastical District of		City or Borough of		Town of		Village of	
Elton									
Name of Street, Place, or Road, and Name or No. of House	Name and Surname of each Person who abode in the house, on the Night of the 30th March, 1851	Relation to Head of Family	Condition	Age of		Rank, Profession, or Occupation	Where Born		Wh. Br. Lib. D.
				Males	Females				
	Kester Kettle	Head	Mar	48		Publican and Farmer	Cheshire	Stockport	
	Rebecca do	Wife	Mar	47			do	Elton	
	John do	Son	U	21			do	do	
	Ralph do	S		18			do	do	
	Ann Lane do	Daughter		10			do	do	
	Henry do	S		9			do	do	
	Elizabeth do	S		5			do	do	
	Samuel Buckley	Quasi-Son	Mar	28		Farmer's Son	do	Moston	
	Mary Buckley	Daughter	U	25		Wife	do	Elton	
						Miller	do	Hambleton	

### National Archives 1851 census

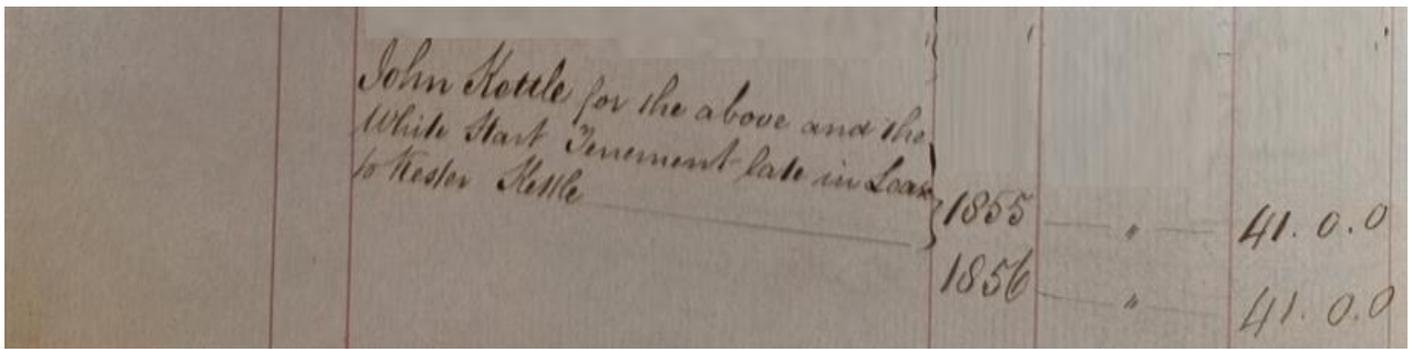
Sandbach Polling District.—HUNDRED OF NORTHWICH.—Congleton Division.					191
No.	Christian Name and Surname of each Voter at full length.	Place of Abode.	Nature of Qualification.	Street, Lane, or other like Place in this Township, and Number of House (if any) where the Property is situate, or name of the Property if known by any, or Name of the occupying Tenant; or if the Qualification consist of a Rent-charge, then the Name of the Owners of the Property out of which such Rent is issuing, or some of them, and the situation of the Property.	
7488	Kettle Kester	Elton	freehold house and land for lives	White Hart inn	

### Electors Roll, 1843

<p>lease expired Apr 55 41</p> <p>W. 27. where these</p> <p>leases were for 1855.</p>	Kester Kettle devisee of Rebecca	1846	0. 10. 6
	Caraley for part of the Townhouse	1847	0. 10. 6
	Tenement late Mafsal's	1848	0. 10. 6
		1849	0. 10. 6
		1850	0. 10. 6
		1851	0. 10. 6
		1852	0. 10. 6
		1853	0. 10. 6
		1854	0. 10. 6

### Crewe Estate Account Books 1846-1955 Cheshire Archives DCR-59-2

Kester first appeared on the electors roll in 1837 and moved over the township boundary into Moston in 1855 after the lease expired and he took over the tenancy of Watch Lane Farm. At that stage he transferred the public house licence to his son though this arrangement didn't seem to last long and the licence was not renewed in 1860. The consequence of the historic lifehold lease expiring and a new "rack 2 rent" being introduced was an increase from 10 shillings to forty one pounds annual rent.



Crewe Estate Account Books 1846-1955 Cheshire Archives DCR-59-2

<p><b>SANDBACH PETTY SESSIONS.</b>  <b>TOWN-HALL, MARCH 12, 1855.</b>  <b>C. J. Ford, R. Wilbraham, jun., and G. W. Latham,</b>  <b>Esquires.</b></p> <p>The following Public-house Licences have been transferred:—      The White Hart, Elton, from Easter Kettle to John Kettle.</p>	<p><b>LICENSING DAY AT MIDDLEWICH.</b>—At a petty sessions held at the Town Hall, Middlewich, on Monday last, being the adjourned licensing day for the Hundred of Northwich—present, James F. France, Esq., in the chair; Archdeacon Wood, R. Wilbraham, G. J. Shakerley, and W. Worthington, Esqrs., the publicans' licenses which were deferred from the general licensing meeting were renewed. They were all renewed except those to the <u>White Hart</u>, in <u>Elton</u> and to the house of George Buckley, in Warmingham.</p>
<p>Source : Cheshire Observer 17<sup>th</sup> March 1855</p>	<p>Source : Cheshire Observer 29<sup>th</sup> September 1860</p>

Kester Kettle died on 4<sup>th</sup> December 1882 at Watch Lane Farm in Moston and in his will he left his interest in eleven properties to his four surviving children) Of these properties, 3 were in Ettiley Heath, 2 in Elton and 6 at Wheelock.

In 1861, Kester's son John was still at the property and still described as a publican and farmer. The farming enterprise was by then somewhat more substantial with John farming 24 acres. Whether John's public house licence had been renewed or he was working in another public house is unclear.

Either way in 1861 as a widower after his wife died, he moved to Elworth to live with his sister's family and he died there some 10 years later.

**1861 England Census for John Kettle**  
 Cheshire > Elton > Sandbach > District 17

The White Hart Inn	1	John Kettle	Head	Mar	31	Publican & Farmer of 24 acres
		Sarah Kettle	Wife	Mar	26	do Wife
		Anna Jane Kettle	Daughter		2	
		Ann Elizabeth Kettle	Daughter		1	

Source : National Archives 1861 census

*Elton cont. 26*

<i>John Kettle for the "White Hart" Tenement late in Lease to Kettle and other Lands laid thereon 15. 0. 21.</i>	1856	41
	1857	41
	1858	41
	1859	41
	1860	41
<i>George Harrison for the above part of the Land part of Berrisford's farm (see no. 6) Land round Brick-yard part no. 1.</i>	1861	41
	1862	24
	1863	25
	1864	25
	1865	25
	1866	25
	1867	25
	1868	25
<i>John Broad for D. from Lady-day 1870</i>	1869	25
	1870	25
<i>D. for D. including No. 19 from Lady-day 1871</i>	1871	28
	1872	28

Source : Crewe Estate Account Books 1856-1873

After John Kettle moved out, there was a short lived tenancy to George Harrison and when he moved on in 1870, John Broad moved in.

Soon after, he expanded the property further by taking on the "Broad Butts" field, plot 271 on the Tithe Map. On the 1871 census he was recorded as farming 9.5 acres which arises from this additional lease.

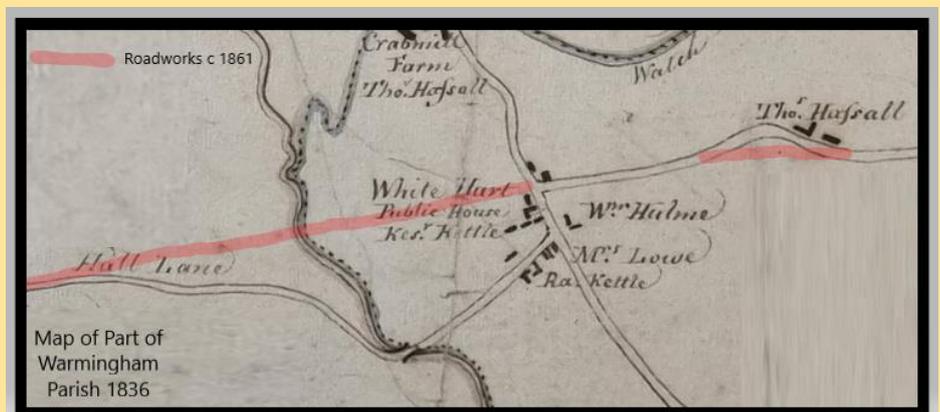
## 1871 England Census for John Broad

Cheshire > Elton > ALL > 18

John Broad	Head	Mar	24	Farmer (9.5 acres)	Cheshire Eccleston
Jane	Wife	Mar	25	Farmer's wife	do Elton
William	Son		2		do Moston

Source : National Archives 1871 census

George Harrison moved to the property in 1862 with a reduced rent from £41 to £24 per year. It can be seen from the first edition OS map that by then Hall Lane had been straightened and linked creating "4 Lane Ends" In all probability, this rent reduction coincided with the building of the new road





1875 OS Map 1<sup>st</sup> Edition

It was from John Broad's trade that the property got its current name "Smithy Farm" as although not mentioned in the 1871 census, John Broad was the son of William Broad the village blacksmith at Occleston Green.

In 1861 John was recorded as an apprentice blacksmith, no doubt under the guidance of his father and come the 1881 census he was noted as a blacksmith in Elton (The other Elton Smithy being found on Booth Lane next to the Fox Inn)

**1881 England Census for John Broad**  
Cheshire > Elton > ALL > District 18

John Broad	Blacksmith	25	Blacksmith & Farmer of land	de	Midgley
Maria do	Wife	39		do	Sandbach
William do	Son	12	Assistant to father	do	do
Francis do	Son	9		do	do
Mary do	Daughter	12		do	do

Source : National Archives 1881 census

**1891 England Census for John Broad**  
Cheshire > Elton > ALL > District 18

John Broad	Blacksmith	31	Blacksmith	de	Midgley
Maria do	Wife	45		do	Sandbach
William do	Son	18		do	do
Francis do	Son	15		do	do

Source : National Archives 1891 census

John Broad continued at Smithy Farm til the turn of the century and then he moved to Warmingham. Perhaps he was inspired by the previous use of Smithy Farm as he took over as landlord of the Bear's Paw public house in Warmingham wher ehe spent the last 25 years of his life. With John Broad moving to Warmingham, Elton was in need of a need Blacksmith to serve all the farms in the area and it was to be

Herbert Lancaster who stepped into the role. Like John Broad, Herbert was the son of a blacksmith, this time James Lancaster from Sproston Green

1901 England Census for Herbert Lancaster									
Cheshire > Elton > Sandbach > District 18									
Tom Lancaster	1				Herbert Lancaster	Head	M	26	Blacksmith
					Mary A. -do-	Wife	M	21	

Source : National Archives 1901 census

1911 England Census for Thomas Lovatt									
Cheshire > Elton > ALL > 18									
Thomas Lovatt	Head	39	Married	under					Engineer Pattern Maker Iron Foundry
Florence Lovatt	Wife	25	Married	one	none				

Source : National Archives 1911 census

Next to move in was the newly married Thomas Lovatt and his wife though his stay was short lived as four years later the Crewe estate was sold and I guess he simply didn't have the resources to purchase the property so he moved the short distance down the road to Longfold where he spent the rest of his life until he died in 1960. Thomas and Florence only had one child Wilfred who they outlived after he died in Italy during hostilities in Italy.

Unlike his immediate predecessors, Thomas was not a blacksmith so from the census returns, it would appear that the property was used as a smithy for about forty years.

**LOT 33**  
Coloured Pink on Plan No. 2.

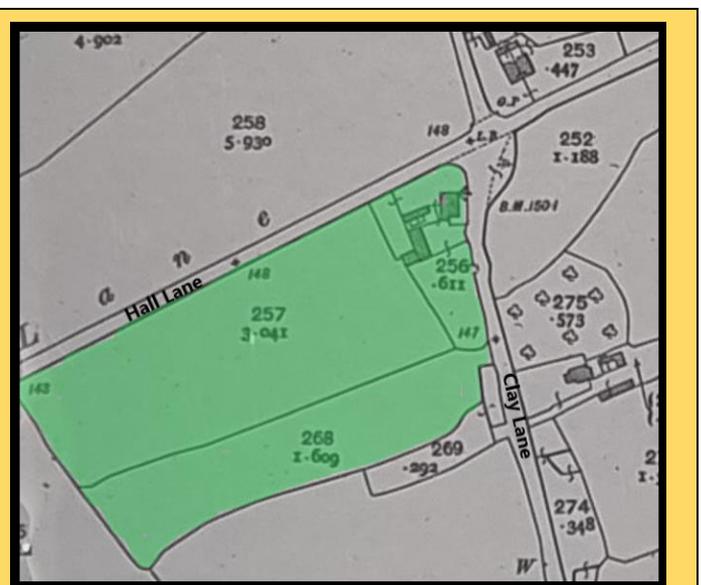
**Valuable Country Cottage Holding**  
In the occupation of Mr. Thomas Lovatt, situate in Hall Lane, and near to Elton Hall

Comprising an Area of  
**5 acres 1 rood 1 perch**  
Or thereabouts.

**THE HOUSE**  
Contains Parlour, Kitchen, Back Kitchen, Wash-house, Pantry, and 4 Bedrooms.

**THE BUILDINGS**  
Contain Two-stall Stable, Trap House, Barn, Shippin for 5 Cows, Loft, 2 Piggeries, Hen House, and Blacksmith's Shop.

No. on Ordnance Survey.	Description.	Acres.
256	House, Buildings, and Garden.	.611
257	Field.	3.041
268	do.	1.609
Total Acres ...		5.261



Source : Ordnance Survey Map 3<sup>rd</sup> Edition 1910

**Lot 33.—Cottage holding in Hall-lane, comprising 5 acres 1 rood 1 perch, let to Mr. Thomas Lovatt, rent £20 5s., sold to Mr. Boston, Sandbach, for £470.**

Source : Crewe Estate Sale Particulars 1915

So, as mentioned, The Crewe Estate was put up for sale in 1915 as a result of diminishing yields from agricultural property and Lord Hungerford Crewe spending much less of his time in Crewe. It is of interest to note that in the sales particulars, there was still a reference to a blacksmiths shop so perhaps Messrs Lovatt and Boston were subletting part of the premises? If not, then blacksmithing activity discontinued in the first decade of the 20<sup>th</sup> century.

At the sale, the property was knocked down at £470 to Arthur Boston a bricklayer from Sandbach who took up residence and stayed there for about 18 years before selling to a farmer, Charles Hancock in the mid 1930s, probably 1935 after his wife died. Arthur lived out his days in Wimboldsley.

Charles himself was a farmer at Brook Farm on the otherside of Clay Lane with a need for a new home after the farmhouse at Brook Farm was demolished due to salt subsidence damage.

1	Arthur Boston	Head	39	7	M	Married	Warrington	British		Bricklayer	565/A
2	Ethel Boston	Wife	37	5	F	Married	Jekhouse	British		Home Duties	
3	James Boston	Son	6	3	M	Both alive	Byley	British	Whole		
4	Thomas Boston	Son	5	2	M	Both alive	Byley	British	Whole		
5	Lucie Boston	Daughter	3	7	F	Both alive	W. Worn	British			
6	Lilian Handcock	Wife	19	4	F	Single	Holmes Chapel	British		General Domestic Servant	900/A

Source: National Archives 1921 census – Smithy Farm

## Chronological List of Owners & Occupiers

Year	Source	First Name	Surname	Age	Lived	Years at Property	Occupation	Status	Other
1840	Tithe	Hungerford	Crewe	38	1812-1894	0	Gentleman	Owner	
1840	Tithe	Kester	Kettle	37	1803-1882	c20	Publican Farmer	Tenant	White Hart Inn
1841	Census	Kester	Kettle	38	1803-1882		Publican Farmer	Tenant	
1851	Census	Kester	Kettle	48	1803-1882		Publican Farmer	Tenant	
1861	Census	John	Kettle	32	1829-1872	c15	Publican Farmer	Tenant	Son of Kester
1862	Crewe Estate	George	Harrison	?	?	8	Farmer	Tenant	
1871	Census	John	Broad	24	1846-1925	30	Blacksmith Farmer	Tenant	
1881	Census	John	Broad	34	1846-1925		Blacksmith Farmer	Tenant	
1891	Census	John	Broad	44	1846-1925		Blacksmith Farmer	Tenant	Went to Bears Paw
1901	Census	Herbert	Lancaster	26	1875-1964	c10	Blacksmith	Tenant	
1911	Census	Thomas	Lovatt	30	1881-1960	4	Fodens	Tenant	
1915	Estate Sale	Thomas	Lovatt	34	1881-1960		Fodens	Tenant	
1915	Estate Sale	Arthur	Boston	34	1881-1971	c18	Bricklayer	Owner	Paid £470, 5 1/4 acres
1921	Census	Arthur	Boston	40	1881-1971		Bricklayer	Owner	
1939	Register	Charles	Hancock	31	1908-1985	c50	Farmer	Owner	
1970	Electors Roll	Charles	Hancock	62	1908-1985		Farmer	Owner	