





\*\*PRICE GUIDE - £450,000 - £500,000\*\* A PIECE OF HISTORY!!.. This incredible Grade II\* Listed home truly is unlike anything we have seen on the market before. Boasting a magnificent plot within a conservation area, this terrific home's origins are believed to trace back to the Tudor era, with an estimated construction period between 1550-1605. The property itself has a fascinating history, presenting generous accommodation that is filled with traditional and timeless architectural features including original fireplaces and wooden beaming throughout, while the extensive surrounding grounds further amplify the grandeur of this stunning home. Extensive renovation is required to transform the home into its full potential, and unlock a blank canvas for your creativity and needs.

The property oozes character and individuality, boasting an incredible entrance hall that provides ample reception space. There's an excellent primary living room, along with a separate sitting room and study. The open-plan kitchen/diner provides space for all essential appliances, and provides a fantastic setting for dinner parties. The property also benefits from a convenient ground floor WC and cellar.

The first floor welcomes you to five incredible bedrooms, all with an excellent amount of space and versatility. A bathroom and separate WC can also be found here. The second floor presents what was once the maids quarters, providing lots of flexibility to utilise to your own advantage, with scope for four additional bedrooms if desired.

Heading outside, you will be presented with spectacular grounds that include expansive lawns and a terrific range of surrounding mature shrubs and trees - a truly amazing space to take advantage of. The property also boasts ample off-road parking space, along with a detached double garage.

The property is within walking distance to the local primary school, and within three miles of excellent commuter links including the M1 and Junction 28.









### FURNITURE AUCTION

A large selection of excellent furniture shown within the photos of Newton Old Hall will be available for purchase at The Derby Fine Art and Antique Auction by Bamfords Auctioneers & Valuers from Tuesday 31st October through to Friday 3rd November. This will take place at their Derby Auction House at 46 Nottingham Road, Spondon, DE21 7NL. For more information, please visit https://www.bamfords-auctions.co.uk/. Alternatively, they can be contacted by email at sales@bamfords-auctions.co.uk, or by telephone on 01332 210 000.

### HISTORY OF THE HALL

It is believed that a priest hole can be found within the hall that would date the property back to 1550-1605 during the Tudor era and the reign of Queen Elizabeth I. In 1551 the property is believed to have been in ownership of Lord and Lady Sheffield who is recorded to have granted a house to The Richardson family in 1551 and 1554, who then became bailiffs for her Derbyshire lands. During this time, a chapel existed in the North Wall of the grounds until it fell into ruins in the late 1800s. In 1672, a licence granted for Simon Nowell to preach at the house of John Richardson of Newton. In 1670, Hearth tax record shows the Richardson family were taxed on seven hearths at the Old Hall.

Mary Coates and John Sutton, believed to be servants at the time, scratched their names into the pantry window in 1689. The main, original oak door to the Old Hall is situated opposite the original oak staircase and is reported to be a 17th century structure.

Jedediah Strutt, a frequent visitor of the Old Hall, rented a nearby farm from Mrs Carew Richardson in the 1750s where he developed his 'Derby Rib' machine, establishing a prosperous business that enabled him to help fund Sir Richard Arkwright in his Cotton Mill at Cromford, as well as founding seven mills himself in the Derwent Valley.

The Downing family took on the Old Hall from the Richardsons in 1778 through a complicated inheritance. William Downing came into ownership of the the property, and expressed his wish to be buried at the Old Hall, a wish fulfilled in 1857. Alongside his grave are those of his wife Martha, and her sister Ann.

Following the death of William Downing, ownership of the Old Hall then passed to his grandson, William Downing Adlington of Skegby, who had a large corn milling business. He rented the property between 1860-1904 to a farmer named George Brooker and his family, who ran it as a farm. George's four grandchildren were the last babies born at the Old Hall, between 1897-1904.

The Old Hall was in major need of repair at the

turn of 1900, with a significant expenditure undertaken by the last Downing owner. This enabled it to be sold to Mrs Mary Augusta Compton Salmond in 1913, who earned an OBE along with the nickname 'Little Mother' for her charitable work for distressed ex-serviceman. in 1940, a local industrialist name Mr Thomas Cotton bought the Old Hall and throughly renovated it and rebuilt Old Hall Cottage. Mr Cotton played a significant role in the village, with garden parties being held regularly on the grounds. On coronation day of Queen Elizabeth II, lightning struck and smashed the flagpole. Following the death of Mr Cotton in 1966, the Old Hall was sold to Mr Albert Gautier, followed in 1979 at auction to Mr and Mrs Quilliam. Finally, in 1985, Newton Old Hall became home to Mr and Mrs Radford.





### Entrance Hall 19'7" x 22'8"

Accessed through a solid oak door with two windows to the front elevation and an oak staircase leading up to the first floor. With access to a store cupboard, and access into;

### Kitchen 6'2" x 14'11"

Complete with stone based kitchen surfaces and shelving, space for appliances, and windows to the front and side.

Living Room 15'0" x 17'9" With triple aspect windows to the front and side elevation.

Sitting Room 11'1" x 19'7" With triple aspect windows to the side and front elevation.

Dining Room 14'1" x 16'9" Open-plan with the kitchen and presenting ample dining space, and two windows to the side elevation. Study 8'4" x 15'1" With dual aspect windows to the side and rear elevation.

### WC

Complete with a WC, hand wash basin, and window to the rear elevation. With access down to the cellar.

Cellar With steps leading down from the WC.

First Floor Landing With three windows to the side and rear elevation, and access into;

Bedroom One 15'2" x 18'1" With dual aspect windows to the front and side elevation.

Bedroom Two 14'7" x 17'10" With a window to the front elevation.

Bedroom Three 12'7" x 14'1" With windows to the side and rear elevation. Bedroom Four 10'9" x 13'5" With triple aspect windows to the front and side elevation.

Bedroom Five 8'8" x 15'1" With dual aspect windows to the side and rear elevation.

Bathroom 4'9" x 6'2" Complete with a freestanding roll top bath, vintage hand wash basin, and window to the rear elevation.

WC Complete with a high-flush WC.

Second Floor Landing With access into;

Hobby Room/Bedroom Six 8'4" x 11'10" With a window to the rear elevation.

Hobby Room/Bedroom Seven 8'4" x 11'4" With a window to the rear elevation. Hobby Room/Bedroom Eight 12'0" x 12'4" With dual aspect windows to the side and rear elevation.

Reception Room 11'4" x 13'2" With two windows to the side elevation.

Hobby Room/Bedroom Nine 10'11" x 11'3" With a window to the side elevation.

### Outside

Boasting a magnificent plot with gated access to a detached double garage. A second set of gates lead you through to the property and its grounds, where you'll find an impressive, expansive, and fully enclosed wrap-around plot with lawns, beautiful surrounding mature shrubs and trees, pathways, and storage. With excellent potential for tennis/badminton courts or bowling greens (subject to correct Listed Building Consent and Conservation Area Consent).

Additional Information

There is a gas mains supply to the property.







### Jedidiah Strutt Textile Manufacturing Pioneer and Philanthropist



mechanical that would ultimately revolutionise the textile industry in England. In 1755, Strutt married Elizabeth Woollatt, whose family had a hosiery business in Derby. Together with his brother-in-law, William Woollatt, Strutt invented the 'Derby Rib', a deceptively simple piece of technology, which adapted convent

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Manchester as the 'cotton capital' of Britain.

Mandhener au die 'ortsten capital' of Breinin. Mohongh Strutt, bissensen were erreturning handenne profits, he was acutoly assare of his Albongh Strutt, bissensen were erreturning handenne profits, he was acutoly assare of his set of the ort the very songest, preferring these above the age of the n. One observer remain the set of the set o where he had built several more mills, expanded warehouses and constructed workers' cottages. When Strutt's first wife died in 1774, he built a house next to his mill in Milford, although in 1795, he moved to Exeter House in Derby with his second wife. Anne Daniels.

Jedidiah Strutt died in May 1797 and is buried in a vault beneath the Unitarian Chapel that he Jeuruan Strutt nied in May 1797 and is buried in a vault beneath the Unitarian Chapel that he had built at Belper. His industrial and philanthropic legacy was continued by each of his children, and by 1801, owing solely to the Strutt investment, Belper had become the second largest town in Dauburbles.

### William and Joseph Strutt Entrepreneurs and Philanthropists

While all the children of textile manufact While all the children of textile manufacturer Jedidiah Strutt (q.v.) continued in their father's entrepreneurial and philanthropic spirit, the contributions of two stand out in

pirit, use contributions of two stand out in particular. Jedidiah's eldest son, William (page 112), Journal e eldest son, William (page 112), became one of the most influential men in nineteenth-century Derby, Born in 1756, William was a founding member of the Derby Philosophical Society and, at the age of only twenty-three, became a burgess of the town. An inveterate inventor and investor, William An inveterate inventor and investor, William oversaw many municipal improvements. H became chairman of the Derby Improvement Commissions and guided a large number of projects, from the building of bridges over the River Derwent and Markeaton Brook and the repairing and lighting of the main streets, to the strention of the strents of the stre the crection of elegant houses on Friar Gate and the building of the Borough and County Gaols. He was also actively involved in the construction of Derby Canal and an important investor in, and fund-raiser for, Derby General

Investors in and find searce for your imposent finiterary: He periods a range (roke stars); Rango, and designed a hot water heating water for his houses, Helter's House, and stars and the stars of the stars of the stars of the stars stars and the stars of the stars of the stars of the stars of uncertainty and schedule stars); which is the designed several of she in houses and stars and stars of the stars of the stars of the stars of the stars of uncertainty and schedule stars); we are predicted if the designed stars of the stars and schedule and an origination of the stars of the stars of the stars. It is also and schedule and an origination of the stars and schedule stars and periods and the stars and schedule and an origination of the stars and schedule stars are possible and the schedule are and schedule and an origination of the stars and an origination of the stars. The stars and schedule determination of the stars and constraints of the stars are stard to be stars and schedule determination of the stars and a schedule stars are a start of the stars and schedule determination of the stars and constraints of the stars are schedule stars are schedule stars are schedule stars and schedule stars are schedule stars are schedule stars and schedule stars are schedule stars and schedule stars are schedule stars are schedule stars and schedule stars are schedule

Hotel. Joseph Strut's house at the bottom of is britr's Spect, as new Post Office and be grand hoy open to the public on Southy afternoons. On charge as his personal collection of article animage by articles such as Hollewin, Renthrandt, Routes and Trainn, marble and brow inducers; and an Egyptian memory. Much of his collection as now in the possestion of Dr Maxeum and Art Gallery.







### NEWTON OLD HALL (II\*)

Blackedl Prime results of the second Blackwell Private residence From the road, the entrance front of this complex and

ground, but this is now broken up by later stone boundary walls. The inside of the house is today devoid of much of the decorative timber-work it must have once had. Nevertheless, there are two original stoon firsphace, and several sevencemh century doors and two artly eighteemh century ones. The upper storys, a magnificent timber rood, showing much evidence of the earliest phase of building, not to mention ad hos larer alphacings to copy which existings, and the moulded buil-capped newles, and runs to the top of the house with no diminution of quality; it would appear to have been installed in the 1000 rebuild, and to have supplaned an artly per and croade failur at the odire end of the house. rative timber-work it must have once had. Ne

The inhabitant of this house in 1670 was probably John The inhabitant of this nouse in 1670 was probably John Brook with four hearths taxable in 1670, and the owner was the Molyneux, Bts, of Teversal (a creation to a cadet branch of the Earls of Selton's family of 1611) Sir John Molyneux, bit being the owner in 1710 and joint Lord of the Manor (of Blackwell) with Gilbert Holles, Earl of Clare. The division of the manor (held by one Ralph under Ralph *fitz* Hubert of the manor (held by one Ralph under Ralph (itz Hubert in 1068) seems to have occurred by the filteenth entury, used) from the Longfordb before 1599, and the Molyneux having acquired their share. (Neven) from the Rahangtons at an unknown date. Prior to their time it seems to have spaced from the Salverenti (in the law by marings to Salverenti (in the law by marings to Sir Rhys ap Gruffydd of Llamsadvern, in Gantel Mayr, Garmarthemhize, a gerast Welsh noble, descended in the fourth generation from Ednyted Fychan, senschal ad Bahngtons.

fourth generation from Ednyfed Fychan, senschal of the Gwynedd. His descendants appear to have sold to the Bin Johnson and Stark Stark and Stark Sta



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



which have given the parish its present name .are perhaps, aware that Hilcote Hall, which liespractically . at the foot of the steep hill upon

# CRAGG LANE NEWTON ALFRETON **DE55 5TN**

For instance how many residents were aware of the fact that the founder of the wealthy Strutt family of Belper, Jedediah Strutt, the inventor of Infinity of Deiper, Jodechan Strutt, the inventor of the ribbed-stocking frame, and a great mechani-cal genius, was born at South Normanton in 1726, he being the second son of a small yeoman, Wm. Strutt, of that parish? And show many more know that he lived subsequently on a farm at Blackwell, having succeeded his uncle at the time, of his marriage in 1755, until his patents became lucrative, after which, in 1759. Strutt entered into-partnership with the famous Bichael Ackerght 1 partnorship with the famous Richard Arkwright?

It is not our purpose to deal with this interesting personality in this article, as he and his con-nection with Blackwell will form the subject of subsequent articles in The Derbyshire Times, but mention of him serves to show how important and interesting the history of this old parish roally is.-

Newton Hall, which stands about a mile by road from Blackwell Church, adjoins the more modern licensed house known as the George and Dragon Inn, which belongs to the Duke of Dev-onshire, and is leased to the Chesterfield Browery Co. A glance at the stones which have been uti-lised in the erection of the Hall would convey to

hised in the ferction of the Hall would convey to the observer at once that if they could speak they would have a tale of conturies to tell. There can be no doubt that once it was the lordy residence of some local magnate, the scone of sumptuous feasting, and of the dispensation of patronage and support. But, the scene has changed, It is now a farm house and was occu-pied for many years by a respected farmer, named Mr Geo. Booker, who exceeded the allotted span of life before passing to the majority, and the present tenants are his two sons. In spite of a little moderniang in two or three

In spite of a little modernising in two or three windows, a chimney, and in 'a portion of the south wall, the Hall possesses a venerable, old-world apwall, the Hall possesses a venerable, old-world appears to have propounded his, own extechism? poarance, although it is a regrettable fact that it is fast going to decay. The root consists of stone, which is supported by remarkably, heavy took, boarns, and in one or two places there are signs of these giving way. Only oak could have sus-roomy as one would think from an exterior view.

is county-wido. Mr Wm. Downing, of Westhouses, the youngest representative in the parish of Blackwell, fully maintains the traditions of his ancestors.

The owner of the old Hall, however, had gifts quite apart from those of an agricultural charac-ter. He appears to have possessed in an unique degree independence of character, originality of ideas, and a fair share of eccentricity. The asso-ciations of the Downing family, as far as we have been able to trace them, go back to the time when the great-grandfather of Mr Wn. Down-ing, now of Westhouses farm, owned and lived at ing, now of Westhouses farm, owned and lived at the Manor For many years he resided there, after which he came to Westhouses, leaving his occentrio and oldest son, William, the subject of this article, at the Hall. The older Downing at-tained the age of 92 years before he died, and for many years his son William appears to have had full control over the cld man, and it is said that he refused to allow his father to make a will. The consequence was, when his father died, New-ton Hall and every available asset passed into the convequence was, when his father died, New-ton Hall and every available asset passed into the hands of his eldest son, who in possession of the cid Hall, gave has brother, who by the way was interred at the Blackwell Parish Church in Setp., 1861, just what he liked?

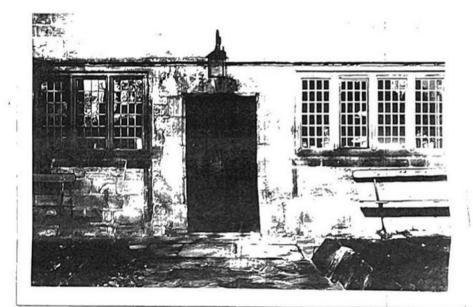
Step, 1601, just what he liked? It was always understood by the members of the family that the eldest son made a benfire of the writing, and deads belonging to the property, a most unfortunate thing in many vyst. Fin-ally he appears to have got rid of the property, the present owner being Mr Adlington, of Skogby,

Who died a few weeks ero. While residing at the Hall he appears to have carned a considerable local reputation chiefly by ing his brother's farm at Westlouses, "soizing what stock he thought well-selling it at some

what stock he thought well-selling it at some local market and pooleting the money. One of these visits proved to be the last straw that broke the camel's back, and his brother's forceful resentment terminated these. raids, such He married two sisters according to inscription upon their tombs, and both with their husband were buried, one on each side, of, binadin'the inner grounds of the Hall.

His marriage does not appear to have cost a groat deal in proparation. in money, or anxiety, for he married himself, and it is said, upon what appears to be authority, he buried his wives with out any clerical assistance. . While he resided at the Hall he commenced to

preach in the adjoining building, which was de-signated a chapel, and there be taught a Sunday School. 'He was a Churchman himself, but whet ther he had disagreed with the vicar of that time? or desired to spread "spiritual light" in Newton, which up to then could not boast of a place of, worship, history does not record. However he appears to have propounded his own catechism?





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