



THE STAR INN, LINGFIELD

The original Star Inn is noted as an historic building in: *Historic Environment Record. HER 11411 Church House & Star Inn cottages. Grade II listed. NGR TQ3892343732*

The description is:

‘Former Inn with shops to left, now divided. 16th century to rear with early 18th century front, altered in 19th century. Timber framed to rear; brick and render plinth with brown red and grey brick above. Plain tiled roof, hipped to right end with triple ridge stack, left, double stack to left of centre, stack to rear right. Two stories and attic under 7 hipped roof casement dormers, four to right end leaded. Plat band over ground floor ends; deep wooden medallion eaves cornice. Ten mullion and transome windows across the first floor under segmental brick relieving arched, four windows to right leaded. Ground floor casement window to left under relieving, 2 glazing bar sash windows to centre under projecting pent roof hood extending across ground floor left of centre. 3 glazing bar sash windows to right under brick relieving arches. Planked door to left end in moulded surround with cambered brick relieving arch (No 3). Ribbed door to left (No 2) and further door to centre (No 1). Half glazed door to right of centre, panelled, under transom light with flat hood over on brackets (The Old Star). 20th century brick single story extension set back to right end. Right hand return front: 3 bays deep with wing at right angles to rear right. 2 dormer windows and 3 casement windows on first floor, all leaded. Central doubled doors. Further wing to rear. The Cottages and Church House form an important part of the approach to the church.’

It is not clear how long the building had been an inn but it can be noted that cellars exist under the building and two of the adjoining cottages. The Star was certainly an established feature of the village in 1809 when a meeting was held there in connection with the proposed Lingfield commons enclosures.

When the inn was sold to E & H Kelsey of Culverden Brewery, Tunbridge Wells for £1300 on 24 June 1873 the sales brochure describes it as:

‘Valuable freehold property situate in the village of Lingfield, near the church and in a commanding position for trade with frontages well adapted for building purposes. The Star commercial inn, containing a large club room, parlour, bar, 8 bedrooms and convenient offices. Large newly erected coach house, stables, piggeries and other buildings. Excellent garden, also the Town Farm comprising several convenient enclosures of pasture land and three substantial labourer’s cottages adjoining the above, in all about 8a 1r 25p.’

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Returns of licensed victuallers

The licensed trade has always given rise to much documentation. Often this is destroyed when it has fulfilled its purpose but occasionally certain items remain and end up in libraries or county record offices. Two such volumes survive for the Godstone petty sessions division of Surrey. These are the Returns of Licensed Victuallers of 1892 and 1904.

The volume prepared in 1892 has the very cumbersome but usefully descriptive title on the cover of:

Detailed return of Fully Licensed Houses and Beer Houses in the several petty sessional divisions showing whether such Houses are free or tied, the accommodation provided, the distance from the nearest Licensed Houses and the character of the persons frequenting such fully licensed houses or Beer Houses. February 1892.

Issued by Clerk of the Peace's Office, Sessions House, Newington SE.

Star Inn, Lingfield

Fully licensed, owner E & H Kelsey, Tunbridge Wells

Licensee: Arthur James Wood, residing on the premises, tied to Kelsey.

Accommodation for travellers and persons requiring refreshment other than drink.

Stabling: 10 stalls

Nearest houses; 1/4 mile from Greyhound, 1 mile from Hare and Hounds.

Frequented by travellers, tradesmen and others

A similar volume, issued in 1904 has the entry:

Star Inn

Rateable value: £63 gross, £55 rateable

Owner: E & H Kelsey

Licensee: Frederick William Keywood, residing on the premises, tied to Kelsey.

Provides refreshments other than intoxicants

Accommodation for travellers: 3 bedrooms, stabling 8 stalls.

Sanitary facilities

Includes 2 acres of land. Frequented by working classes.

A national rating valuation survey (sometimes called Lloyd George's Domseday) was carried out around 1911. This gives interesting information on all properties in the country but often in rather cryptic form.

The entry for the Star Inn is:

IR58/69653/1168 (includes 1172 Star Inn meadow)

House & premises The Star 8ac 1r 28p

RV land & buildings £56

Occupier: Mrs A C Wigmore. Owner: E & H Kelsey freehold

Rent £66

House, 2 cottages, buildings & land known as the Star Hotel

Mr Flack's valuation:

House £2000, Land £1490 3 cottages £450 Total £3940

Market value buildings & structures £2400, timber £15, other things growing on land £15.

The Star has cellarage under 2 of the cottages

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The original building ceased to be a pub in 1938 when a new building was erected across the road. The old building was used as a coffee house from 1952 to 1955. It then became Church House.

The Breweries

It is not known where beer was obtained in the early days but in the late 19th century the pub was acquired by E & H Kelsey of the Culverden Brewery, Tunbridge Wells. The Kelsey family had farming and tanning interests in Lingfield and surrounding parishes. Edward and Henry Kelsey were born in 1827 and 1833 respectively, sons of Robert Kelsey a farmer of Crowhurst. In 1851 they were learning the trade of brewer from Thomas Phillips of Bicester and soon after took over the brewery in Tunbridge Wells.

The Culverden brewery, St John's Road, Tunbridge Wells was founded ca 1738 as Thomas Jarrett's brew house. It was acquired by the Kelsey family 1851. It was registered in 1920 to amalgamate E & H Kelsey and Thomas Phillips & Co Ltd of West Malling. It was acquired by J W Green Ltd of Luton in 1948 with 84 tied houses. J W Green acquired Flower and Sons Ltd of Stratford upon Avon in 1954 and changed the name to Flowers Breweries Ltd. Flowers Breweries was acquired by Whitbread & Co Ltd in 1962. Brewing at Tunbridge Wells ceased in 1956. The brewery site was acquired by HM Postmaster General on 18 April 1966 and the brewery was demolished in 1967.

At a sale of a number of properties and farms in the Lingfield area E & H Kelsey purchased the Star Inn on 24 June 1873 for £1300. The sales particulars are:

Lot 5

Valuable freehold property situated in the village of Lingfield, near the church and in a commanding position for trade with frontages well adapted for building purposes. The Star commercial inn, containing a large club room, parlour, bar, 8 bedrooms and convenient offices. Large newly erected coach house, stables, piggeries and other buildings. Excellent garden, also the Town Farm comprising several convenient enclosures of pasture land and three substantial labourer's cottages adjoining the above, in all about 8a 1r 25p

873	The Star Inn, 2 cottages	22p
887	Pasture	2ac 1r 12p
394	Sheds & gardens	3r 16p
397	Pasture	2r 30p
402	Pasture	1ac 2r 1p
403	Pasture	2ac 3r 20p
395	Pond	4p

The above except 2 cottages let to Mrs Head on lease for 21 years from Michelmas 1872 at £32pa; the 2 cottages are let to Mr A J Wood, yearly tenant at £10pa.

The tithe rent charge on this lot is apportioned at the sum of £2-8-7.

To finance the sale they had to borrow £1000 from Joseph Delves of Tunbridge Wells, butcher and Thomas Fox Simpson of Tunbridge Wells.

Licenseses

Charles Head, born 1776, was licensee from 1809.

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Charles Head succeeded as innkeeper on his father's death in 1844. He combined the jobs of master carpenter and innkeeper. Charles had married Milley Kenward at St Saviour, Southwark on 6 December 1833. Milley died in 1833 and Charles then married Mary Ann Miles at Hartfield on 3 Oct 1849. They had a son Edwin born in March 1854. Charles died in 1862.

Ann Head, widow of Charles continued as innkeeper until 17 January 1876.

Thomas Jesse Smallpiece was born in Rotherfield in 1849, son of Thomas and Mary Jane née Foster who were married at Rotherfield on 19 April 1846. He was baptised at Frant on 24 June 1849. In 1861 he was living with his grandparents, Jesse and Hannah Foster at Great Surreys, East Grinstead. By the age of 22 he was a farmer of 150 acres employing 3 men at Chapel Farm, Godstone. He became licensee of the Star on 17 January 1876 but had a rather brief stay as he transferred to the Penshurst Station Hotel, Chiddingstone in 1878.

William Sanders Goodhew became licensee on 11 February 1878. Not much is known about him.

Cadwallader Stanford was born in 1843, son of William and Elizabeth Stanford and was baptised at Lingfield on 31 December 1843. He married Ann Glover at Lingfield on 29 October 1879. Ann was the daughter of Ambrose Glover, licensee of the Plough, Dormansland. Possibly because of this connection, Cadwallader became licensee of the Star on 22 December 1879. He unfortunately died early in 1881, aged 37 but his widow

Ann Stanford continued to run the pub until 1883, when she married

Arthur James Wood at St Saviour, Southwark on 7 December 1882 who now became licensee. He predeceased his wife, dying in 1897 and

Ann Wood became licensee in her second widowhood until

Frederick William Keywood took over. He was initially a decorator and painter, born in Sydenham in the middle of 1874.

William Wigmore was born in Rotherfield around 1844 and initially worked as an agricultural labourer before becoming a pig dealer in 1871 and shortly afterwards marrying Mercy Wheatley. He was again an agricultural labourer in 1881 having had four children, Albert, Lilian, Beatrice and Charles. Mercy unfortunately died in 1888, age 33 and Walter, then of White Hill House, Crowborough married Annie Catherine Goodwin, age 25 of Addington at Croydon register office on 11th September 1890. By 1901 Walter had become licensee of the Prince of Wales, Heathfield and around 1904 moved to the Star Inn. He died at the Star on 13th April 1909 of influenza exacerbated by pre-existing diabetes.

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Annie Wigmore Walter's widow continued to run the Star for a while then she married William Brown, baker and confectioner of Croydon at Lingfield parish church on 26th July 1910. Annie and William ran the Star for some time until

Walter Bielby became licensee at some time before 1920.

Arthur Henry White who became licensee on 27th April 1931 and stayed for over 20 years, transferring from the old building to the new one in 1938.

Lawrence Henry Kruger became licensee on 8th March 1954 followed by

Archibald William Gibbs who took over on 7th February 1955.

Arthur William McIntyre took over on 6th November 1961

Later licensees, as suggested by electoral register entries include:

1975 Victor & Jean Southwick
1980 Mati and Jean Vaks
1985 Brian and Beverley Large
1990 Adrian and Sandra Oakley
1995 Richard and Jean Spencer

Appendix

Various documents relating to the Star and adjacent properties

SHC SP/447/1

Sales Particulars:

Freehold estates in the parishes of Lingfield and Crowhurst in all about 503 acres. Divided into convenient farms called Rowlands, Pollards, Jack's Bridge, New Place, Carewell and Town with suitable farm houses and homesteads, model labourer's cottages, the old established commercial inn known as The Star, a builder's house, shops and timber yard, valuable orchards and hop gardens and arable, pasture and wood lands, bounded and intersected by excellent roads.

Forming safe and profitable investments

For sale by auction by Messrs Debenham Tewson and Farmer at The Mart, Tokenhouse Yard, near the Bank of England in the City of London on Tuesday June 24th 1873 at Two o'Clock punctually in 6 lots.

Remarks

The properties described in the following particulars are situated in the pleasant and beautiful neighbourhood of Lingfield about 25 miles from London, 4 from Godstone, 3½ from the market town of East Grinstead and 12 from Tunbridge Wells.

The farms are let to reputable tenants at low rentals; the commercial part of the property is also let to equally reputable tenants and the whole have occupied their holdings for many years.

Being principally let on leases the properties will afford excellent investments; the district is rapidly increasing in value for residential purposes and before the termination of the leases it is probable that a projected railway will have a station close by when very much

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higher rentals can be relied upon, or the lands will form beautiful pleasure farms suitable for gentlemen having business engagements in London.

The Land Tax is redeemed.

The properties will be sold subject to all rights of way and easements under, over or affecting the same.

Lot 1

Rowland's, Pollard's and Jack's Bridge, 162ac 2r 13p, with a convenient farm house, 3 newly erected model labourer's cottages & 2 cottages of older date [details of all fields given]. Let to Mr Thomas Lester, rent £170-5-0 pa.

Lot 2

New Place Farm 186ac 2r 7p with a substantial stone built Elizabethan farm house [etc], 1 labourer's cottage. Let to Mr Thomas Hale at £240-10-0 pa.

Lot 3

Carewell Farm, 93ac 2r 17p, with a neat modern farm house [& buildings] & 2 good cottages and gardens let to Mr Benjamin Andrew at £126 pa.

Lot 4

Valuable freehold woodlands, 50ac Mill Wood and Mathews Wood

Lot 5

Valuable freehold property situate in the village of Lingfield, near the church and in a commanding position for trade with frontages well adapted for building purposes. The Star commercial inn, containing a large club room, parlour, bar, 8 bedrooms and convenient offices. Large newly erected coach house, stables, piggeries and other buildings. Excellent garden, also the Town Farm comprising several convenient enclosures of pasture land and three substantial labourer's cottages adjoining the above, in all about 8a 1r 25p

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402	Pasture	1ac 2r 1p
403	Pasture	2ac 3r 20p
395	Pond	4p

The above except 2 cottages let to Mrs Head on lease for 21 years from Micheldmas 1872 at £32pa; the 2 cottages are let to Mr A J Wood, yearly tenant at £10pa.

The tithe rent charge on this lot is apportioned at the sum of £2-8-7.

Lot 6

Builders house, shop and premises with garden and paddock, situate in Town Street in the village of Lingfield, well situated for trade. Let on lease to the late Mr Charles Head for a term of 21 years from June 1865 at a rent of £31-10-0pa. 1ac 2r 34p.

885	house, gardens, etc	1r 35p
886	pasture	1ac 0r 30p

Lot 5: Memorandum of Agreement

We Edward and Henry Kelsey of Tunbridge Wells hereby acknowledge that at the sale by auction this 24th day of June 1873, of the property mentioned in the foregoing particulars, we were the highest bidder for, and declared the purchaser, subject to the foregoing conditions of sale, of lot five at the price of one thousand three hundred pounds and that

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we have paid the sum of one hundred and thirty pounds by way of deposit and in part payment of the purchase money to the auctioneer and hereby agree to pay the remainder of the said purchase money and complete the said purchase according to the aforesaid conditions.

SHC 7072 Box 2 Deeds of Star Inn 1851-1931 from Whitbread archive

Lease, 18 July 1851

Courtenay Philipps and Edward Berkeley Philipps to Mr Charles Head. Rent £34pa. 21 years from 29 September 1851. House and cottage in the occupation of George Head. Charles Head to insure against fire for £459 in the joint names of himself and the Philipps's.

Further lease of the Star Inn and the cottage adjoining and the garden behind and the piece of meadow land called the Town Field held therewith. A second indenture of 3rd March 1868, Ann Head, widow of Charles, 7 years from 29 September 1875.
Witness William Dives

Lease of 23 August 1873 Edward B Mansel Esq of Palmeira Square, Hove to Messrs E & H Kelsey & Rev George Carpenter of Chadlington, Oxfordshire & Charles Carpenter of the Army & Navy Club, London, Esq, late a major in the Royal Artillery.

Indenture, 20 April 1851

Between Edward Berkeley Philipps and Mary Elizabeth Ann Philipps of the one part and Courtenay Philipps and George Charles Carpenter of the other part.

4 September 1860

Indenture of partition between Courtenay Philipps & George Charles Carpenter of the first part and the said Courtenay Philipps of the second part, the said Edward Berkeley Philipps & Mary Elizabeth Philipps of the third part, John Eldad Mathew of the 4th part, the said George Carpenter and John Wynch of the 5th part and the said Edward Berkeley Philipps of the 4th part.

28 May 1863

Indenture of this date made between John Hochee of the one part and the said Courtenay Philipps & Edward Berkeley Philipps of the other part.

22 April 1873

Indenture between William Gilbert of the one part and the said George Carpenter and Charles Carpenter of the other part and Edward Berkeley Mansel of the second part, John Croft Deverall of the third part & the said George Carpenter and Charles Carpenter of the 4th part.

13 September 1873

Mortgage; E & H Kelsey to Messrs Joseph Delves of Tunbridge Wells, butcher and Thomas Fox Simpson of Tunbridge Wells, gent, of the Star Inn, land, cottage and hereditaments, for £1000

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19 December 1889

As survivor of the within named mortgagees (Joseph Delves having died on 3rd July 1880), I do hereby acknowledge to have received from E & H Kelsey the sum of £112 in part payment of £1000.

7 December 1875

Lease of the Star Inn at £55pa between Ann Head of the Star Inn and E & H Kelsey.

Lease expires 1893.

Lease signed by Evelyn A Head, solicitor, East Grinstead.

Reconveyance: 5 June 1891

Thomas Fox Simpson to E & H Kelsey supplemental to mortgage of 13 September 1873.

Final payment of mortgage of £359.

M S Verrall

15.12.15