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COULSDON MANOR HOTEL
& GOLF CLUB

ESTD 1850

A short history of Coulsdon Manor Hotel

The Coulsdon Manor Hotel as it's known today sits in Old Coulsdon, a downland village that has its origins in pre-historic times.

From the late 18th Century through to the early 20th Century, Coulsdon was a typical old-time village and Manor encompassing a ~ thousand acres of farmland and woodland; presided over by the local Squire and Rector with its little group of craftsmen supporting the needs of its farms and cottages. The current hotel building was built in 1850 by the third Squire of the Manor of Coulsdon, Thomas Byron. The fine Victorian house replaced the much smaller Hartley Farm, which could be dated back to the 13th Century.



Coulsdon Court as it was in 1908 - A Victorian manor house

A description of the house in the early 20th century tells of a downstairs hall with diamond shaped tiles on the floor, a drawing room and a dining room which was the largest room. The Squire had a library downstairs and a secret room where he kept his guns. There was also a butler's room, a head housemaid's room, staff room, sitting room and scullery.



The hallway (reception area) in previous times

In 1854, the main public road through the village ran straight past the estate. The Squire didn't like it being so close to the estate, so he paid for the creation of a new road (now called Hartley Down) that directed the public away from the house. The original public road (today called Hartley Old Road) was transferred to the Squire and became a gated driveway to the house. It can still be traced across the golf course on the 12th & 13th holes up to the house. (You can also see the faint lines of the track on Google maps).

Today, the village on top of the hill is known as Old Coulsdon, and Coulsdon Manor is situated near the village centre where you can find the pretty conservation area of Bradmore Green with its village pond, as well as Grange Park, the village shops, St Johns Church (which dates back to 11th century) and the Tudor Rose public House.

The Byron family ruled over the manor of Coulsdon for 140 years in total until 1921, when the last squire Edmund Byron died. Edmund died in May 1921 at the age of 77. The bells of St Johns Church tolled 77 times as tenant farmers carried the body of Edmund across his beautiful park up to the church.



Squire Edmund Byron

With the last of the Coulsdon squires passing, the break-up of the Coulsdon Manor estate started quickly. The first bus service arrived in 1922. The estate was placed in the hands of the trustees.

On the 24th of October 1922 the whole estate was put up for auction, which included the mansion and grounds, farms and residential properties - a total of 1226 acres.

In 1923 the trustees sold Coulsdon Court to a local developer, Charles H Cearn, for £32,500. 220 acres were sold off to a development company for £70,600 whilst he retained 35 acres to lay out a golf course and to construct 6 tennis courts as well as rebuild Coulsdon Court to suit the purposes of a golf club.

The golf course was a private course until just before the second world war, when in February 1936 a later development company offered the golf course, land and house for sale to the council who agreed in principal to its purchase. After a drawn-out process, a compulsory purchase occurred, and the course was opened to the public as Coulsdon Court Golf Course on the 8th January 1938 just before the onset of World War II.

During World War II Coulsdon Court was commandeered by the R.A.F as a mess and leisure centre. In those years leading up to the Second World War and thereafter, new roads were laid out centring on the village and lined with houses, including the "Tudor village", to the south-east.

From 1967 Wates laid out the Coulsdon Woods estate on the hillside to the north of the village. Since 1968 a conservation area has protected the heart of Old Coulsdon, including Bradmore Green farmhouse and its 17th-century barn. Coulsdon Court was restored and extended in 1991 and renamed as Coulsdon Manor Hotel. Today it is a Grade II listed building.

Some interesting features...

The main staircase of the hotel above reception has a large carved timber column that goes from the first-floor landing to the ceiling... This massive chunk of old carved oak was the reclaimed centre post from one of two old post-mills (windmills) that stood on Coulsdon Common from the 18th to 20th century.



This is the image of one of the centre posts in-situ in one of the old windmills... Can spot it in the hotel?

The family Crest of the Byron family is still there to see under the modern covered porch of the main hotel entrance.



See the local history...

Many of the historic buildings and locations that made up the Manor of Coulsdon in the era of Coulsdon Court can still be seen amongst the modern landscape of the village... See what you can spot.

- **St. Johns Church** (Canons Hill) - The Byron family were buried here over the 140 years they presided over the manor. The church is mentioned in the Domesday Book and the current stone church dates back to the 13th Century. It was extended in the middle of the 20th Century to cater for a growing congregation.
- **The Fox Public House** - The circa 250-year-old original village alehouse stands proudly on Coulsdon Common, set back from the Coulsdon Road on the boundary of Old Coulsdon and Caterham.
- **Grange Park** - Originally called Church Green during the time of Coulsdon Court. Now a public recreation ground; it is at the heart of the village. The Grange (the original home of the Byrons), St. Johns Church and the War Memorial commemorating those that fell in the two wars are situated on the south-eastern side of the park.
- **Coulsdon Common** - In addition to the Fox, the common was also the location of the two windmills (now gone) one of which had a house adjoining (Windmill Cottage, which still stands today) The Wheelwright was also on the Common and the cottage still stands at the end of Homefield Road.
- **Farthing Downs** - The nearby beauty spot and walking location still has visible remains of Saxon burials, Celtic field systems and a stunning view all the way to London on a clear day. Take a stroll along the top of the downs and take in the wonderful views in all directions.