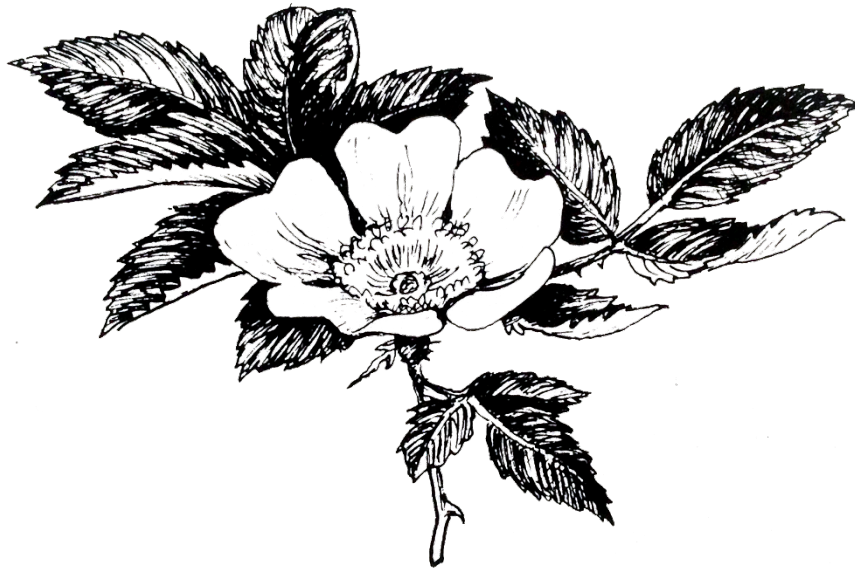


ROSEHAUGH

Avoch, Black Isles, Scotland

1



 David A. Jack
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GENEALOGIST

¹ Images: Digital sketch. Wild Rose. 1997. Mills, John. Rosehaugh : a house of its time. Avoch: The Avoch Heritage Association, Rosehaugh Book Sub-Committee. accessed 23 February 2015.

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Introduction

This is a brief history of Rosehaugh or the lands of Pittanochtie, through a study of its various owners, being mainly ² that of two family lines of Mackenzie's ³ connected by marriage who owned Rosehaugh from 1660's till 1865 and the Fletcher's, ⁴ owning from 1865 till 1954. The House/Mansion and Estate were moulded by these individuals through the eyes of some well-known architects of the time, like Alexander Ross ⁵ and William Flockhart, ⁶ to suit and reflect their style and passion for architecture, & landscaping.

During my study, I sensed that the Mackenzie's used the house as a home, while James Fletchers (Jack) acquisition appears that of just his gathering of assets, not merely in need a roof over his head. (see appendix 4) In contrast, his son James Douglas Fletcher, created the master piece we see below by throwing large amounts of money and passion at the project.

It is sad to say that by the mid 1950's, Rosehaugh's inheritor's were not in need of such a fine establishment. Anyone that was potentially interested within the limited buyer's market of the day, were certainly put off by the escalating costs of large amounts of well overdue maintenance. In the end this Scottish treasure was demolished, never standing in its magnificent final form for more than 60 years.

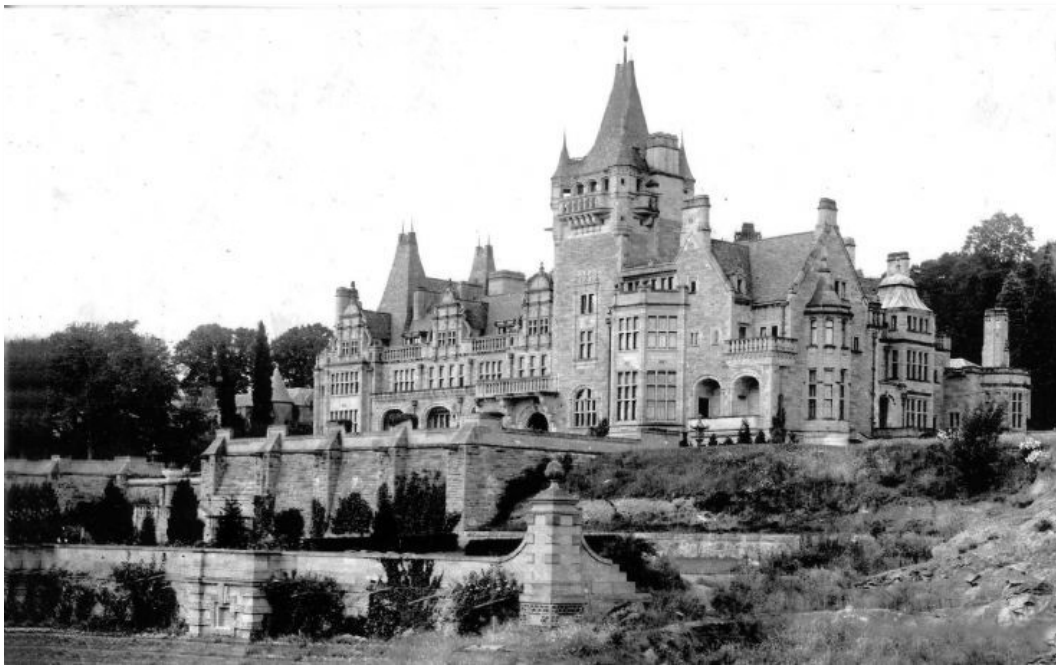


Image 1: Rosehaugh Mansion abt.1906 ⁷

² Canmore, (Royal Commission on the Ancient and Historical Monuments of Scotland). (2015) *Rosehaugh House*. <http://canmore.rcahms.gov.uk/en/site/13560/details/rosehaugh+house>: accessed 20 February 2015.

³ Douglas, Robert. (1813) *The Peerage of Scotland: containing an historical and genealogical account of the nobility of that kingdom, From their Origin to the present Generation: Collected from the public records and ancient chartularies of this nation, the charters and other writings of the nobility, and the works of our best historians*. Edinburgh: George Ramsay and Company. p. 410. <http://www.archive.org/details/peerageofscotland00doug>: accessed 23 February 2015.

⁴ Association, Avoch Heritage. (2014a) *James Jack or Fletcher*. Avoch: Magdalene Maclean. <http://www.avoch.org/content/james-jack>: accessed 03 March 2015.

⁵ Walker, Professor David M. (2014a) Alexander Ross, Architect. In: *Dictionary of Scottish Architects*. http://www.scottisharchitects.org.uk/architect_full.php?id=100284: 'accessed' 03 March 2015.

⁶ Walker, Professor David M. (2014b) William Flockhart, Architect. In: *Dictionary of Scottish Architects*. http://www.scottisharchitects.org.uk/architect_full.php?id=200115: 'accessed' 03 March 2015.

⁷ Images: Digital postcard. Rosehaugh Mansion. 1906. Rosehaugh Estate, Avoch. 106. The Avoch Archive, Online. [The Mansion following its Flockhart additions]. <http://theavocharchive.org.s3.amazonaws.com/106.jpg>: accessed 02 March 2015.

The MacKenzie's

Sir George Mackenzie. 1636-1691

A young man of exceptional gifts, he studied at Aberdeen & St Andrews Universities, attained his Scottish bar in 1656 and forged a brilliant legal career. He was Lord Advocate in 1677 & stood for parliament as his father had been before him, elected member for Ross in 1669. By this time he had acquired, by grant, the lands of Pittanochtie, a name used since mediaeval times, also called the lands of Rosehaugh. Knighted in 1674 he took the title 'Sir George Mackenzie of Rosehaugh'. The writer of the Old Statistical Accounts of 1793 said "*The property is said to be named from a small stream that follows a bank where a great many sweetbriars and wild roses used to grow and that Sir George MacKenzie was very fond of this walk and that he used to call it rudeness & want of taste if any of his friends rode on horseback along them*".⁸

It was here Sir George built a small L-shaped house on the lands of Pittanochtie, near the farm called Rosehaugh Mains on the rent-book of 1762.⁹ (see appendix 1)

On his death he left his amalgamation of smaller Ross-shire lands to his family and in 1739 his grandson the Right Honorable James Stuart Mackenzie, who became Lord Privy Seal of Scotland succeeded to this estate.^{10,11}

James Stuart-Mackenzie. abt.1719–1800

Born James Stuart, he was a younger son of James Stuart, 2nd Earl of Bute, and his wife Lady Anne Campbell. He inherited the Rosehaugh estates in 1723 through his paternal grandmother Agnes Mackenzie under the entail¹² of his Great Grandfather, Sir George, and assumed the additional surname of Mackenzie. MP for Bute-shire in 1747-1754, Ross-shire 1761-1780, sworn to the Privy Council 1761, Keeper of the Privy Seal of Scotland until 1763-1765, then again in 1766-1800.¹³ He sold Rosehaugh in 1752 to George Ross Esq. of Cromarty.¹⁴

Sir Roderick MacKenzie, 4th Baronet of Scatwell. 1748-1811

This is the period of Rosehaugh's ownership by the Mackenzie's of Scatwell. Roderick MacKenzie built a new Mansion in the 1790's on his estate of Pittanochtie, and named it the same as the adjoining estate of

⁸ Sinclair, John. (1795) *The Statistical Account of Scotland; drawn up from the communications of the Ministers of the different Parishes*. Edinburgh: William Creech. p. 610-639.
http://www.electricscotland.com/history/statistical/The_statistical_account_of_Scotland15.pdf: accessed 02 March 2015.

⁹ Mills, John; Hesling, Hilda; Maclean, Magdalene and MacLeman, Kathleen. (1996) *Rosehaugh : a house of its time*. Avoch: The Avoch Heritage Association, Rosehaugh Book Sub-Committee. p. 16-18. Collection: David A. Jack: accessed 20 February 2015.

¹⁰ Testamentary records. Scotland. 14 July 1715. MACKENZIE, George. Testament Dative and Inventory. CC8/8/86. Scotlandspeople. Collection: Wills & Testaments 1513-1925. <http://www.scotlandspeople.gov.uk> : accessed 19 February 2014.

¹¹ Barty, J. W and Wharnecliffe, Francis John. (1906) *Ancient deeds and other writs in the Mackenzie-Wharnecliffe charter-chest with short notices of Sir George Mackenzie of Rosehaugh : the first earls of Cromarty : the Right Honourable James Stewart Mackenzie, Lord Privy Seal of Scotland : and others*. Edinburgh: T. and A. Constable. p. 52.
<http://www.electricscotland.com/webclans/m/ancientdeeds00bart.pdf>: accessed 03 March 2015.

¹² Testamentary records. Scotland. 14 July 1715. MACKENZIE, George. Testament Dative and Inventory. CC8/8/86. Scotlandspeople. Collection: Wills & Testaments 1513-1925. <http://www.scotlandspeople.gov.uk> : accessed 19 February 2014.

¹³ Trust, The History of Parliament. (1964-2014) *STUART MACKENZIE, Hon. James (?1719-1800), of Rosehaugh, Ross and Belmont, Angus*. <http://www.historyofparliamentonline.org/volume/1754-1790/member/stuart-mackenzie-hon-james-1719-1800>: accessed 04 March 2105.

¹⁴ Sinclair, John. (1795) *The Statistical Account of Scotland; drawn up from the communications of the Ministers of the different Parishes*. Edinburgh: William Creech. p. 610-639.
http://www.electricscotland.com/history/statistical/The_statistical_account_of_Scotland15.pdf: accessed 02 March 2015.

Rosehaugh.¹⁵ Following its completion, the MacKenzie family moved from their Findon home on the other side of the Black Isles into Rosehaugh. (see appendix 5) Rev. James Smith, Old Statistical accounts writer said “*His seat of Rosehaugh-House stands on a beautiful bank, about a mile and a half from the sea, on the north side of the southern vale. It is a modern edifice, substantially built and commodious; and cost between 3000L-4000L sterling.*”¹⁶ (see appendix 10)

The actual site of the house was further inland and slightly further uphill from the site of Sir George’s house. No drawings exist, but a later family member writes of it being ‘a plain square white house of no great size’.¹⁷

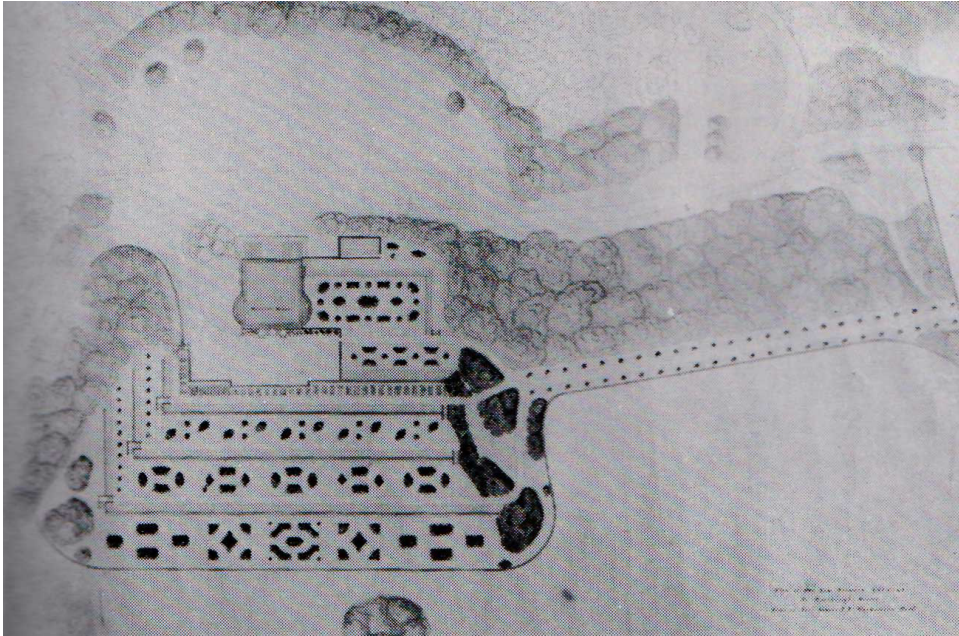


Image 2. Rosehaugh garden plan by C.H.J. Smith dated 1844. Shows house site.¹⁸

James Wemyss MacKenzie, 5th Baronet of Scatwell. 1770-1843

Following Sir Roderick’s death his remaining son James Wemyss was installed as fifth Baronet at Rosehaugh. By 1812 he had made a fine new range of farm buildings on the estate and he became MP for Ross in 1824 and later Lord Lieutenant of the county. He appears not to have made any further changes to the house with the family living a comfortable life until the loss of his wife Henrietta Wharton MacKenzie in 1840. Following this his health went into decline dying in March 1843.¹⁹ He was succeeded by his only son James John Randall MacKenzie.²⁰ (see appendix 7, image 20)

¹⁵ Mackenzie, Alexander. (1894) *History of the Mackenzies, with genealogies of the principal families of the name*. Inverness: A. & W. Mackenzie. p. 571. <https://archive.org/details/historyofmackenz00mack>: accessed 03 March 2015.

¹⁶ Sinclair, John. (1795) *The Statistical Account of Scotland; drawn up from the communications of the Ministers of the different Parishes*. Edinburgh: William Creech. pp. 610-639. http://www.electricscotland.com/history/statistical/The_statistical_account_of_Scotland15.pdf: accessed 02 March 2015.

¹⁷ Mills, John; Hesling, Hilda; Maclean, Magdalene and MacLeman, Kathleen. (1996) *Rosehaugh : a house of its time*. Avoch: The Avoch Heritage Association, Rosehaugh Book Sub-Committee. pp. 46-193. accessed 23 February 2015.

¹⁸ Mills, John; Hesling, Hilda; Maclean, Magdalene and MacLeman, Kathleen. (1996) *Rosehaugh : a house of its time*. Avoch: The Avoch Heritage Association, Rosehaugh Book Sub-Committee. p. 103. accessed 23 February 2015.

¹⁹ Testamentary records. Scotland. 8 March 1844. MACKENZIE, James Wemyss. Testament Testamantar; Inventory; Deed of Settlement. SC25/44/4. Scotlandspeople. Collection: Wills & Testaments 1513-1925. <http://www.scotlandspeople.gov.uk> : accessed 19 February 2014.

²⁰ Trust, The History of Parliament. (1964-2014a) MACKENZIE, Sir James Wemyss, 5th bt. (1770-1843), of Scatwell and Suddie, Ross. <http://www.historyofparliamentonline.org/volume/1820-1832/member/mackenzie-sir-james-1770-1843>: accessed 04 March 2015.

James John Randall MacKenzie, 6th Baronet of Scatwell. 1814-1884

Educated at Westminster and Trinity College, Cambridge he married Lady Anne Wentworth in 1838. Once in charge at Rosehaugh there was no stopping him. Work was done on planned extensions to the Mains Farm, stables, lodges and cottages at Rosehaugh. Lady Anne's Father, who was generous at first with his extravagant son-in-law, gave up his support when the extensions to the house and a new garden started.

He continued to stumble ever deeper into debt and had raised large sums of money on the security of the lands of Pittanochtie and during the late 1850's most of the rest of his properties were sold to repay loans. By 1862 he was bankrupt. (see appendix 3)

Two years later the sale of his last piece of negotiable property Rosehaugh, was made to James Fletcher. Estranged from his family and insolvent he was forced to not only leave Rosehaugh but Great Britain. He went to France dying at Versailles in 1884.²¹

(see appendix 6)



²¹ Mills, John; Hesling, Hilda; Maclean, Magdalene and MacLeman, Kathleen. (1996) *Rosehaugh : a house of its time*. Avoch: The Avoch Heritage Association, Rosehaugh Book Sub-Committee. pp. 46-193. accessed 23 February 2015.

The Fletcher's

James Fletcher. 1807-1885.²²

His Father was William Jack and said to be from Avoch and one of eight siblings. James & John founded a trading house in Liverpool called Jack Brothers and they got into the alpaca wool market in Peru making a lot of money. In 1852 he married Frederica Mary Stephen and in October 1855 both James and John changed their surname from Jack to Fletcher.²³ By 1859 he had four sons and one daughter.²⁴

In 1864 James began negotiations for the purchase of Rosehaugh Estate finally buying in 1865 from John Randell MacKenzie of Scatwell for the sum of £145,000. James's business acumen did not diminish with age, he continued to widen his commercial interests and also embarked on a series of land acquisitions in the Black Isles and in Forfarshire.²⁵

In 1865 Rosehaugh Estate extended to 6,400 acres and by 1883, just before James death, his further land acquisitions had resulted in a total holding of 10,600 acres. Once Rosehaugh was in his ownership James immediately embarked on schemes of reclamation and improvements on a massive and expensive scale, bringing in Alexander Ross, an Inverness architect. Ross was commissioned to alter Rosehaugh House adding a south facing porch, and a conservatory to the east completing the casing of the existing building by c1888. Ross was credited with 650 commissions but very few of his records have survived and none of his plans for Rosehaugh.²⁶

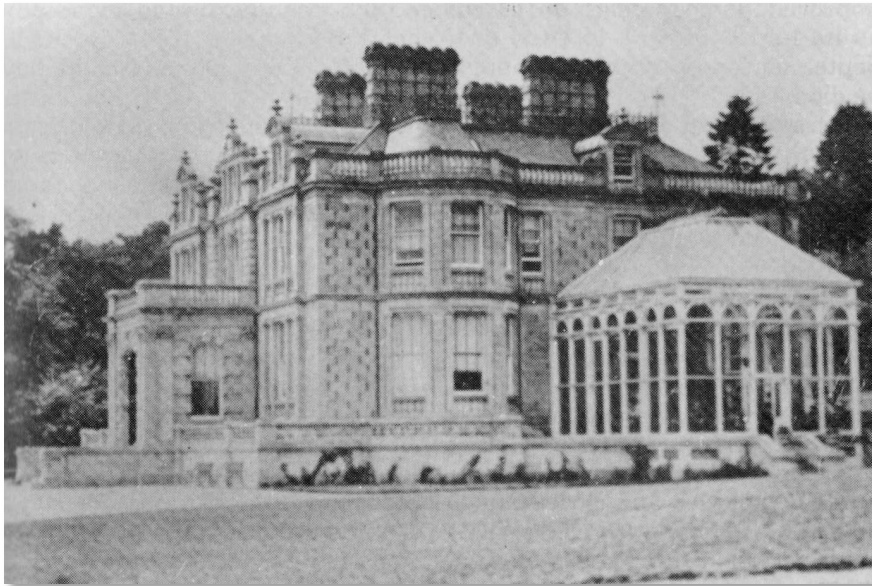


Image 3: Rosehaugh House c1880. Extensions by Alexander Ross, architect, Inverness.

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²² Mills, John; Hesling, Hilda; Maclean, Magdalene and MacLeman, Kathleen. (1996) *Rosehaugh : a house of its time*. Avoch: The Avoch Heritage Association, Rosehaugh Book Sub-Committee. p. 46-193. accessed 23 February 2015.

²³ London Gazette. 12 October 1855. *James Jack assumes the name of Fletcher*. p.3798. <https://www.thegazette.co.uk/London/issue/21799/page/3798/data.pdf> : accessed 12 February 2015.

²⁴ Mills, John; Hesling, Hilda; Maclean, Magdalene and MacLeman, Kathleen. (1996) *Rosehaugh : a house of its time*. Avoch: The Avoch Heritage Association, Rosehaugh Book Sub-Committee. p. 46-193. accessed 23 February 2015.

²⁵ *ibid.*

²⁶ *ibid.*

²⁷ Mills, John; Hesling, Hilda; Maclean, Magdalene and MacLeman, Kathleen. (1996) *Rosehaugh : a house of its time*. Avoch: The Avoch Heritage Association, Rosehaugh Book Sub-Committee. p. 39: accessed 23 February 2015.

James Douglas Fletcher. 1857-1927

While the house had been quite satisfactory for his Father, James Douglas decided it was not quite in keeping with his own tastes and commissioned the Scottish Born architect William Flockhart²⁸ to draw up plans for Rosehaugh. Flockhart had extensive knowledge of historical French and English styles and when combined together, meant his designs were original though not pure architectural style. There is no doubt these influences were clearly seen in Rosehaugh.^{29,30}

Flockhart was faced with a four square, three bay house taking up the space he would later plan to devote to the Dining room, Business room, Morning room, Library and Kitchen. The exterior was in a style far from Flockhart's and it would be fair to say he would have wanted to demolish the entire building and start again. It was decided at this stage, to keep the original house and encase it. His original design below shows a relatively modest and cohesive house with simple terrace.³¹



Image 4: 1893 concept by William Flockhart for Rosehaugh. ³²

He planned to extend the house to the eastwards with a completely new wing running northward into the hillside. This would contain in Flockharts own words; "a new hall, Drawing Room, Billard and Smoking Rooms etc, on the ground floor , with swimming pond and complete arrangements for Turkish bath in the basement and the entire re-modelling and casing of the old house".³³ (see appendix 7, image 21)

²⁸ Walker, Professor David M. (2014b) William Flockhart, Architect. In: *Dictionary of Scottish Architects*. http://www.scottisharchitects.org.uk/architect_full.php?id=200115: 'accessed' 03 March 2015.

²⁹ Mills, John; Hesling, Hilda; Maclean, Magdalene and MacLeman, Kathleen. (1996b) *Rosehaugh : a house of its time*. Avoch: The Avoch Heritage Association, Rosehaugh Book Sub-Committee. p. 46-193. accessed 23 February 2015.

³⁰ Valuation Rolls. Scotland. Ross & Cromarty, Parish of Avoch. 1896-97. James Douglas Fletcher. Collection: Highland Archives. Inverness: accessed 14 November 2014.

³¹ Mills, John; Hesling, Hilda; Maclean, Magdalene and MacLeman, Kathleen. (1996b) *Rosehaugh : a house of its time*. Avoch: The Avoch Heritage Association, Rosehaugh Book Sub-Committee. p. 46-193. accessed 23 February 2015.

³² Images: Digital postcard. Rosehaugh Mansion. 1893. Rosehaugh Estate, 9 September 1893. Canmore, Online. [Perspective view-taken from the Builder]. <http://theavocharchive.org.s3.amazonaws.com/106.jpg>: accessed 02 March 2015.

³³ Ibid.

Flockhart was continually changing things as he disliked anything plain and had the eye of a perfectionist. His practice was based in London so he appointed Stanley Davenport Adshead³⁴ to act as clerk of works. Adshead went on to greater fame than his master, but stayed in Avoch for four years running the project. Adshead describes a huge house built of stone, practically quarried off the site and during the building phase there were, at any one time, 150 masons and about as many carpenters, bricklayers and laborers working on the job. It is said that without his loyalty and patience, it's doubtful the project would ever have been completed.³⁵

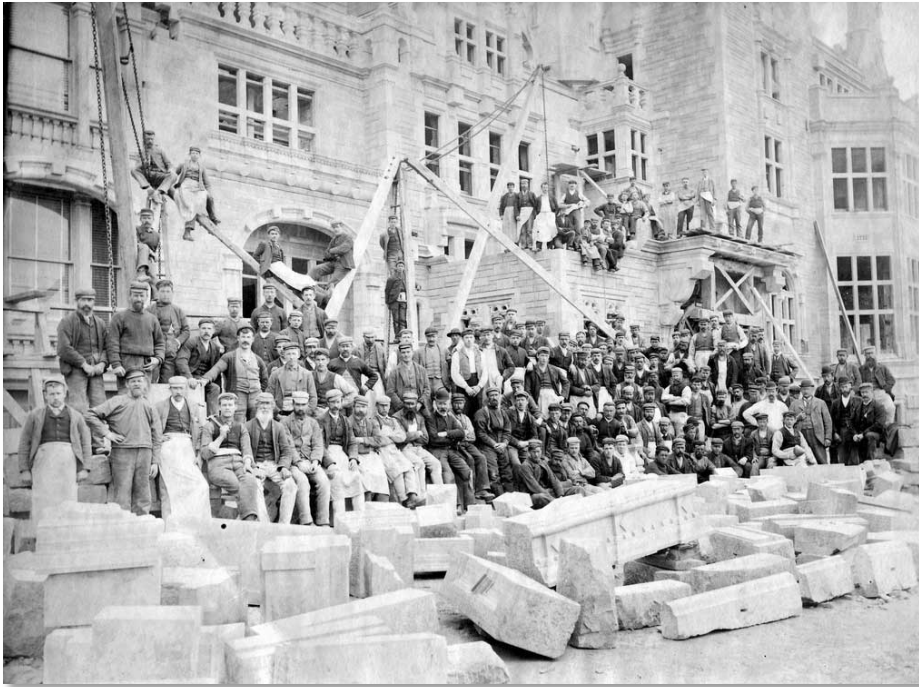


Image 5: Some of the Rosehaugh construction workers pose for the camera.³⁶

James Douglas then laid out extensive grounds and formal gardens to the south of the house. These consisted of a series of balustraded terraces with flights of steps, ornamental gates and urn-topped piers. Flower-lined paths led from the terraces to an ornamental loch, were built in 1893. James fell ill at his Pitmain Lodge near Kingussie and died in 1927.³⁷

Lilian Maud Augusta Stephen. 1874-1953

Following James's death there had been significant unease on the estate and among the tenant farmers at the prospect of control passing to Mrs. Fletcher.³⁸ Outliving her Husband by 26 years she continued to maintain the house and hold charity events. In June 1943 Rosehaugh Estate was advertised for sale, and proved a bad time to sell being removed from the market and at the end of the war (1946) a private sale for some land was

³⁴ Powers, Alan (1981) Architects I Have Known; The Architectural Career of S. D. Adshead. *Architectural History*, 24, pp. 103-164. <http://www.jstor.org/stable/1568402>: accessed 04 March 2015.

³⁵ Mills, John; Hesling, Hilda; Maclean, Magdalene and MacLeman, Kathleen. (1996b) *Rosehaugh : a house of its time*. Avoch: The Avoch Heritage Association, Rosehaugh Book Sub-Committee. p. 46-193. accessed 23 February 2015.

³⁶ Images: Digital photograph. Work in progress. c1895. Rosehaugh Estate. Ipernity, Online. [Workmen pose for the camera]. <http://cdn.ipernity.com/113/22/77/21162277.5d66da84.640.jpg?r2>: accessed 02 March 2015.

³⁷ Scotland., Historic. (2015) *Rosehaugh Highland*. <http://data.historic-scotland.gov.uk/pls/htmldb/f?p=2400:15:0::::GARDEN:GDL00326>: accessed 04 March 2015.

³⁸ Valuation Rolls. Scotland. Ross & Cromarty, Parish of Avoch. 1929-30. Lilian Fletcher. Collection: Highland Archives. Inverness: accessed 14 November 2014.

made.³⁹ In October 1953 Lilian died and left the house, its contents, polices and the home farm to her niece, Mrs. Lilian Shaw-MacKenzie of Newhall.⁴⁰

Lilian Elford. 1910-1989

Lilian, who was born at Rosehaugh House, grew up there and was to marry there. Inevitably she was faced with a big problem. At a time of national austerity, what could be done with the house, which now needed extensive, costly repairs. Her husband was Major Charles John Shaw of Tordarroch, 16th hereditary chief of Clan Ay of Tordarroch and 21st Chief of Clan Shaw. They donated several items from the house to the Royal Scottish Museum and a number to the village of Avoch. Then, very quickly, everything else was sold to the Eagle Star Insurance Company, lock stock and barrel.^{41,42}

The Eagle Star Insurance Company.

Within months of acquiring Rosehaugh, Eagle Star decided to release some capital they had invested by selling the contents of the house. So in August 1954, the House and all contents was put up for Auction by Thomas Love & Sons of Perth. A 103 paged glossy catalogue was produced with some 1984 items to be auctioned over a seven day period. (See appendix 9)

In 1958, due to limited market interested and the large cost to repair the roof and rewiring requirements it was decided to demolish the house. Then followed a series of demolition sales and by 15 October 1959 the house was gone and the site levelled. All that remains now are the large terrace fences and stairways and the old power house and sheds.⁴³ (see appendix 9)



Image 6: The demolition of Rosehaugh, view from the west. 1959.⁴⁴

³⁹ Sasine. Scotland. 22 August 1945. Rosehaugh Estates. Particular register of sasines for Ross & Cromarty. 1945. Highland Archives. Inverness: accessed 15 November 2014.

⁴⁰ Mills, John; Hesling, Hilda; Maclean, Magdalene and MacLeman, Kathleen. (1996b) *Rosehaugh : a house of its time*. Avoch: The Avoch Heritage Association, Rosehaugh Book Sub-Committee. p. 46-193. accessed 23 February 2015.

⁴¹ Ibid.

⁴² Valuation Rolls. Scotland. Ross & Cromarty, Parish of Avoch. 1955-56. Eagle Star Insurance Company. Collection: Highland Archives. Inverness: accessed 14 November 2014.

⁴³ Ibid.

⁴⁴ Ibid.

The Servants.

Servants both house and land based, played a key part in Rosehaugh's life. The Mackenzie's had a wide range of house servants as detailed in the 1841 Census (*appendix 2*)⁴⁵ and well prior to that the 1785 Female Servant Tax Rolls list three Servants under the employment of Sir Roderick MacKenzie and a duty of £0.7.6 was being paid for on each.⁴⁶

To each of James Fletcher's domestic servants that were in his employ for at least two years prior to his death, he left £20 each. One of the witnesses to a codical added to James's will was Roderick MacDonald.⁴⁷ He was a trusted servant who had been with James for 13 years, firstly at Rosehaugh and then onto Woolton Hill House. He was rewarded with a bequest of £100 and tenancy of Newton Farm where his great grandson still farms today.

No detail to numbers employed by James Douglas Fletcher due to no census data but in later years Lilian Fletcher allowed the numbers of her private staff to fall continuously until she was surrounded only by a few long serving faithful's, mainly her chauffeur, Alick Matheson, John MacDonald who tended the burial enclosure and Ronzoni the chef.⁴⁸



Image 7: Rosehaugh Gardeners with their Cook Margaret Jack. c1930-35
Others identified are top row, second from left is William Patience, 6th from the left in the back row is Hector Munro Skinner, fourth from the right with the beard, is Donald McLeman.⁴⁹

(see appendix 8 for timeline and owners faces)

⁴⁵ Census. 1841. Scotland, Avoch. 059/00 001/00 011. <http://www.scotlandspeople.gov.uk> : accessed 15 February 2015.

⁴⁶ Female servant tax rolls. (1785-1792) Avoch Parish. MACKENZIE, Roderick. Female servant tax, Vol 2. Ref: E326/6/2/110. <http://www.scotlandsplaces.gov.uk> : accessed 15 February 2015.

⁴⁷ Testamentary records. Scotland. 23 February 1886. FLETCHER, James. Copy Probate of Will and Codical. SC70/6/29. Scotlandspeople. Collection: Wills & Testaments 1513-1925. <http://www.scotlandspeople.gov.uk> : accessed 19 February 2014.

⁴⁸ Mills, John; Hesling, Hilda; Maclean, Magdalene and MacLeman, Kathleen. (1996b) *Rosehaugh : a house of its time*. Avoch: The Avoch Heritage Association, Rosehaugh Book Sub-Committee. p. 46-193. accessed 23 February 2015.

⁴⁹ Images: Digital Photograph. Margaret Jack & the Rosehaugh Gardeners. c1930-35. Avoch. Private collection of Alister Jack, Avoch. [Rosehaugh Gardeners with their Cook Margaret Jack. Others identified are top row, second from left is William Patience, 6th from the left in the back row is Hector Munro Skinner, fourth from the right with the beard, is Donald McLeman] Collection: The Avoch Archive. <http://www.theavocharchive.org/picture/number73.asp> : accessed 14 February 2015.

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Appendix 1

Maps of Rosehaugh House/Mansion site and overall estate (oldest to newest)



Image 8: A Plan of the Cross Roads in the Shires of Ross and Cromartie 1775.⁵⁰



Image 9: Imprint: Edinburgh, J Thompson & Co., 1826.⁵¹

⁵⁰ Taylor and A Skinners Survey. (1775) A Plan of the Cross Roads in the Shires of Ross and Cromartie. Plate 61. Collection: National Library of Scotland, Maps of Scotland. <http://maps.nls.uk/view/74400414> : accessed 10 February 2015.

⁵¹ John Thomson. (1826) Northern Part of Ross and Cromarty Shires. Atlas of Scotland. Southern Part. Bottom section. Edinburgh: J. Thomson & Co. Collection: National Library of Scotland, Maps of Scotland. <http://maps.nls.uk/view/74400155> : accessed 10 February 2015.

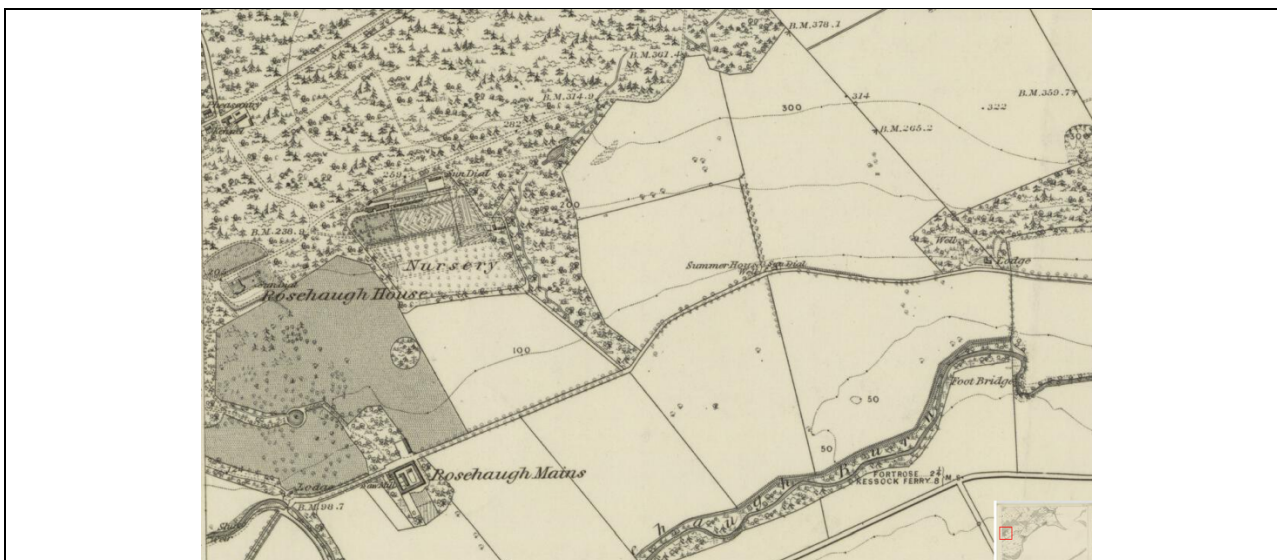


Image 10: Ross-shire & Cromartyshire (Mainland). Survey date: 1871-2.⁵²

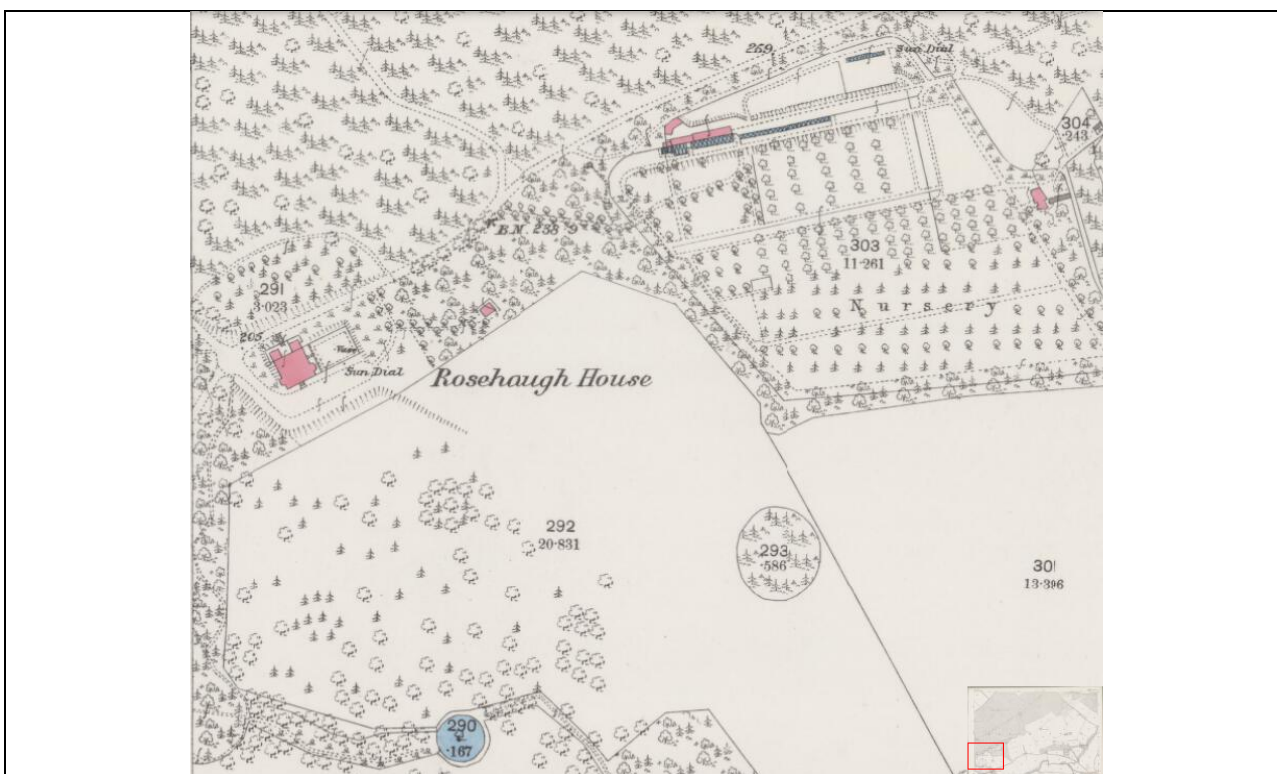


Image 11: Ross and Cromarty Ross-shire. Survey date: 1871.⁵³

⁵² Ordnance Survey. (1843-1882) Ross-shire & Cromartyshire (Mainland). Six-inch 1st edition. Sheet XC., 1:10560. Southampton: Ordnance Survey. Collection: National Library of Scotland, Maps of Scotland. <http://maps.nls.uk/view/74428414> :accessed 12 February 2015.

⁵³ Ordnance Survey. (1855-1882) Ross and Cromarty Ross-shire. 25 inch 1st edition, Scotland. Sheet XC.5 (Combined). 1:2500. Southampton: Ordnance Survey. Collection: National Library of Scotland, Maps of Scotland. <http://maps.nls.uk/view/74479403> :accessed 12 February 2015.

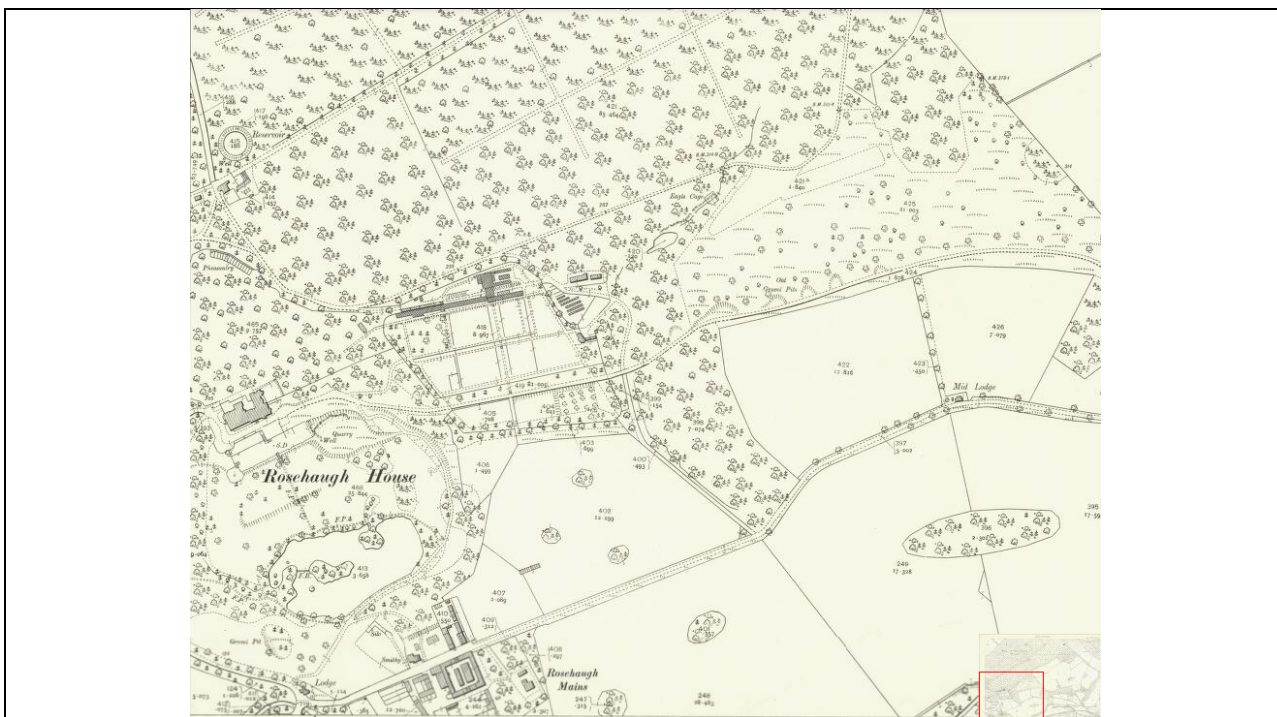


Image 12: Ross-shire. Revised: c1904.⁵⁴

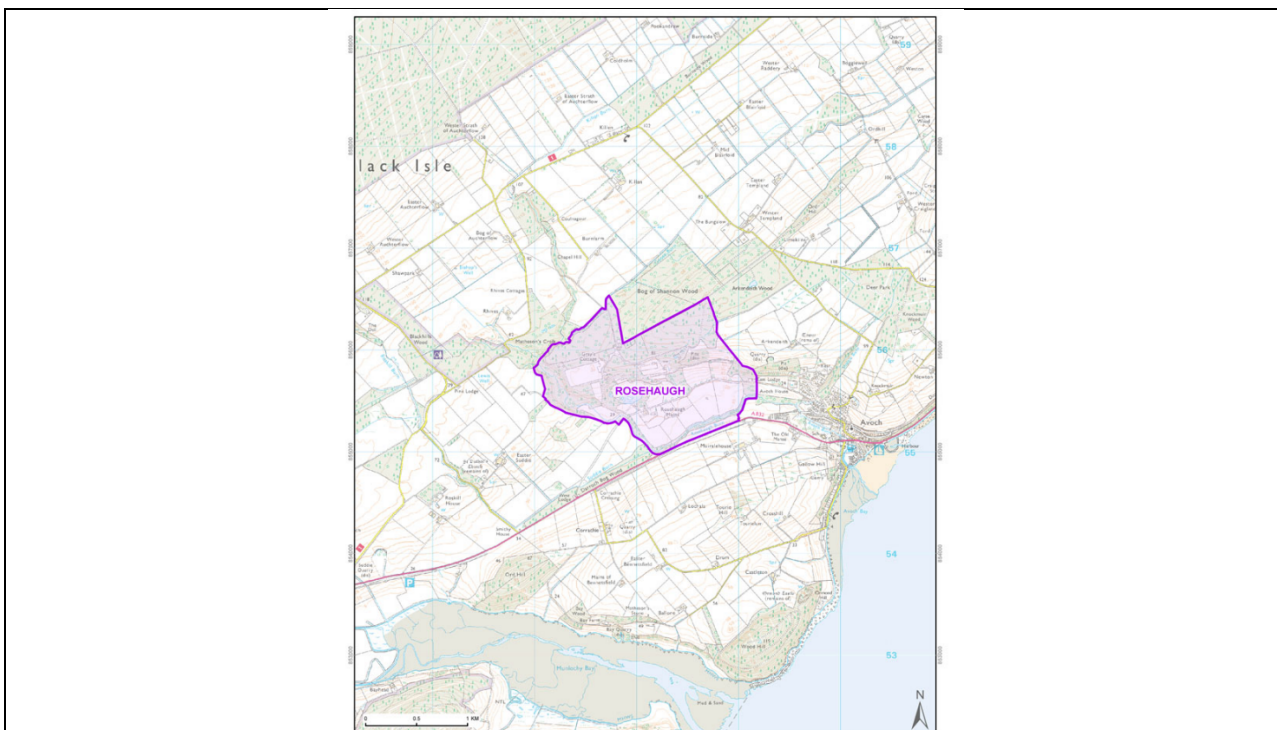


Image 13: Rosehaugh, Gardens and Designed Landscapes. 2003.⁵⁵

⁵⁴ Ordnance Survey. (1892-1949) Ross-shire. 25 inch 2nd and later editions. Sheet 090.05. 1:2500. Southampton: Ordnance Survey. Collection: National Library of Scotland, Maps of Scotland. <http://maps.nls.uk/view/82902723> : accessed 12 February 2015.

⁵⁵ Ordnance Survey. (2003) Rosehaugh, Gardens and Designed Landscapes. Sheet NH65NE. 1:30,000. Collection: Historic Scotland Data Services. <http://data.historic-scotland.gov.uk/pls/htmlldb/f?p=2400:15:0:::GARDEN:GDL00326> : accessed 12 February 2015.



Image 14: Aerial view centred on the Rosehaugh Estate. 2003. ⁵⁶

Rosehaugh Estate Map

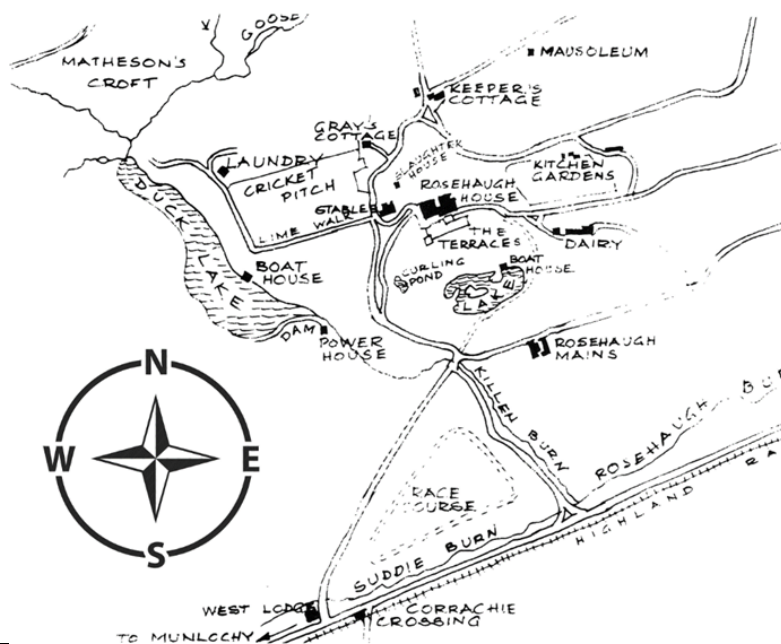


Image 15: Showing estate building positions. ⁵⁷

⁵⁶ Image. Digital Photograph. Aerial view centred on the Rosehaugh Estate. 12 February 2003. E 12724 CN [General oblique aerial view centred on the Rosehaugh Estate, taken from the SSE.] Collection: RCAHMS Aerial Photography. <http://canmore.rcahms.gov.uk/en/details/1107259> : accessed 25 February 2015.

⁵⁷ Mills, John; Hesling, Hilda; Maclean, Magdalene and MacLeman, Kathleen. (1996b) *Rosehaugh : a house of its time*. Avoch: The Avoch Heritage Association, Rosehaugh Book Sub-Committee. p. 46-193. accessed 23 February 2015.

Appendix 2

1841 Scotland Census transcription.⁵⁸

Shows twelve Servants (M.S for Male Servant and F.S. for Female Servant) are present at Rosehaugh House. This is during the later stage of James Mackenzie's ownership.

1841 Census of Scotland									
Researcher's name:	David A. Jack				Date:	15 February 2015			
Parish of:	Avoch				Village of:	Avoch, Ross and Cromarty			
GROS Data:	1841 059/00 001/00 011				Page no.:	11			
Place	Houses				Enumeration date:	7 June 1841			
Here insert name of village, street, square, etc.	Uninhabited or building	Inhabited	Name and surname of each person who abode in each house on the night of 6 June 1841	Age		Of what profession, trade or employment or whether of independent means	Where born		
				Males	Females		If born in Scotland, in county or otherwise	Whether foreigner or born in England or Ireland	
Rosehaugh Boat House		I	Janet Bain		40	F.S.	Y		
			Betty MacDougall		16		Y		
			James Finlayson	12			Y		
Rosehaugh House		I	Sir James MacKenzie	70		Independent	Y		
			James MacKenzie	25			Y		
			Rt Hon Lady Ann MacKenzie		20			E	
			Joseph Stevens	50		M.S.		E	
			Donald Ross	20		M.S.	Y		
			Richard Hamilton	30		M.S.		E	
			John MacPhail	25		M.S.	Y		
			Jessemina Cameron		30	F.S.	N		
			Margiet Taylor		30	F.S.	Y		
			Mary Mackenzie		25	F.S.	Y		
			Margiet Munro		20	F.S.	Y		
			Sarah Logan		25	F.S.	Y		
			Janet Elder		15	F.S.	Y		
			Mary Stanton		25	F.S.		E	
			Margiet Mackenzie		25	F.S.	Y		
			Thomas Gourley	45		M.S.		E	
North Lodge		I	Abraham Stuton	33		M.S.		E	
			Susanna Stuton		34		N		
			William Stuton	7			N		
			Janet Stuton		5		N		
			Thomas Stuton	3			Y		
			Susanna Stuton		1		Y		
			Donald MacKenzie	20		M.S.	Y		
			Ann MacLeay		24	F.S.	Y		
Pitture		I	Janet Munro		54	Spining	Y		
			Margiet Munro		30		Y		
			Bell Fraser		3		Y		
Rosehaugh Cottage		I	Winfred Gourley		22		Y		
			Arthur Gourley	16				E	
			Elisabeth Gourley		9		Y		
			Henrietta Gourley		6		Y		
			James Gourley	6			Y		
			Catherine Gourley		4		Y		
			Marg Gourley		1		Y		
Pittbur		I	James Young	55		Farmer	Y		
			Alex Young	31			Y		
			Janet Young		23		Y		
			Catherine Young		20		Y		
			Alex Fraser	20			N		
			Alex MacKay	10			Y		
			Elsbet MacRae		10		Y		
		II	Alex Young	50		Farmer	Y		
			Catherine Young		23		Y		
			James Young	15			Y		
			Alex Young	18			Y		
Notes:									

Image 16: 1841 Scotland Census – shows Rosehaugh house

⁵⁸ Census. 1841. Scotland, Avoch. 059/00 001/00 011. <http://www.scotlandspeople.gov.uk> : accessed 15 February 2015.

1851 Scotland Census transcription.⁵⁹

1851 Census of Scotland

Notes:

⁵⁹ Census. 1851. Scotland, Avoch. 059/00 004/00 005. <http://www.scotlandspeople.gov.uk> : accessed 15 February 2015.

David A. Jack

Appendix 4

Further Rosehaugh Census Data 1861-1911

1861 Scotland Census.

Rosehaugh House empty no census return found. James resident in Little Woolton, Lancashire.⁶¹

1871 Scotland Census

Rosehaugh uninhabited by owners apart from two servants (Mary Jane Hayes & Sarah Jane Jones).⁶² James resident in Little Woolton, Lancashire.⁶³

1881 Scotland Census

Rosehaugh uninhabited by owners apart from seven servants including Mary Jane Hayes.⁶⁴

1891 Scotland Census

No Census return, Rosehaugh just inherited by James Douglas Fletcher

1901 Scotland Census

No Census return building under upgrade

1911 Scotland Census

No Census return for Rosehaugh. James Douglas Fletcher, his wife, sister in law and six servants all in London.⁶⁵

⁶¹ Census. 1861. England, Lancashire, Little Woolton. ED.6. P.2740. F.101. p.12. <http://www.ancestry.co.uk> : accessed 15 February 2015.

⁶² Census. 1871. Scotland, Avoch. 059/00 004/00 011. <http://www.scotlandspeople.gov.uk> : accessed 15 February 2015.

⁶³ Census. 1871. England, Lancashire, Little Woolton. ED.6. P.3855. F.125. p.15. <http://www.ancestry.co.uk> : accessed 15 February 2015.

⁶⁴ Census. 1881. Scotland, Avoch. 059/0A 004/00 015. <http://www.scotlandspeople.gov.uk> : accessed 15 February 2015.

⁶⁵ Census. 1911. England, London. RG.14 RD.5. P.421. <http://www.ancestry.co.uk> : accessed 15 February 2015.

Appendix 5

Scotland's Places Tax Rolls

These tax rolls show the various taxes being paid by Sir Roderick MacKenzie of Rosehaugh at the time of his ownership.

Wheel Carriage Tax⁶⁶

5th April 1785. Avoch Parish. Sir Roderick MacKenzie of Scatwell. One four wheeled carriage taxed at £5.5.0.

Wheel Carriage Tax⁶⁷

4th April 1786. Avoch Parish. Sir Roderick MacKenzie of Scatwell. One four wheeled carriage taxed at £7.0.0.

Wheel Carriage Tax⁶⁸

29th April 1787. Avoch Parish. Sir Roderick MacKenzie of Scatwell. One four wheeled carriage taxed at £7.0.0.

Wheel Carriage Tax⁶⁹

23rd April 1788. Avoch Parish. Sir Roderick MacKenzie of Scatwell. One four wheeled carriage taxed at £7.0.0.

Wheel Carriage Tax⁷⁰

14th April 1789. Avoch Parish. Sir Roderick MacKenzie of Scatwell. One four wheeled carriage taxed at £7.0.0.

Wheel Carriage Tax⁷¹

14th April 1790. Avoch Parish. Sir Roderick MacKenzie of Scatwell. One carriage taxed at £0.15.0.

Wheel Carriage Tax⁷²

5th May 1791. Avoch Parish. Sir Roderick MacKenzie of Scatwell. One private four wheeled carriage taxed at £8.0.0.

Wheel Carriage Tax⁷³

9th April 1792. Avoch Parish. Sir Roderick MacKenzie of Scatwell. One private four wheeled carriage taxed at £8.0.0. plus 10% *p* 31 Geo.III. £0.16.0.

Wheel Carriage Tax⁷⁴

⁶⁶ Wheel carriage tax rolls. (1785-1798) Avoch Parish. MACKENZIE, Roderick. Wheel carriage tax, Vol 1. Page 127. <http://www.scotlandsplaces.gov.uk> : accessed 15 February 2015.

⁶⁷ Wheel carriage tax rolls. (1785-1798) Avoch Parish. MACKENZIE, Roderick. Wheel carriage tax, Vol 3. Page 137. <http://www.scotlandsplaces.gov.uk> : accessed 15 February 2015.

⁶⁸ Wheel carriage tax rolls. (1785-1798) Avoch Parish. MACKENZIE, Roderick. Wheel carriage tax, Vol 5. Ref: E326/8/5/127. <http://www.scotlandsplaces.gov.uk> : accessed 15 February 2015.

⁶⁹ Wheel carriage tax rolls. (1785-1798) Avoch Parish. MACKENZIE, Roderick. Wheel carriage tax, Vol 6. Ref: E326/8/6/131. <http://www.scotlandsplaces.gov.uk> : accessed 15 February 2015.

⁷⁰ Wheel carriage tax rolls. (1785-1798) Avoch Parish. MACKENZIE, Roderick. Wheel carriage tax, Vol 8. Ref: E326/8/8/155. <http://www.scotlandsplaces.gov.uk> : accessed 15 February 2015.

⁷¹ Wheel carriage tax rolls. (1785-1798) Avoch Parish. MACKENZIE, Roderick. Wheel carriage tax, Vol 9. Ref: E326/8/9/121. <http://www.scotlandsplaces.gov.uk> : accessed 15 February 2015.

⁷² Wheel carriage tax rolls. (1785-1798) Avoch Parish. MACKENZIE, Roderick. Wheel carriage tax, Vol 11. Ref: E326/8/11/126. <http://www.scotlandsplaces.gov.uk> : accessed 15 February 2015.

⁷³ Wheel carriage tax rolls. (1785-1798) Avoch Parish. MACKENZIE, Roderick. Wheel carriage tax, Vol 13. Ref: E326/8/13/130. <http://www.scotlandsplaces.gov.uk> : accessed 15 February 2015.

⁷⁴ Wheel carriage tax rolls. (1785-1798) Avoch Parish. MACKENZIE, Roderick. Wheel carriage tax, Vol 15. Ref: E326/8/15/133. <http://www.scotlandsplaces.gov.uk> : accessed 15 February 2015.

27th April 1793. Avoch Parish. Sir Roderick MacKenzie of Scatwell. One private four wheeled carriage taxed at £8.0.0. plus 10% p 31 Geo.III. £0.16.0.

Wheel Carriage Tax⁷⁵

25th April 1794. Avoch Parish. Sir Roderick MacKenzie of Scatwell. One private four wheeled carriage taxed at £8.0.0. plus 10% p 31 Geo.III. £0.16.0.

Wheel Carriage Tax⁷⁶

19th April 1795. Avoch Parish. Sir Roderick MacKenzie of Scatwell. One private four wheeled carriage taxed at £8.0.0. plus 10% p 31 Geo.III. £0.16.0. plus 10% p 36 Geo.III. £0.16.0.

Farm Horse Tax Rolls⁷⁷

19th July 1797. Avoch Parish. Sir Roderick MacKenzie of Scatwell. Four horses liable in duty of £0.2.0. making total of £0.8.0.

Farm Horse Tax Rolls⁷⁸

21st September 1798. Avoch Parish. Sir Roderick MacKenzie of Scatwell. Four horses liable in duty of £0.2.3. making total of £0.9.0. plus 20% p 37 Geo.III. £1.9.6.

Female Servant Tax Rolls⁷⁹

December 1785. Avoch Parish. Sir Roderick MacKenzie of Scatwell. Servants names: Jannet McRae, Lillian McKenzie, Margaret Coupar. Duty on each £0.7.6. Total tax £1.2.6.

⁷⁵ Wheel carriage tax rolls. (1785-1798) Avoch Parish. MACKENZIE, Roderick. Wheel carriage tax, Vol 17. Ref: E326/8/17/139. <http://www.scotlandsplaces.gov.uk> : accessed 15 February 2015.

⁷⁶ Wheel carriage tax rolls. (1785-1798) Avoch Parish. MACKENZIE, Roderick. Wheel carriage tax, Vol 19. Ref: E326/8/19/135. <http://www.scotlandsplaces.gov.uk> : accessed 15 February 2015.

⁷⁷ Farm horse tax rolls. (1797-1798) Avoch Parish. MACKENZIE, Roderick. Farm horse tax, Vol 5. Ref: E326/10/5/70. <http://www.scotlandsplaces.gov.uk> : accessed 15 February 2015.

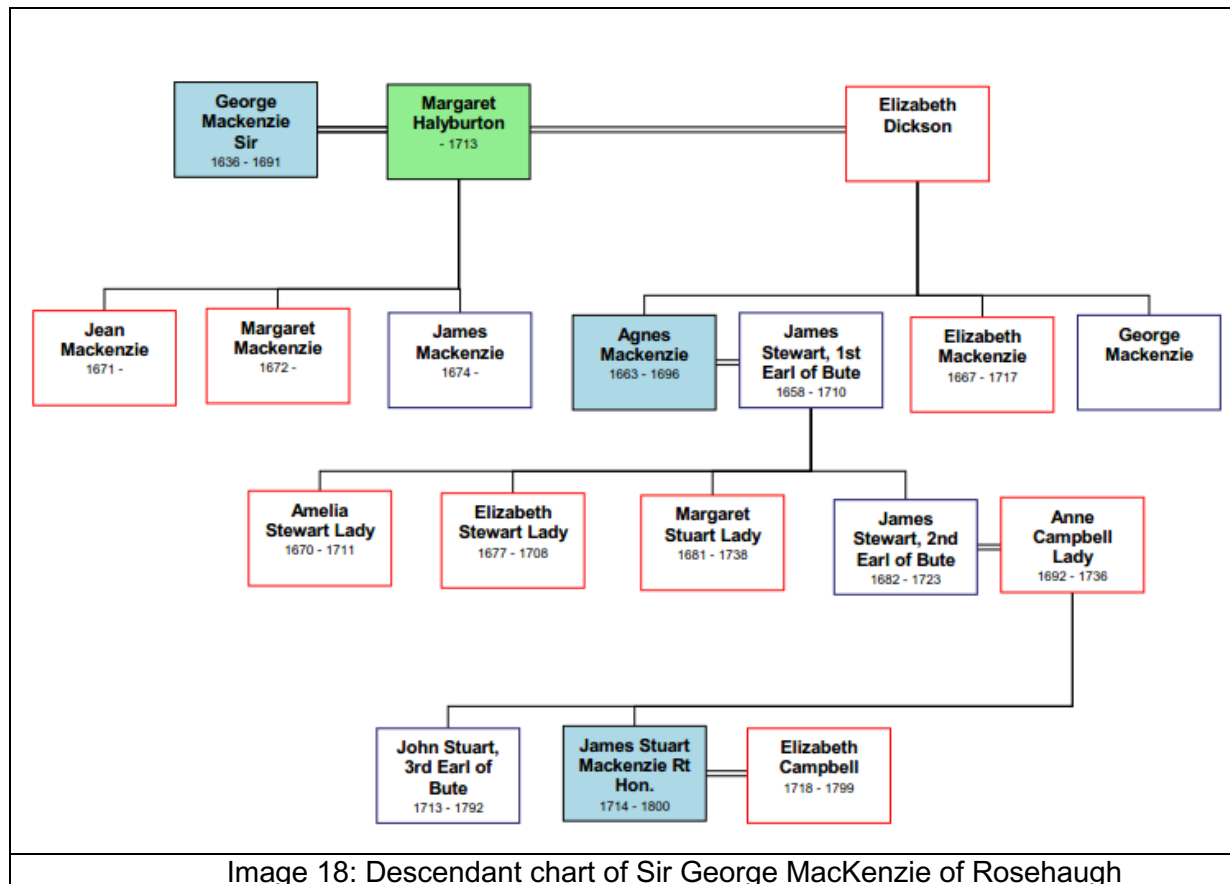
⁷⁸ Farm horse tax rolls. (1797-1798) Avoch Parish. MACKENZIE, Roderick. Farm horse tax, Vol 12. Ref: E326/10/12/5. <http://www.scotlandsplaces.gov.uk> : accessed 15 February 2015.

⁷⁹ Female servant tax rolls. (1785-1792) Avoch Parish. MACKENZIE, Roderick. Female servant tax, Vol 2. Ref: E326/6/2/110. <http://www.scotlandsplaces.gov.uk> : accessed 15 February 2015.

Appendix 6

Descendant chart of Sir George MacKenzie of Rosehaugh

Chart shows the inheritance line of Rosehaugh to those marked (blue background). The second marriage of Margaret Halyburton (green background) to Roderick MacKenzie, 2nd chart, moved Rosehaugh into the ownership of the Mackenzie's of Scatwell. Note. Not all descendants are shown.



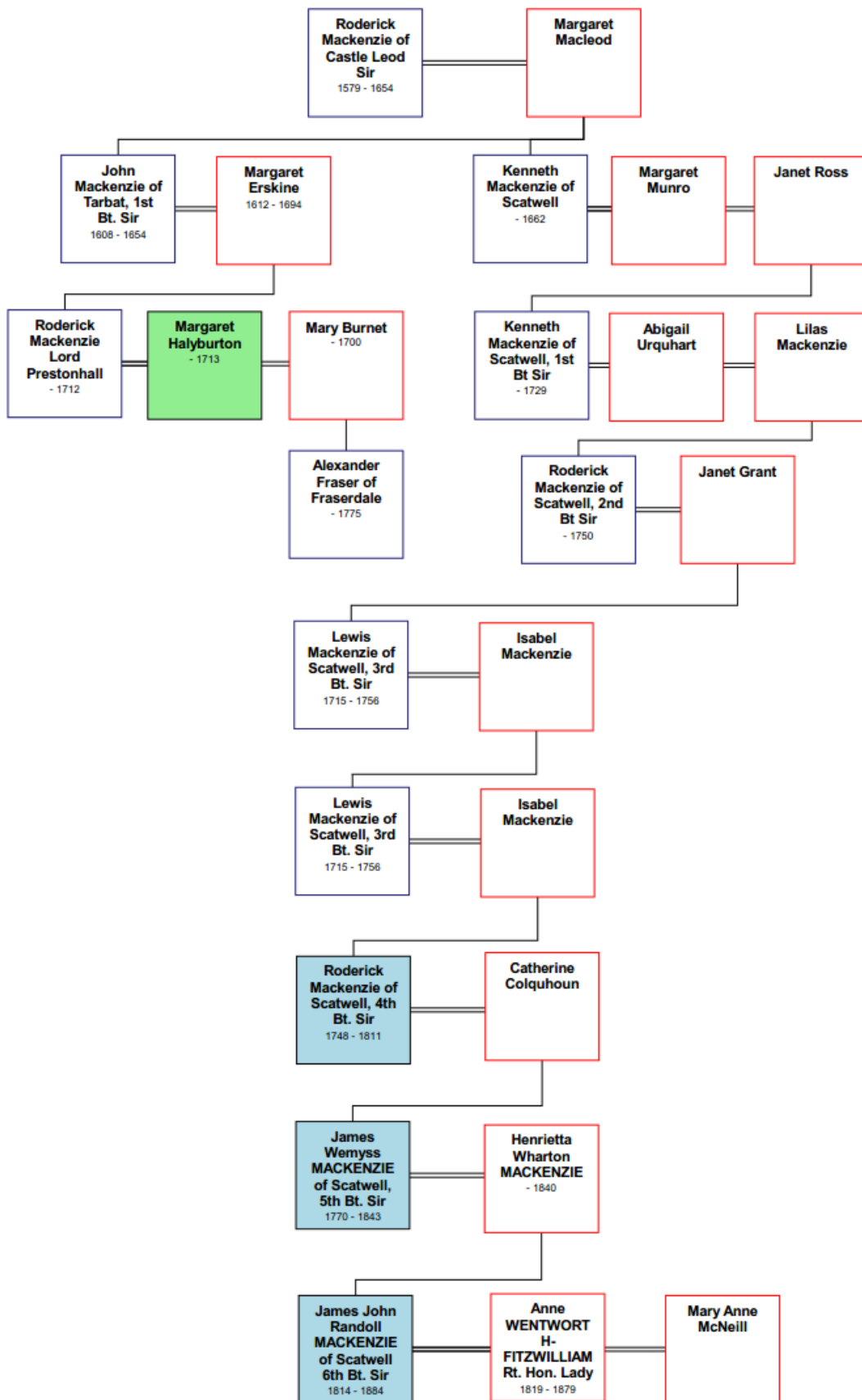
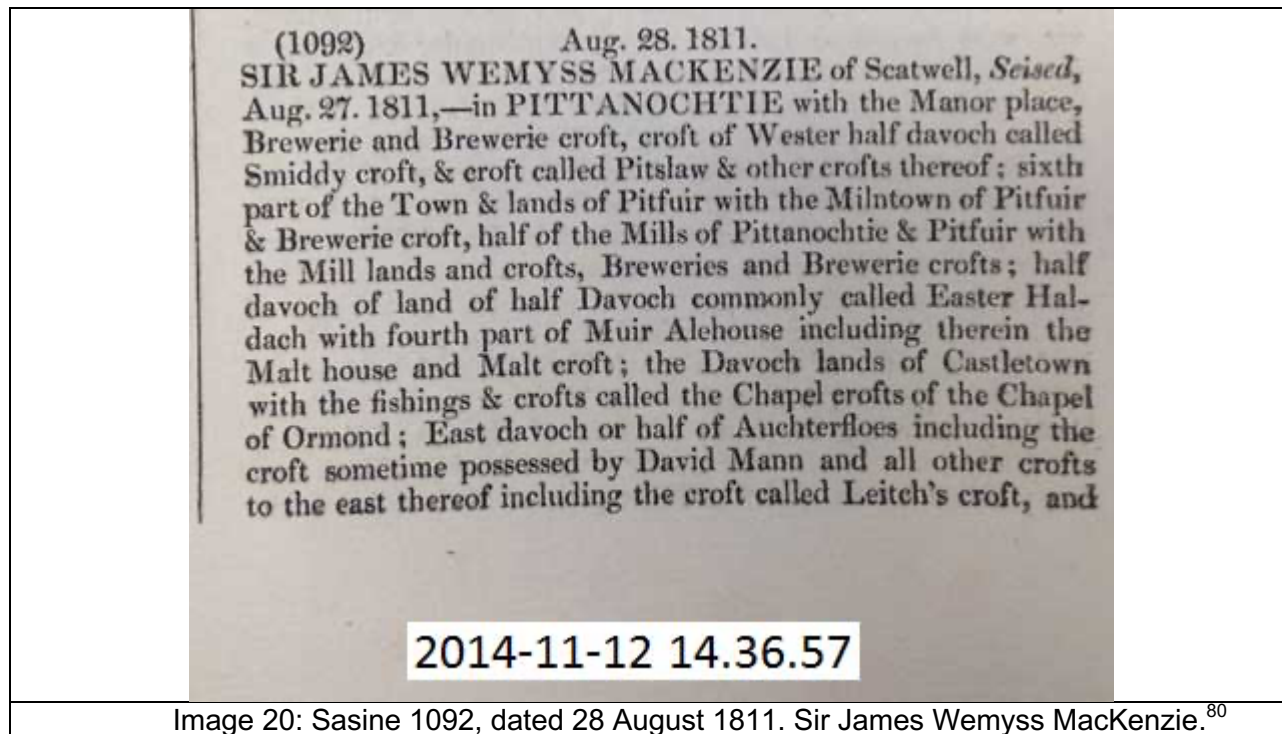


Image 19: The Mackenzie's of Scatwell (not all descendants shown)

Appendix 7

Rosehaugh Sasines



⁸⁰ Sasine. Scotland. 28 August 1811. MacKenzie, James Wemyss, Sir. Particular register of sasines for Ross & Cromarty. 1811. Highland Archives. Inverness: accessed 15 November 2014

(962)

Jun. 8. 1889.




Instrument of Disentail by JAMES DOUGLAS FLETCHER of Rosehaugh, institute of entail in possession of the lands and others after mentioned,—of, *inter alia*, (I.) the lands and Estate of ROSEHAUGH and others, being the lands particularly described in Disp. to James Fletcher, recorded in General Register of Sasines 15th May 1865 (see Minute No. 960, 23rd Dec. 1884); (II.) the Town and lands of Bennagefield or Bennetsfield and others, being the lands particularly described in Disp. to said James Fletcher, recorded in said Register 17th May 1867 (see said Minute No. 960, 23rd Dec. 1884); (III.) the Town and lands of Aythe, Craighead and Learnie and others, and the lands of Easter and Wester Muirheads and others, being the lands particularly described in Disp. to said James Fletcher, recorded in said Register 19th May 1866 (see Minute No. 802, 10th Apr. 1884); (IV.) part of the Commonalty of Millbuy Brae, Cromarty and others, being the lands particularly described in Disp. to said James Fletcher, recorded in this Register 3rd Jan. 1872 (see Minute No. 200, 3rd Jan. 1872); (V.) the following lands, so far as in the County of Ross, viz., parts of the Town and Davoch lands of Avoch and Knockmuir now called Wester Farneise, and other lands and heritages in the Counties of Ross and Cromarty, being the lands particularly described in Disp. to said James Fletcher, recorded in this Register 30th Jan. 1872 (see Minute No. 215, 30th Jan. 1872); (VI.) the Estate of Mount Pleasant, being the lands particularly described in Disp. to said James Fletcher, recorded in this Register 15th Sept. 1877 (see Minute No. 396, 15th Sept. 1877); (VII.) Piece of land, part of what was formerly called the Commonalty of Millbuy, consisting of 19 Acres 1 rood and 34 poles, on the north side of the Road from Invergordon to Inverness; (VIII.) the Wester Glebe of Avoch and others, being the subjects acquired by said James Fletcher by and particularly described in Con. of Excambion between him and the Presbytery of Chanonry and the Rev. John Gibson, recorded in this Register 13th Oct. 1877 (see Minute No. 420, 13th Oct. 1877); (IX.) the following lands, so far as in the County of Ross, viz., the lands and Estate of Ardmeanach and others in the Counties of Cromarty and Ross, being the lands particularly described in Disp. to said James Fletcher, recorded in said Register 25th Feb. 1880 (see Minute No. 968, 25th Feb. 1880); and (X.) part of the old Commonalty lands of Millbuy or Millbuie and others, being the lands particularly described in Disp. to said James Fletcher, recorded in this Register 19th Nov. 1883 (see Minute No. 730, 19th Nov. 1883). Dated Mar. 1, and recorded in Register of Entails Jun. 4, 1889; with Warrant of Registration thereon, for preservation as well as for publication, on behalf of said James Douglas Fletcher. (See CROMARTY.)
92. 187.

Image 21: Sasine 962, dated 8 June 1889. James Douglas Fletcher.⁸¹

⁸¹ Sasine. Scotland. 8 June 1889. Fletcher, James Douglas. Particular register of sasines for Ross & Cromarty. 1889. Highland Archives. Inverness: accessed 15 November 2014.

Appendix 8

Rosehaugh ownership timeline & faces

	Lands came into his possession 1668-1669. "On death of his only surviving son, George, the succession to Sir George Mackenzie's extensive property became a subject of keen litigation, he having settled his estates, in failure of heirs male of his body, on the second son of Agnes Mackenzie, his eldest daughter and the heirs male of his body; which failing, to her other younger sons in succession, and the heirs male of their bodies; which failing, to the second and younger sons in succession, of Elisabeth Mackenzie, his second daughter, and the heirs male of their bodies, with other remainders. It was decided in favour of the Earl of Bute, only son of Agnes Mackenzie; and his Lordship's grandson, the Hon. James Archibald Stuart Wortley Mackenzie." ⁸²
Image 22: ⁸³ Sir George Mackenzie. (abt.1636-8 May 1691) ^{84,85}	
	In possession of Rosehaugh by 1723, He sold Rosehaugh and bought from Sir Thomas and William Nairn the ecclesiastical lands of Kirkhill in Meikle. ⁸⁶
Image 23: James Stuart Mackenzie. (abt.1719-1800) ⁸⁷	
	1752 Rosehaugh sold to George Ross Esq. of Cromarty, he died before any of his planned improvements could be undertaken. ⁸⁸
Image 24: Silhouette. George Ross Esq. of Cromarty. ⁸⁹	

⁸² Family Search. Sir George Mackenzie of Rosehaugh, King's Advocate.
<https://histfam.familysearch.org/getperson.php?personID=1205588&tree=EuropeRoyalNobleHous> : accessed 28 February 2015.

⁸³ Images: Painting. Sir George Mackenzie of Rosehaugh. BBC, Your Paintings, online.
<http://www.bbc.co.uk/arts/yourpaintings/paintings/sir-george-mackenzie-of-rosehaugh-16361691-kings-advocate-186011>: accessed 18 February 2015.

⁸⁴ Lang, Andrew. (1909) Sir George Mackenzie, King's Advocate, of Rosehaugh: his life and times, 1636-1691. London: Longmans Green & Co: accessed 2 February 2015.





⁸⁵ Testamentary records. Scotland. 14 July 1715. MACKENZIE, George. Testament Dative and Inventory. CC8/8/86. Scotlandspeople. Collection: Wills & Testaments 1513-1925. <http://www.scotlandspeople.gov.uk> : accessed 19 February 2014.

⁸⁶ Wikimedia Foundation, Inc. (2013) *James Stuart-Mackenzie*. http://en.wikipedia.org/wiki/James_Stuart-Mackenzie: accessed 23 February 2015.

⁸⁷ Trust, The History of Parliament. (1964-2014b) *STUART MACKENZIE, Hon. James (?1719-1800), of Rosehaugh, Ross and Belmont, Angus*. <http://www.historyofparliamentonline.org/volume/1754-1790/member/stuart-mackenzie-hon-james-1719-1800>: accessed 04 March 2105.

⁸⁸ Sinclair, John. (1795) *The Statistical Account of Scotland; drawn up from the communications of the Ministers of the different Parishes*. Edinburgh: William Creech. p. 610-639.
http://www.electricscotland.com/history/statistical/The_statistical_account_of_Scotland15.pdf: accessed 02 March 2015.

⁸⁹ Ibid.

	Came into possession of Rosehaugh in 1790's and rebuilt or re-cased house.
Image 25: Silhouette. Sir Roderick Mackenzie. 4 th Baronet of Scatwell. (bef.1748, 11 June 1811) ⁹⁰	
	Inherited Rosehaugh from Sir Roderick Mackenzie and took possession on 27 August 1811, sasine dated 28 August 1811. ⁹¹
Image 26: ⁹² James Wemyss Mackenzie. 5th Baronet of Scatwell. (1770-1843) ⁹³	
	Inherited Rosehaugh following the death of James Wemyss Mackenzie in 1843. By 1862 Trustees on behalf of creditors were starting to sell off the land and buildings. Sasine 191, 23 September 1862. ⁹⁴
Image 27: Silhouette. James John Randall Mackenzie. 6th Baronet of Scatwell. (abt.1814-1884) ⁹⁵	
	Purchased Rosehaugh sasine 15 May 1865. ⁹⁶ Left Rosehaugh to his son James Douglas Fletcher in very detailed will of 138 pages. ⁹⁷
Image 28: ⁹⁸ James Fletcher. (Jack) (1807- 1 October 1885) ^{99,100}	

⁹⁰ Lundy, Darryl. (2015) *The Peerage*. <http://www.thepeerage.com/p50488.htm>: accessed 27 February 2015.

⁹¹ Sasine. Scotland. 28 August 1811. MacKenzie, James John Randall. Particular register of sasines for Ross & Cromarty. 1862. Highland Archives. Inverness: accessed 15 November 2014.

⁹² Images: Painting. James Wemyss Mackenzie. Memphis Scottish Society, online. <http://www.memphisiscots.com/Clans/Mackenzie.html>: accessed 18 February 2015.

⁹³ Trust, The History of Parliament. (1964-2014a) *MACKENZIE, Sir James Wemyss, 5th bt. (1770-1843), of Scatwell and Suddie, Ross*. <http://www.historyofparliamentonline.org/volume/1820-1832/member/mackenzie-sir-james-1770-1843>: accessed 04 March 2015.

⁹⁴ Sasine. Scotland. 23 September 1862. MacKenzie, James Wemyss, Sir. Particular register of sasines for Ross & Cromarty. 1811. Highland Archives. Inverness: accessed 15 November 2014.

⁹⁵ Lundy, Darryl. (2014) *Sir James John Randall Mackenzie of Scatwell, 6th Bt.* <http://www.thepeerage.com/p50489.htm#i504883>: accessed 6 March 2015.




⁹⁶ Sasine. Scotland. 15 May 1865. Fletcher, James. Particular register of sasines for Ross & Cromarty. 1865. Highland Archives. Inverness: accessed 15 November 2014.

⁹⁷ Testamentary records. Scotland. 23 February 1886. FLETCHER, James. Copy Probate of Will and Codicil. SC70/6/29. Scotlandspeople. Collection: Wills & Testaments 1513-1925. <http://www.scotlandspeople.gov.uk> : accessed 19 February 2014.

⁹⁸ Images: Painting. James Fletcher. Avoch Heritage Association, online. <http://www.avoch.org/content/james-jack>: accessed 18 February 2015.

⁹⁹ Association, Avoch Heritage. (2014a) *James Jack or Fletcher*. Avoch: Magdalene Maclean. <http://www.avoch.org/content/james-jack>: accessed 03 March 2015.

¹⁰⁰ Mills, John; Hesling, Hilda; Maclean, Magdalene and MacLeman, Kathleen. (1996b) *Rosehaugh : a house of its time*. Avoch: The Avoch Heritage Association, Rosehaugh Book Sub-Committee. p. 46-193. accessed 23 February 2015.

	Inherited Rosehaugh following the death of his Father, James. Sasine 8 June 1889. ¹⁰¹ Was responsible for major upgrade and fitout.
Image 29: ¹⁰² James Douglas Fletcher. (1857-30 August 1927) ^{103,104}	
	Inherited Rosehaugh following the death of husband James Douglas Fletcher 30 August 1927. ¹⁰⁵
Image 30: ¹⁰⁶ Lilian Maud Augusta Stephen. (abt.1875 ¹⁰⁷ -30 October 1953) ¹⁰⁸	
	Inherited Rosehaugh following the death of Lilian Fletcher. Sold Rosehaugh to the Eagle Star Insurance Company. ¹⁰⁹
Image 31: ¹¹⁰ Lilian Elford. (20 August 1910 ¹¹¹ -1990) ¹¹²	

¹⁰¹ Sasine. Scotland. 8 June 1889. Fletcher, James Douglas. Particular register of sasines for Ross & Cromarty. 1889. Highland Archives. Inverness: accessed 15 November 2014.

¹⁰² Images: Painting. James Douglas Fletcher. Avoch Heritage Association, online. <http://www.avoch.org/content/j-d-fletcher>: accessed 18 February 2015.

¹⁰³ Canmore. (2015) *Rosehaugh House, Fletcher burial enclosure*. <http://canmore.rcahms.gov.uk/en/site/111245/details/rosehaugh+house+fletcher+burial+enclosure/>: accessed 06 March 2015.

¹⁰⁴ Mills, John; Hesling, Hilda; Maclean, Magdalene and MacLeman, Kathleen. (1996b) *Rosehaugh : a house of its time*. Avoch: The Avoch Heritage Association, Rosehaugh Book Sub-Committee. p. 46-193. accessed 23 February 2015.

¹⁰⁵ Probate records. England. 30 August 1928. FLETCHER, James Douglas. Principal Probate Registry. Calendar of the grants of probate and letters of administration. p. 319. Collection: England & Wales, National Probate Calendar. <http://www.ancestry.co.uk> : accessed 19 February 2015.

¹⁰⁶ Images: Photograph. Lilian Maud Augusta Stephen. Avoch Heritage Association, online. <http://www.avoch.org/content/lilian-fletcher>: accessed 18 February 2015.

¹⁰⁷ Census. 1891. Scotland, Ross and Cromarty, Avoch. ED.3 p. 4. <http://ancestry.co.uk> : accessed 01 March 2015

¹⁰⁸ Canmore. (2015) *Rosehaugh House, Fletcher burial enclosure*. <http://canmore.rcahms.gov.uk/en/site/111245/details/rosehaugh+house+fletcher+burial+enclosure/>: accessed 06 March 2015.

¹⁰⁹ Valuation Rolls. Scotland. Ross & Cromarty, Parish of Avoch. 1955-56. Eagle Star Insurance Company. Collection: Highland Archives. Inverness: accessed 14 November 2014.

¹¹⁰ Images: Photograph. Lilian Maud Augusta Stephen. Avoch Heritage Association, online. <http://www.scottishhighlanderphotoarchive.co.uk/SearchResults.aspx?q=fletcher>: accessed 18 February 2015.

¹¹¹ Births (SR) Scotland. Ross and Cromarty, Avoch. 20 August 1910. ELFORD, Lilian. 059/0A 0036. Statutory Births 1855-2013. <http://www.scotlandspeople.gov.uk> : accessed 6 March 2015.

¹¹² Association, Avoch Heritage. (2014b) *Lilian Elford*. <http://www.avoch.org/content/lilian-elford>: accessed 06 March 2015.

Appendix 9

Rosehaugh clearing sale catalogue by Thomas Love & Sons, Perth.

This gives great depth to the various furniture, china, art works, books, linen, carriages and all other fittings and fixtures that were part of the Rosehaugh Mansion.

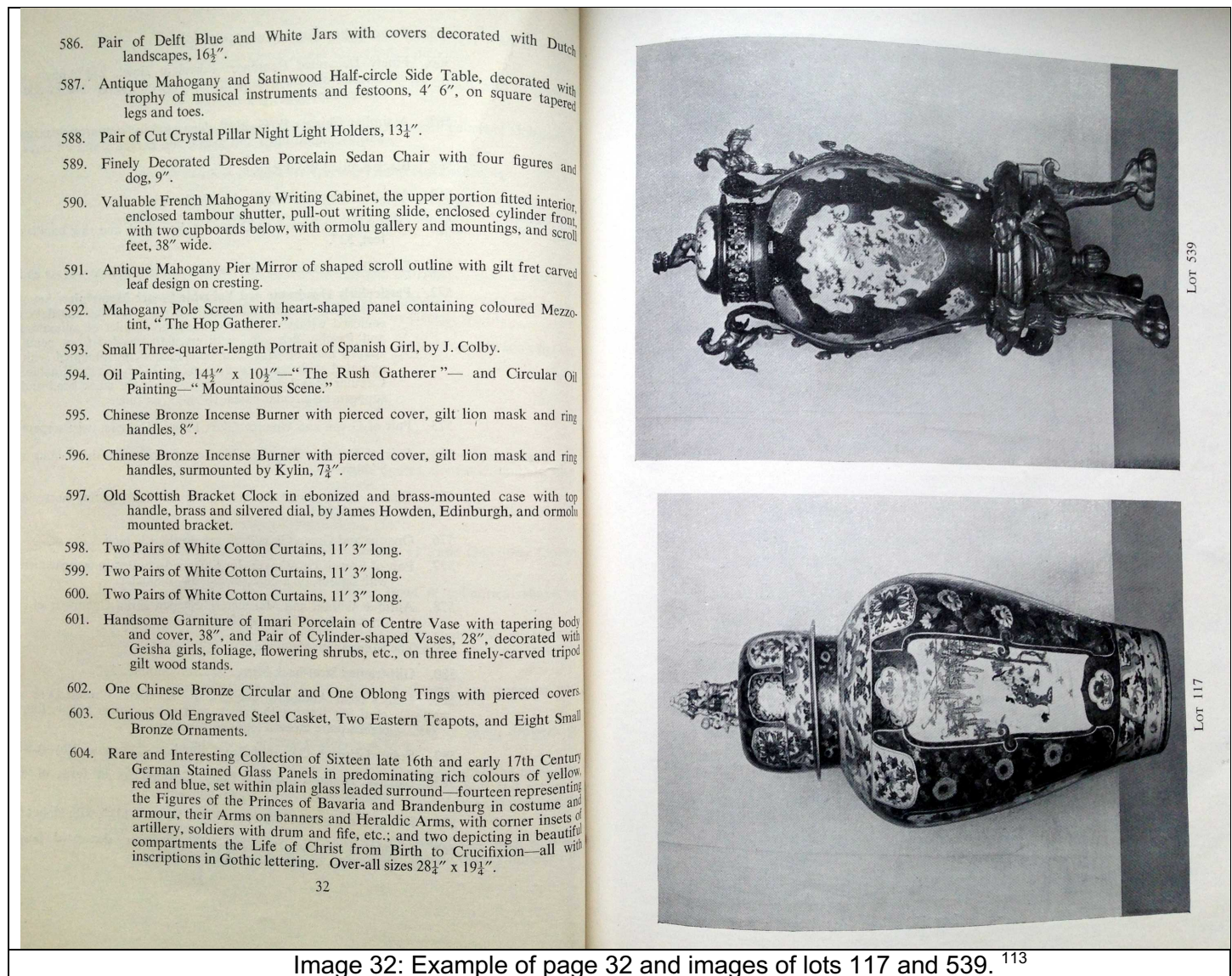


Image 32: Example of page 32 and images of lots 117 and 539. ¹¹³

¹¹³ Love, Thomas and Sons. (1954) *Rosehaugh, Avoch, Ross-shire; Catalogue of the contents of the Mansion House of Rosehaugh.* . Perth: D. Leslie. p.: accessed 1 March 2015.

Appendix 10

Transcription – Example of size of the Estate of Rosehaugh, Avoch, Ross & Cromarty, Scotland. 1875 Valuation Rolls

Estate of Rosehaugh, Avoch, Ross & Cromarty, Scotland. Transcription of the 1875 Valuation Rolls, Page 1¹¹⁴

No.	DESCRIPTION OF SUBJECT		PROPRIETOR	OCCUPIER	TENANT	YEARLY RENT OR VALUE		
2929	Storehouses, Avoch		James Fletcher of Rosehaugh	Vacant		4	-	-
30	Land	Burn Farm	do	John Mann's heirs	The occupier	199	3	3
1	"	Wester Rives	do	Donald Cameron	do	230	-	-
2	"	Easter Bog of Auchterflow	do	Robert Jack	do	129	7	5
		part of Easter Rhives						
3	"	Shaw Park	do	Heirs of James Fraser	do	79	-	-
4	"	Thortland	do	Alexander Macleman	do	15	6	-
5	"	do	do	Alexander Jack	do	12	10	4
6	"	Folds of Auchterflow	do	Alexander MacKintosh	do	6	15	7
7	"	Wester of Auchterflow	do	Donald Jack	do	75	17	8
8	"	Easter half of Auchterflow	do	Evan MacKintosh's heirs	do	80	12	-
9	"	Wester half of Mid Auchterflow	do	John Forsyth	do	102	12	-
40	"	Wester half of Easter Auchterflow	do	do	do	82	10	10
1	"	Easter half of Auchterflow	do	Repres ^t of Kenneth Douglas	do	74	6	4
2	"	Wester Strath of Auchterflow	do	Donald Sinclair	do	63	4	8
3	"	Mid & Easter of Auchterflow	do	Kenneth Grigor	do	123	5	8
4	"	Croftcalloch	do	Alexander Fraser	do	36	15	-
5	"	Coulmagower	do	Donald Donaldson	do	54	14	10
6	"	Killen	do	John & William MacKenzie	do	128	1	6
7	"	Easter Killen	do	James Logan	do	83	19	8
8	"	Bold Hams	do	Kenneth Matteson	do	15	-	8
9	"	do	do	John Sinclair	do	42	16	9
50	"	do	do	Alexander Thomson	do	17	-	6
1	"	Pookandraw	do	John Maclellan	do	24	13	5
2	"	do	do	Duncan Maclellan	do	15	11	3
3	"	do	do	Donald MacRae	do	17	2	-
4	"	Strathburn	do	Thomas Donaldson	do	24	1	8
5	"	Burnside	do	John Junor	do	18	19	1
					Forward	£1734	12	1

Estate of Rosehaugh, Avoch, Ross & Cromarty, Scotland. Transcription of the 1875 Valuation Rolls, Page 2¹¹⁵

No.	DESCRIPTION OF SUBJECT		PROPRIETOR	OCCUPIER	TENANT	YEARLY RENT OR VALUE		
2956	Land	Blairfoid	James Fletcher of Rosehaugh	Alexander Ross	The Occupier	53	10	9
7	"	Blairfoid Newland	do	John Davidson	do	22	9	8
8	"	Blairfoid	do	John Donaldson	do	30	5	7
9	"	Blairfois & Newland	do	William Gregor	do	55	17	5
60	"	do	do	Repres ^t of Hugh Clark	do	38	8	3
1	"	do	do	Alexander MacRae	do	28	-	11
2	"	Bog of Shannon	do	Donald Clark	do	48	12	2
3	"	Wester Templand	do	William Grigor	do	76	12	-
4	"	Easter Templand	do	Donald Junor	do	64	8	7

¹¹⁴ Valuation Rolls. Scotland. Ross & Cromarty, Avoch. 1875. Fletcher, James. Collection: ScotlandsPeople Valuation Rolls. VR115/26/455. <http://www.scotlandspeople.gov.uk> : accessed 14 February 2015.

¹¹⁵ *ibid*

5	"	do	do	do	James More	do	41	5	4
6	"	Part of Ord Hill		do	Donald Young	do	61	13	5
7	"	Part of Raddery		do	Alexander Bisset	do	63	-	-
8	"	Lime Kilns		do	William Peterkin	do	100	-	-
9	"	Muiralehouse Lacehley & Fairhead & Hulloch		do	John Campbell	do	282	11	-
70	"	Terrytown		do	Thomas More	do	42	12	-
1	"	Drum		do	Repr ^d of J Wilson & Donald Gray	do	77	3	6
2	"	Lachley & Fairheas		do	James Gilmour	do	64	13	3
3	"	Castleton		do	Doanld Mann	do	221	15	11
4	"	Wester Crosshill		do	Alexander More	do	60	9	2
5	"	Easter Crosshill		do	Donlad Fraser	do	61	16	6
6	Mill &	Lands Avoch		do	Donald Douglas	do	109	12	3
7	Land	Gallowhill		do	William Anderson	do	38	12	3
8	House	Garden & Land Avoch		do	Alexander Finlayson Merchant	do	21	-	-
9	"	"	do	do	Roderick Urquhart	do	6	-	-
80	Houses	do		do	William Rennie	do	7	10	-
1	House	do		do	Roderick Urquhart	do	6	-	-
2	Houses &	Building Stances, Village of Avoch, & Crofts etc.		do	Proptr ^s for 47 Occupiers under feu		56	7	6
3	House	& Gardens Henriddatoun		do	Widow David Wilson	do	4	-	-
Forward							£3498	19	6

Estate of Rosehaugh, Avoch, Ross & Cromarty, Scotland. Transcription of the 1875 Valuation Rolls, Page 3¹¹⁶

No.	DESCRIPTION OF SUBJECT			PROPRIETOR	OCCUPIER	TENANT	YEARLY RENT OR VALUE		
2984	House	& Garden	Hennriettatoun	James Fletcher of Rosehaugh	Alexander Munro, Dingwell	The Occupier	5	-	-
5	"	"	Avoch	do	Alexander Reid	do	4	10	-
6	Land	Corrachie		do	Angus Trotter's Trustees per Robert Trotter	do	221	19	4
7	"	Lochala		do	Donald Fraser	do	94	15	4
8	"	Part of Home Farm		do	Proprietor	do	604	9	6
9	Mansion-house & offices, Rosehaugh			do	do	do	120	-	-
90	Woodlands Rosehaugh			do	do	do	50	-	-
1	Cottage Killen			do	Kenneth MacKenzie	do	4	-	-
2	"	"		do	William MacKenzie	do	5	-	-
3	"	"		do	William Gilmour	do	5	-	-
4	Shop	"		do	William MacKenzie	do	4	-	-
5	Croft	Rives & Strath of Auchterflow		do	Alexander MacKenzie	do	10	7	4
							£4628	1	-

¹¹⁶ ibid