

*Historic Building Survey*  
*of*  
**BROADCLYST HOUSE,  
BROADCLYST, DEVON**

*By R.W. Parker*

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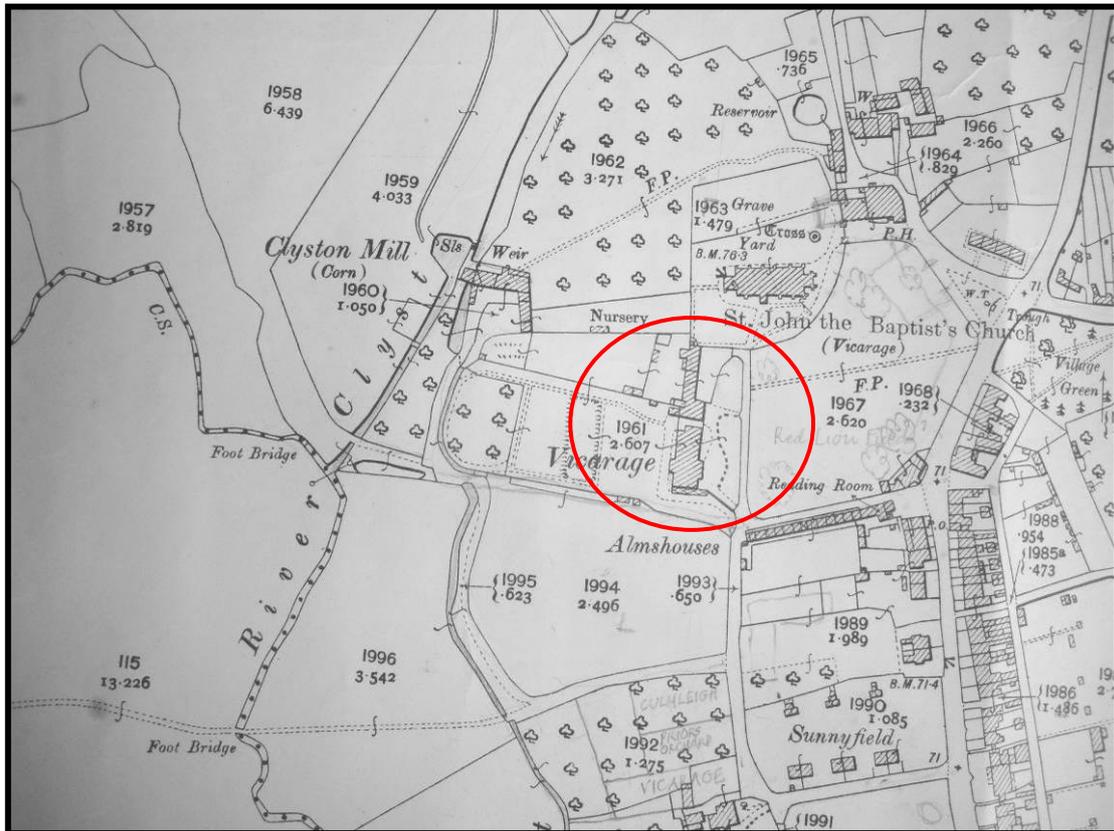


Fig. 1 Location of site (circled) from the OS 2nd edition 1905 map Devonshire Sheet LXVIII.12 (copy at Broadclyst House).

## 1. INTRODUCTION

Broadclyst House (Fig. 1) is a large Grade II listed building, formerly the vicarage of Broadclyst, which stands on the west side of the village a short distance to the south west of the Parish Church (SX98140 97182). This report presents the results of an historic building survey undertaken by the author in April 2010 at the request of the new owner of the property, Mrs S. Dixon. The survey was commissioned in advance of the submission of an application for Planning Permission and Listed Building Consent for alterations and refurbishment of the property. The survey aimed to establish the probable date and sequence of development of the buildings and to identify the extent of survival and significance of its early fixtures and fittings. The survey was confined to the two residential buildings; the ancillary buildings, some of which are also of historic interest and importance were not surveyed as part of this project.

### 1.1 Methods

The survey involved the following elements:

- A detailed survey of the main house, including a written description, which forms the basis of this report, and a detailed photographic record in digital format;
- A similar detailed survey of the adjacent cottage;
- Rapid study of historic maps, printed and other documentary sources in the Devon Record Office (DRO) and Westcountry Studies Library (WSL);
- Examination of listed building records.

## 2. SITE DESCRIPTION

The house is approached from the main road via Church Lane, and occupies extensive grounds running down towards the River Clyst on the west. The churchyard and gardens belonging to Clyston Mill form the boundary on the north and the open area known as Red Lion Field to the east. To the south is a large paddock. The house is set within an unusually well-preserved landscape of walled gardens and historic outbuildings. Among these are small 18th-century brick pavilion or summerhouse with a very finely decorated interior and a 19th-century summerhouse of rustic timberwork. The ranges of stables and outbuildings to the north of the house are also well preserved and retain some early furnishings, though they are now in use as garages.

## 3 HISTORICAL BACKGROUND

### 3.1 Early Mansions in Broadclyst Village Centre

#### *The de Nonant Mansion*

The manor of Broadclyst was held until the early 14th century by the de Nonant family, who are known to have possessed a large manor house close to the church called ‘Clist House’ (Harding 1858, 164). The ruins of this house survive to the north of the church and include a vaulted undercroft, a relatively rare feature in Devon; the house thus seems to have been one of more than usual grandeur and importance.

#### *The Chudleigh Mansion*

After the death of Roger de Nonant in c.1330-40 (Hoskins, 1954, 352), the manor passed by marriage to the Chudleigh family, whose main seat lay at Ashton, to the west of Exeter. The Chudleigh family remained in residence at Broadclyst until the late 16th century, and some historians argue that they erected a second mansion as their residence in Broadclyst, identifying the present Broadclyst House as ‘the Chudleigh manor house’. The Chudleigh Manor house, apparently called ‘The Woode’ (Hogben 1999, 43), was sold with the rest of the manor to Sir Thomas Arundell in 1589, who leased it to Henry Burroughs, the founder of the adjacent almshouses. Hogben surmises that Burroughs transferred the property to the church for use as a vicarage at some point in the late 16th or early 17th century (*ibid.*, 43-4).

A document survives at the Devon Record Office, referred to by Hogben as a ‘Deed of sale of Broadclyst Manor’ by John Chudleigh 1589’ (*ibid.*, 44). This document (DRO 51/23/1) bears the date ‘1653’ on the back, but must in fact date from between 1603 and 1625 since it was ‘made the twentieth daye of November ----- in the year of the raigne of our sovrain Lord James by the grace of God Kinge of Englande, Scotland, France and Ireland’. The document refers to earlier documents and transactions relating to the Chudleigh properties in Broadclyst, including the following late 16th-century transaction (c.1584). This certainly seems to describe a very large mansion of the period, though in rather generic terms:

*Whereas* John Chudleigh late of Ayshton in the countye of Devon esqui. Deceased by his indenture of lease bearing date ye six and twentieth daye of November in the twenty and eighth yeare of the raigne of our Sovreign Lady Queen Elizabeth (for the considerations therein expressed) did demise and graunte and (?) so farme lett unto Roger Lee of Brode Clyste in the countye of Devon aforesaid yeoman and unto John ?Hase of the same pishe and county aforesaid yeoman their exeuto<sup>rs</sup> and assignes All that his mansion howse of Clyston alias Brode Clyst situate lying and being w<sup>th</sup> in the pishe of Brode Clyst aforesaid in the said county of Devon, together w<sup>th</sup> all the buildings, edifices, courtillages, stables, gatehouses, barnes, shippings, gardens, outhouses and ground adjoining to the said house called and knowen by the name of the woode and greene containing by estimation in the whole fflower akers.....

There follows a long list of lands, named and roughly dimensioned, held with to the property which are to be granted to ‘Henrye Burroughs of Brode Clyst in ye county of Devon Gent.,’ Burroughs is granted permission to:

‘pull down the ?backen partes roomes and buildings of the said mansion howse or otherwise alter, turne or converte the same into such howses of office and other necessary ?(illeg.) for hospitalitey or otherwise as to him or them shall seeme most meete and convenient soe as the forefronte of the said mansion howse be sufficiently repaired and maintained. And the tymber, stone and iron of the residence wych shall happen for to be taken downe shall againe in some conveyent buildings or ?(reparons) be employed spente and bestowed upon the demysed pmisses and not elsewhere...’

Burroughs also undertakes to ‘repayre, uphold, sustayne, maintayne make, forme, hedge and ?dythe as well all the forefronte of the said mansion house in state as nowe itt is’ .....

Although these documents clearly refer to a very large and valuable property, which had formerly belonged to the Chudleigh family, nothing in the document suggests the location of this house and there is nothing to identify it unequivocally with the vicarage house. The reference to ‘woode and greene’ appears to be a plot of land close to the house and not, as Hogben suggests, the name of the Chudleigh mansion. It is quite possible that the documents in fact refer to the ancient manor house to the north of the churchyard and not to the present Broadclyst House.

This may also be the case with regard to the description of ‘A great house by this church built by the Chidleyes’, given by Richard Symonds, a cavalier with an interest in antiquities who visited Broadclyst during the Civil War in 1644 (Long (ed) 1859, 94). Although Symonds could have noticed such a large house on the vicarage site, he might equally well have been referring to the ancient manor house of the de Nonants, which had presumably been the residence of the Chudleighs for over 150 years and is likely to have borne their coat-of-arms in a prominent place.

There is some reason to suppose that the land now occupied by Broadclyst House was already the property of the church in the late middle ages and that the vicar of Broadclyst had always lived there. This is suggested by a document dating from 1496 recording the gift of a parcel of land by James Chudleigh, for the erection of a church house (DRO ref: 1310FZ5-6). A transcription of the original Latin suggests that the plot lay ‘between the land of the Vicar of Clyston (Glebe) on the south and the highway on the north which leads from the cemetery of Clyston (churchyard) to the markett place’ (Hogben 1999, 7). If Hogben is correct in identifying the site as somewhere in the vicinity of the Red Lion Inn, the areas to the south of this were already by that time Glebe lands held by the vicar and not Chudleigh properties. This may well have included the site of Broadclyst House.

### 3.2 The Vicarage House and Glebe Lands

#### *17th-century Glebe Terriers*

A number of Glebe terriers dating from the 17th century have survived, which give descriptions of the lands owned by the church and also of the vicarage house and its furnishings. Comparison with undated early 20th-century maps of the glebe lands (Fig. 2), now stored in a cupboard in the pantry of Broadclyst House, suggests that the lands did not change hands until the 20th century, and it is not impossible that they had been held by the church continuously since the middle ages. These documents may well be of more relevance to the property under consideration than those documents describing the Chudleigh property, though it is difficult to find direct points of comparison between the early house described in the documents and the present building.

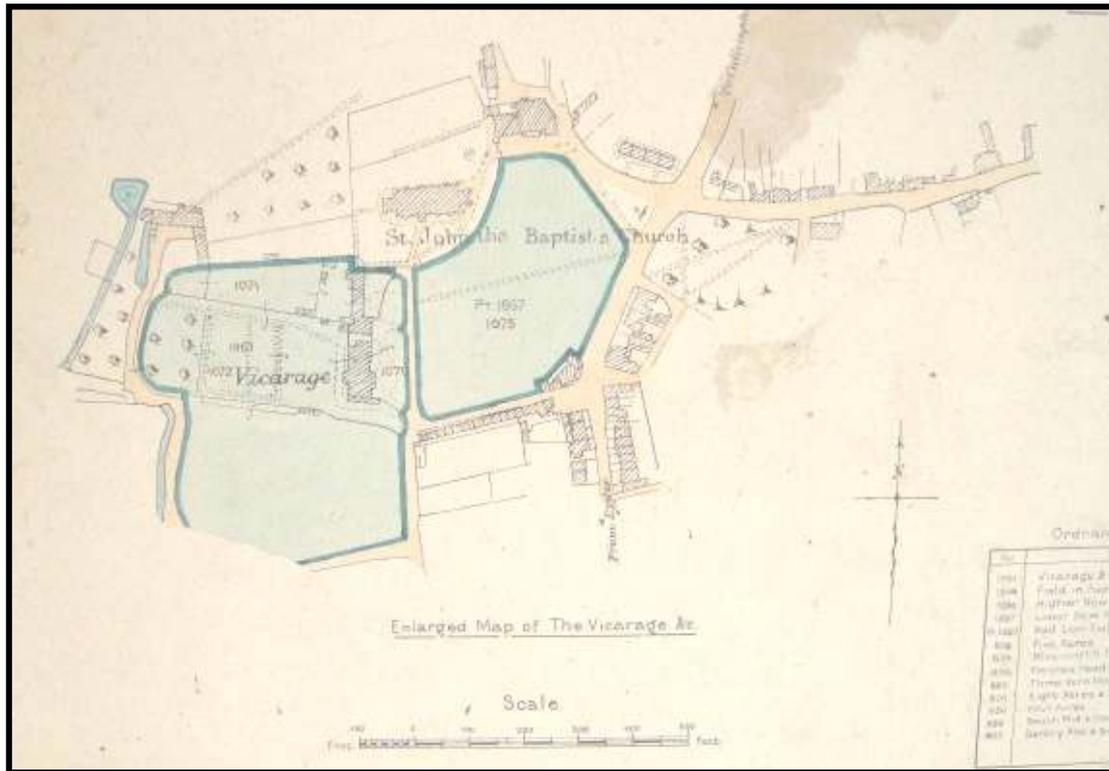


Fig. 2 Detail of an undated early 20th-century map of the 'Broadclyst Glebe lands', showing the Vicarage lands in the centre of the village (stored at Broadclyst House).

(DRO Broadclyst PB 20) Transcription of an undated 17th-century glebe terrier ?c.1657

'A terrier of the glebe lands and houses belonging to the vicaridge of Broadclist.

THE Dwelling house, the walls mostly built with stone, and covered with shendle, contains one Hall or Citchin, One parlour, Two little butteries or Sellers, One other little Parlour, One little Studie within the same.

Within the Hall or Citchin, A Millhouse, one other little roome and a Pastery. Over the Westerside of the Hall or Citchin, Three chambers, and a little closett, all parted with Enterclose walls plastered, Over the Easterside of the Hall, One Chamber, A little Roome for a Servant, and a Studie, all parted with Enterclose as aforesaid: a Brewhouse new built, with Two Roomes to make Malt and keep Corne in, One Barne One Stable with Two Lynnies under the Rooffe of the Barne which serve for Shippings or Stalls for Cattle. One Green Court at the coming into the house with a long Linnie to keep wood and furse, and at the end thereof one house containing Three under Roomes, and one higher Roome, One little Close Court, One Court to keep cattle on the westerside of the Barne, One little flower garden., One larger garden, One Oarchard, and One Sloyard all which containe 2acres ½

ONE piece of ground called the Hill Close, bounded with the Lane leading from vicaridge hill to Prior Court on the east; Prior Court ground on the South, The River Clist on the west and the Lane leading to Clist Mills on the North, Conteyning 2 acres

ONE piece of ground called the Churchyard Close bounded with the Towne on the East and North the Churchyard and Churchyard Lane on the west, and the Lane by the almshouses on the south. 2 acres

ONE little Garden plott adjoining to the Church House.

ONE little plott of ground in Clement Voysey's Garden and hath ever been held with the garden paying therefore 4d p Ann, bounded with a Goosebery hedge on the North and a Shorne hedge on the South conteyning 160 foot

ONE Close called the Corner lane close of the hither centry 5 acres & ½; One other Close Called Arthur's Close 6 acres; One little Croft one acre, One other close called

the Long Close 6 acres; one other Close called the Pitt Close 7 acres; One other close called the eight acres 8 acres; Two other Closes called the Easter Closes of the hither centries 10 acres; and Three pieces of ground called the Moores 8 acres, all which are bounded with the grounds of John Moore and Joseph Heathfield on the East & South, Broadlist heath on the West, and the lane leading from Broadclist to Higher Burriton on the North 52 acres

THREE pieces of ground called the Easter Centryes Lying neare Westwood with a little house and Two garden plotts bounded with the grounds of Mr John Brooks and Mr Thomas Moores on the East and South and the high way leading from West wood to Stookebridge on the west, Conteyning 9 acres

ONE little meadow lying by west the aforesaid way called Centry Meadow and bounded with the grounds of Mr John Brooks on the east and south and the river on the west, conteyning 1 acre

THE Fore share of Grasse of Eleven acres in a certaine meadow called the 6 acres, the 4 acres, and 1 acre 11 acres

ONE plott of furse ground called the Little Centry, lying neare the Hill or Common of Spridow bounded with the plotts belonging to Richard Martyn, and Walter Morish on the north and the lane leading from Steers Poole to Spridow on the west. ½ an acre

ONE Lynney against Clem<sup>t</sup>. Voysey the Parish Clerkes Court conteyning 28 foot in Length, and 13 foot in breadth which was builded by the said Clement Voysey paying for acknowledgm<sup>t</sup> 4d p Annum.

John Copleston, Vicar

Zachary Martyn	H. Acland
Lawrence Warren	John Hall
John Moore	Edward Martyn
Nicholas Warren	John Lake
..... Hake	

Christopher Mooreman	} Churchwardens
Joseph Heathfield	

This document is undated, but marked on the back “Arch Exon 1680”. It must, however, be earlier than this; John Copleston was vicar of Broadclyst from 1657-1669 (Hogben 1999, 39).

Two earlier documents deposited under the same reference and dating from the incumbency of Robert Steynings (1589-1631) record, among details of the same glebe lands, that: ‘The implements belonging to the howse are these, a chest to keep corne in & a bedsteede’ and: ‘Implements belonging to the sayd Vicarage house: A tabell board, a bedsteade, a great malychest’. One further document (according to the transcription both undated and unsigned) records that ‘The implem<sup>ts</sup> belonging to the howse are these only, two olde bedsteedes: two tressels w<sup>th</sup> a plancke standing upon them’.

These documents provide a valuable glimpse of the accommodation provided for the incumbent of a Devon parish in the 17th century. The house is clearly a very substantial building and, though apparently sparsely furnished, it should be remembered that the terrier would have listed only those furnishings which were the property of the parish and not the private property of the vicar.

### 3.3 18th-and 19th-century Patronage of the Benefice

By the 18th century the patronage of the benefice had passed to the then dominant gentry family of the area, the Acland family of Killerton. This seems to have taken in 1753, perhaps upon the presentation of the Revd. John Acland to the benefice at his own petition (Hogben 1999, 39), but was formalised in a document of 1779 (the earlier documents having been lost: ‘all said conveyances, affourances and all the title deeds and evidences of title to the said premises are since lost destroyed by fire or otherwise mislaid’...).

The purchase of ‘all that vicarage, right of patronage and presentation of in and to the parish church of Broadclyst and all the glebe lands, tithes etc.’ was therefore recorded and

witnessed anew in 1779 in an agreement between The Revd. Jno. Acland (incumbent 1753-1796) and Sir Tho. Dyke Acland, Bart (DRO 1143 M add/14/3/1). The Acland family were keen to reserve the benefice for the use of their own family and the succeeding incumbents were often required to sign agreements to resign the living in favour of a member of the Acland family, should any of these take Holy Orders (DRO 1143Madd/14/3/2, 1143Madd/14/3/3).

This association of a wealthy local family with the property may have led to the rebuilding of the earlier house on an exceptionally grand scale to render it suitable for their residence. The physical evidence from the structure (see below) suggests that the house may have been rebuilt in the mid 18th century, perhaps by John Acland himself after 1753, but that it was then remodelled again in around 1820. Detailed specifications and drawings survive among the Diocesan Records and are of sufficient interest to transcribe in full:

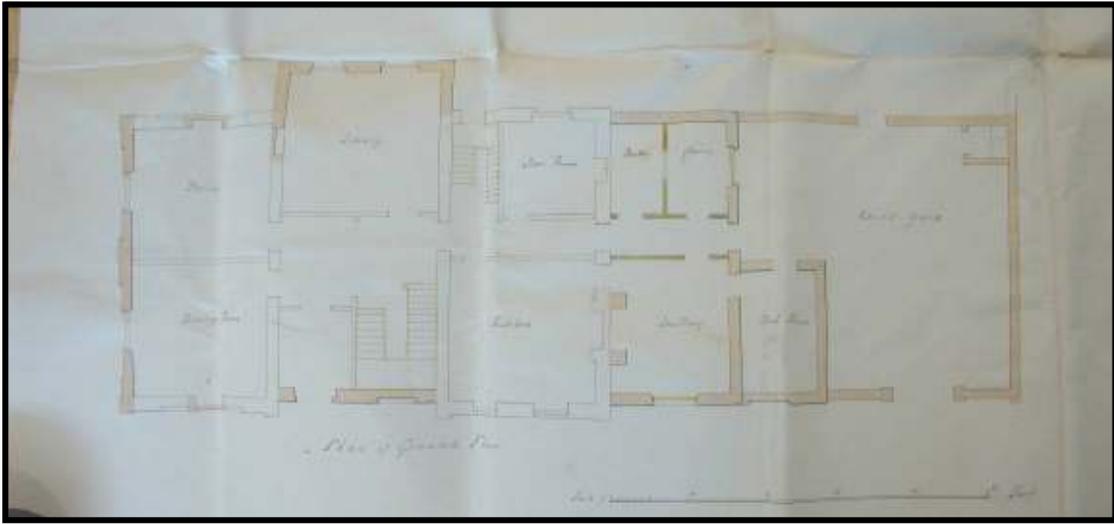


Fig. 3 Plan of the ground floor included with the specifications for rebuilding the house in 1820, showing the proposed new fabric coloured orange (DRO: Diocesan Records).



Fig. 4 Detail of the 1820s specification drawings for the rebuilding of the house, showing the east and south fronts as proposed. The south front, being entirely new, is shown coloured. It is uncertain to what extent earlier fabric in the east front was altered (DRO: Diocesan Records).



Fig. 5 Plan of the attic storey, from the 1820s specification drawings for the rebuilding of the house (DRO: Diocesan Records).

#### 3.4 Specifications for the Rebuilding of the Property, 1819-20

These documents record the oaths sworn by the surveyor William Bayes in advance of the rebuilding and remodelling of the parsonage house (DRO Diocesan Records. Moger supplement I. Diocesan rebuilding of Parsonage Houses Devon 39/Broadclyst Parsonage Rebuilding). The records include a Document of 1820 noting that £900 of Queen Anne's Bounty is to be spent and a mortgage taken out for improvements to the vicarage. Attached are plans and elevations of the rebuilt house, with coloured areas showing the new fabric. (Figs 3, 4, 5). Interpreting such drawings is fraught with problems, partly because work was not always carried out exactly as proposed, but also because the time lapse between the production of the drawings and the commencement or completion of the works could be considerable.

'Specification of the state and condition of the Parsonage House situated in the Parish of Broad Clist in the County of Devon and Diocese of Exeter as surveyed by me in the month of March 1819.

The Parsonage House and offices were found in a very decayed and dilapidated state and required considerable alterations and repairs to make the same tenantable and fit for the residence of the Rector of the said parish, that the value of the old materials fit to be used again or sold towards defraying the expenses of the necessary alterations and repairs to the said buildings and offices does not exceed the sum of 50<sup>£s</sup> and that on the said glebe there is timber that can be used for the purpose of the before stated alterations and repairs.

Wm Bayes, Surveyor

Sworn at the City of Exeter  
 The sixteenth day of  
 September in the year of  
 Our Lord 1820 Before me  
 Th. ?Turner a Master ?Ecetra in Chancery (illeg.)

'William Bayes of the City of Exeter, Surveyor, maketh oath and saith that he has been accustomed to survey and value and superintend the repairing and building of various premises, and that he surveyed the Parsonage House and Offices belonging thereto situated in the Parish of Broad Clist in the County of Devon and Diocese of Exeter, and that the annexed specification of the state of the same, and of the nature of the repairs and alterations and the

estimated expence of the work necessary to be done in finishing the said building used as the vicarage house, and of the value of the old materials fit to be used in and about the said works or to be sold towards defraying the expences thereof, and the plan herewith annexed marked A made and drawn by this deponent are in the judgement of this deponent severally correct and true

Wm Bayes, Surveyor

Sworn at the city of Exeter  
the sixteenth day of September  
in the year of Our Lord 1820

Before me  
Th. Turner a master 'Ectra (illeg.)  
in Chancery'

'Specification of sundry artificers Works required in altering and repairing the Vicarage House at Broad Clist in the County of Devon

All the work hereinafter mentioned to be done with good and sound materials agreeably to the drawings.

*Mason and bricklayer-*

To take down the old buildings forming the Kitchen, Scullery and Offices and rebuild the same as shewn in the plan at the north end of the building, build the boundary wall to enclose the Court yard, take down the decayed wall to the south end of the building and rebuild he same, carry up the chimney shafts in the east and west fronts, sink and wall up a well in the scullery, form a lime and sand floor &co, repair the walls of the main building and raise the same to receive a new roof . Rebuild part of the wall in East front

*Slater and plasterer*

To cover the roof of the dwelling house with Welsh rag slating nailed on broad laths and plastered inside, cover the offices with Mill Hill slate on fir laths and plastered against the pins –lath and plaster 2 coats and set. The ceiling of Offices and garrets in Roof. Render 2 coats and set. The walls-Render and Rough Cast the out-side of the building. Repair the plastering inside and within the ceilings.

*Carpenter and joiner*

Frame the roof of the dwelling house of (?) fir timber with queen posts, struts, braces, purlins --principal and common rafters, ceiling joists for attic rooms and floor joists framed into Binding Beams. Proper gutters to be formed to carry off the rain water, fix ceiling joists to form the projecting roof – lay inch deal rough boarding on fir joists to eiee the lead to the centre part of the roof. Form (?ashlaring) in the attics to receive (?Nailing). Lay inch white deal floors in Bedrooms in Roof. Frame and fix fir quarter partitions to divide the roof into six rooms, form six dormer windows with glazed sashes and furnishings. Lay to six doorways 1½ inch 4 panel doors. Fix a sky light in passage. Take down, repair and refix the stairs with part new materials, new handrail and balusters from the ground floor leading to the roof. -Carry up the new staircase leading to the first floor with 1½ inch deal step and riser on proper fir carriage with sunk and moulded string boards, deal balusters and mahogany hand rail inch torus skirting on grounds. Fix in the window openings of south front deal cased frames with sashes glazed and hung and proper shutters and furnishings. Repair the floors and skirtings, repair the sashes and frames in east and west fronts, fix in the Offices deal solid frames and sliding sashes glazed. Hang in the doorways 1½ inch 4 pan<sup>l</sup>. Doors and furnishings.

*Painter*

To paint all the new woodwork usually painted 3 times in oil; Paint the old wood work 3 times in oil, the outside woodwork to have 4 coats in oil of common colours.

*Smith and iron monger*

To fix iron rim locks, butt hinges and screws to the new doors in Roof, proper shutter fastenings hinges to windows in south front. Common locks to new doors in Offices

*Plumber*

To cover the roof and gutters with mill'd lead (Illeg.) to the foot superficial , hips and ridges (illeg.) to the foot superficial, fix rain water pipes and cistern heads. Fix a pump complete.

To complete the above works will cost the sum of 900<sup>£s</sup>

Wm Bayes, surveyor

Sworn at the City of Exeter  
 the sixteenth day of  
 September in the                      Year of  
 Our Lord 1820 before me  
 Tho. Turner? a Master ?Ectra (illeg.)  
 in Chancery'

These works appear to have been put in hand soon afterwards, because a Visitation Report submitted in 1821 by the then vicar, the Revd William Barker, noted that the vicarage house was in good repair and had just been rebuilt at a cost of £2600 (Hogben 1999, 27). The large cost of the project, nearly three times Bayes' original estimate, is not explained but implies that a great deal of work had been necessary. Despite this, some aspects of Bayes' specifications for the rebuilding do not seem to have been undertaken, or were perhaps carried out without sufficient care or quality of materials. Although most subsequent accounts of the vicarage house made by the Rural Deans after their annual visitation to the parish describe the vicarage as in good order, there are some surprising comments in 1837, that it was 'in many parts of its roof decayed and dilapidated' (DRO Broadclyst, 3594A add 5/PW93). This may suggest that Bayes' proposed replacement of the roof structure had not yet taken place and that the building at that stage still retained an earlier roof structure, perhaps with many parallel ridges and valleys which it would have been difficult to keep in repair. If the plan of the existing building had developed by successive *ad hoc* or incremental additions, as is suggested below, such a complex roof profile would be very likely.

The high cost of the 1820s rebuilding suggests an alternative interpretation; that the roof of the house had indeed been replaced, but that it had either been so poorly designed or so badly executed that, only 17 years later, it was in need of a thorough overhaul. Bayes' original specifications were for a flat roof over the centre of the house covered in lead. Although flat roofs are perennially popular amongst architects and surveyors they remain notoriously prone to failure. It is possible that Bayes' flat roof had failed and that the present roof profile, with a high ridge, was achieved in 1837 by the addition of a further roof structure above the level of Bayes' flat roof, supporting the simple, central ridge now visible. By 1838 the then Rural Dean noted that the house 'has been entirely new roofed and undergone a thorough repair' (*ibid.*).



Fig. 6 Extract from the 1843 Tithe map showing the footprint of the house and buildings in the mid 19th century.

This seems to have been the last significant alteration to the house and therefore research into later 19th- and 20th-century developments was not pursued in detail. By the time of the 1843 Tithe survey (Fig. 6) the footprint of the buildings was much as at present. The records of the sale of the property and the purchase of another house in the village, Prior Court, in 1925 (also held under the DRO reference Broadclyst PB 20) were briefly examined but, apart from a proposal to demolish some sheds, identified on a plan which was not enclosed with the records, these had little bearing on the structural history of the building.

## 4 SURVEY OF THE BUILDINGS

### 4.1 The House: Exterior

#### *East Front*

The house is approached from Church Lane by a gateway which opens out into a walled yard or garden to the east of the house. To the east of this yard a short lane leads to the churchyard. The house and its outbuildings are aligned from north to south, parallel to this lane with the outbuildings at the north end of the site.

The principal façade of the house is its eastern elevation: a broad, rectangular frontage with rendered walls covered in early 19th-century stucco (Fig. 7). The façade is divided into three sections, each of two bays, the central section being defined by a projecting porch supported by six square piers of a simplified Doric order, framing two apparently identical doorways. One of the doorways has been partially blocked and may always have been a dummy, as the main staircase rises immediately behind it. This section of walling (but not the porch) is shown on the early 19th-century plans (Fig.3) as ‘new’ fabric; however, the anomalous treatment of the doors in relation to the staircase may suggest a more complex development of this area (see below). The porch projection appears on the Tithe map of 1843 and may have either been a modification contemporary with the 1820s plans, or a subsequent addition which sought to resolve or hide the peculiar duality of this façade.

Above the porch, at first-floor level, the central section of the façade is slightly recessed, emphasising the outer bays as though these were projecting wings. The roof and bracketed eaves above this ignore this recession and continue unbroken over both the centre and the ‘wings’. This strongly suggests that the present roof is a replacement, perhaps superseding an earlier one which respected the recession of the central bays. The recessed part of the elevation has two sash windows without horns, flush with the face of the wall; these are probably of early 19th-century date.

The southern part of the façade is divided from the central bays by a chimney stack rising within one of the internal walls. Unusually this stack does not appear to serve any fireplaces in the present building; it does not appear on the early 19th-century elevation drawings and it is not answered by a corresponding stack to the north. The southern rooms are, instead, heated by fireplaces in a chimney stack which is placed in the east wall, not quite centrally to this part of the elevation and rises above the roofline. This is also absent from the early 19th-century drawings and it is uncertain how the fireplaces shown in this wall were intended to draw. The disposition of the existing chimneys disrupts the apparent symmetry of the façade and suggests that the whole is the product of alterations and adaptations rather than a single period of construction.

The southern bays have pairs of apparent window openings on each floor but in each case one of the windows is blind. Both ground-floor windows are shown as blind on the early 19th-century plans of the house; the existing ground-floor window may have been opened in the 20th century, as its sashes have horns. The sashes of the first-floor window are without horns and may be of early 19th-century date.

To the south of the main façade a short wall projects at right angles to the façade (Fig. 8). This forms the rear wall of a conservatory extending along the south side of the house. The earliest fabric, in the lower section of the wall, is constructed of red Triassic sandstone with occasional blocks of breccia. This is broken at the centre by a doorway with jambs of red hand-made brick, now infilled by later stone blocking.



Fig 7 The east front of the house, showing the recessed centre and the anomalous positions of the chimney stacks.



Fig. 8 Fragment of walling, containing a blocked doorway, extending to the east from the southern corner of the façade.

The wall has been raised in height at a later period and this masonry extends downwards to block the doorway. The original wall may thus pre-date the construction of the conservatory and possibly also the early 19th-century remodelling of the house. It appears to relate to an outbuilding shown in this position on the Tithe map of 1843 (Fig. 6).

The northern part of the façade is also of two bays, with sash windows on the ground and first floors. The sashes on the ground floor have no horns and are probably of late 18th- or early 19th-century date, whereas those of the first floor have horizontal glazing bars, a style popular in the mid-to-late 19th century. These sashes appear to have been added in front of earlier sash boxes and project from the façade of the house. The chimneystack serving these rooms lies in the northern wall of the house and does not balance the stack serving the southern rooms. It is likely that this stack is earlier than those in the southern part of the building.

To the north of the main house is a low service wing with a hipped slate roof, this now contains the boiler house and other service rooms. It seems to be an addition to the main structure and is shown as such on the early 19th-century plans.

The tripartite division of this façade and the recession of the centre are strongly suggestive of the division of the original house into a central range with flanking wings surrounding a forecourt; an arrangement suggestive of an Elizabethan or Jacobean house. The central section of the façade could have been brought forward to infill this presumed forecourt during a period of rebuilding or remodelling of the house, perhaps to enlarge the domestic accommodation by the provision of a new entrance hall, effectively creating a ‘double-pile’ house<sup>1</sup> in place of an earlier ‘U’-shaped one.

Although the early 19th-century plans show the fabric of this section of the east wall as ‘new’ in c.1820, the position of the contemporary staircase, which is in conflict with the openings in this wall, may imply that the wall had already been realigned and the openings formed in an earlier phase of building works. The anomalous treatment of the main entrance with two equally prominent doorways, one of which is false, certainly gives the impression that the apparent symmetry of the façade is the product of successive alterations of an earlier structure rather than a single, planned design. Evidence for earlier window openings, doorways and different building materials reflecting different phases of construction may well survive beneath the existing stucco.

#### *South front*

The south front of the house is clearly of a single phase of construction and of consistent design. It is shown on the early 19th-century plans as ‘new’, and the specifications for building works describe this wall of the building as ‘decayed’. It may therefore be assumed on documentary as well as on stylistic grounds that the wall was rebuilt or remodelled in the early 19th century. It may have replaced the east front as the principal façade of the house at this period.

This elevation (Fig. 9) is framed by a pair of panelled pilasters and is surmounted by projecting, bracketed eaves in the ‘Tuscan’ manner. The façade is divided into two tall, shallow recessed panels with segmental arches, framing tall French windows on the ground floor and hornless sashes on the first. The windows have margin lights and there are scalloped pelmets for external blinds. The attic rooms are lit by a small dormer window in the roof, also with margin lights. The lower part of this elevation is masked by a 19th-century conservatory with six bays divided by seven tall, narrow timber pilasters. The conservatory does not appear on the Tithe map of 1843 but must have been added soon afterwards. A smaller and more modern conservatory lies against the earlier projecting stone wall to the east of the house but this appears to replace a section of the earlier conservatory which occupied the site of the outbuilding shown on the Tithe map.

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<sup>1</sup> A ‘double-pile’ house is one with two parallel ranges immediately adjoining, or two rooms in depth throughout. This form of planning was introduced in the early 17th century and became common in larger houses in Devon and Cornwall during the late 17th and early 18th centuries.



Fig. 9 South front of the house showing the arched recesses and the 19th-century conservatory.

#### *West front*

Like the east front, this façade is surprisingly irregular and, despite superficial symmetry, contains anomalies suggestive of many phases of alteration rather than a single phase of construction (Fig. 10). Although the tripartite division of the façade is still apparent, the west wall is entirely flat and is unified by the continuous projection of the eaves. The façade is flanked by a pair of panelled pilasters. The southern bays have modern, horned sashes to the ground and first floors, divided by a chimney flue which is apparently without a stack. In fact the flues bend to the north and east to vent through a chimney stack rising through one of the internal walls. The windows are shown as blind on the early 19th-century plans and must have been opened in the 20th century, perhaps to improve the garden elevation of the house.

The central bays project forward at ground-floor level under a flat roof. This area is shown as 'new' on the 1820s plans and seems stylistically consistent with this date. The rooms within are lit by tall sash windows without horns, extending to the ground. The first-floor windows in this section of the façade are also taller and grander than those in the end bays, showing that these were important rooms. Both sets of windows have decorative pelmets for external blinds. In the roof a single central dormer window lights the attic rooms.

The northern bays have hornless sashes to the ground and first floor, somewhat larger than those in the southern bays and almost certainly of earlier date. One of these windows conflicts with the landings of the service stair rising against the west wall of the house; it seems likely that the window opening predates the insertion of the staircase. On the ground floor is a doorway with deep, panelled reveals with raised fielded panels, opening upon the hallway serving the service stair. The door has six panels of an unusual pattern, with taller panels above and below a middle section of smaller square panels. This is perhaps of early or mid 18th-century date and is of some grandeur; it may represent the original front door of the house, reused in this position in the early 19th-century alterations.



Fig. 10 West front of the house showing the projection at the centre, the varying sizes of windows and the anomalous position of the chimneys.



Fig. 11 North elevation of the house from the service yard, showing the low service wing featuring mullioned and horizontally-sliding sash windows.

### *North front*

This elevation (Fig. 11) is partially obscured by the low range of service buildings to the north of the house. Although this cannot have been intended as one of the main façades, it is flanked by a pair of panelled pilasters, perhaps because this elevation of the house was prominent in the view from the church. There is a large central chimney stack serving the fireplaces in the northern rooms. Alongside the chimney stack is a small dormer window with casements, one of which is original and retains a margin light.

The outbuildings to the north of the main house are shown as 'new' on the early plans. The service wing is 'L'-shaped, the eastern part projecting northward of the western part. The former section contains a large three-light window with timber mullions, the leaded lights (now mostly missing) being protected and secured by very substantial iron stanchions and saddle bars. Most of the casements have been replaced by metal mesh which is presumably designed to ventilate the larders or pantries. This window looks earlier in date than the rest of the building and may well have been salvaged from an earlier structure. The narrow moulded mullions suggest a late 17th- or an early 18th-century date. Although older styles of fenestration were frequently employed in the service areas of buildings in the 18th and early 19th century the dimensions of the ironwork would be unusual for this period and it is most likely that this window has been reused.

The western facing section of this part of the service wing has a veranda sheltering the doorways to the main service corridor and the larders or pantries. The roof of the veranda cuts across the doorway to the service corridor and is likely to be a later addition. The western part of the north elevation has a handsome, though rather mutilated, horizontally-sliding sash window, which is probably of early 19th-century date and is likely to be an original feature of this part of the building.

### *Service Yard*

The area to the north of the house is enclosed to form a small cobbled kitchen yard. The cobbles appear to survive across most of the area, despite the layers of 20th-century concrete which now cover them. The gateway to the yard has square gate piers defining a wide opening from the forecourt to the east. This gateway has been narrowed in two stages to its present width. Adjoining on the north side of the yard is a small lincay, its north and east walls being constructed of red Triassic sandstone rubble. There is a loading hatch in the east wall. The south wall appears originally to have been open and supported by a row of timber posts; it has now been infilled with timber cladding. The roof is an early one with cambered tie beams supporting principal rafters halved and crossed at the apex, the pegs securing the joints being left protruding. There is a single set of purlins on each side and a diagonally set ridge tree. The lincay seems to have served as a fuel store. Although this building does not appear on the 1820s plans of the house it is highly likely that it was already in existence, and was retained to provide additional storage areas. It may date from the 18th century and is a rare survival of a service building of this type and date.

## 4.2 The House: Interior

### *Ground floor: the principal rooms*

The house is entered by double, glazed doors with margin lights and fitted shutters, which open upon a small entrance lobby alongside the main staircase. The room has restrained Greek-Revival decorations typical of the early 19th century, particularly the *echinus*<sup>2</sup> mouldings of the cornices. There is no provision for a fireplace.

Similar glazed doors open upon the main hallway, which is a large room spanned by an elliptical arch across its centre. This room is also unheated, though the south wall is exceptionally thick and it may be that there are fireplaces concealed in this area. Two deep recesses in the thickness of this wall house the entrances to the present Drawing Room and

<sup>2</sup> A flattened roll-moulding similar to the moulding forming the capital of a Greek Doric column.



Fig. 12 View of the entrance hall, looking towards the service wing, showing typical early 19th-century detail.

the Smoking Room, which are identified on the early plans as the Parlour and Dining Room respectively. The entrances to both rooms have flat architraves with delicate mouldings and six-panelled doors with flat panels hung on rising butt hinges. These are certainly of early 19th-century date, though the door furniture is modern.

The entrance hall has restrained Greek-Revival plasterwork and skirtings similar to those of the lobby, but the picture rail is a later addition. Beyond the archway the main stairs rise to the east against (and partially blocking) one of the two openings in the east wall. This

area has been converted into a cloak room and water closet by infilling the space beneath the staircase, perhaps in the mid to late 19th century. The stairs were rebuilt or inserted in this position in the early 19th century and are typical of the period with an open string, stick balusters supporting a continuous mahogany handrail and a scrolled terminal at the base supported by a columnar newel. The doorways to the present Dining Room, which is shown on the early plans as the Library, and to the service area of the house have similar early 19th-century six-panelled doors and must also date from the remodelling of the house *c.*1820.

The Smoking Room, formerly the Dining Room, is one of the principal rooms of the house and is accordingly well decorated, with a deep, moulded skirting board and a moulded plaster cornice of early 19th-century type with 'reeding' or closely-spaced parallel fillets. The tall French windows in the south wall retain their original early 19th-century shutters.

The chimneypiece is early 19th-century in style and may be the original, though it is rather oddly proportioned, being deeper than usual. This may be a consequence of its position in an external wall without a proper chimney breast or any provision for a deep recess to house the grate. This suggests that the fireplace was moved here and the from another position during the alterations in *c.*1820, as confirmed by the contemporary plans. The position of the fireplace before this is unknown, yet the room was obviously an important one and must have been heated. It is possible that an earlier fireplace lies concealed in the north wall of the room, which is of some thickness and could well conceal chimney flues. Alternatively, the tall windows in the south wall may have been created in *c.*1820 by the removal of early chimney breasts.

Chimneys in this position in the south wall would have corresponded with those in the north wall of the house and would suit a formal, symmetrical arrangement of the house with its main façades facing east and west. The early 19th-century alterations may have been undertaken to give the room a southern aspect and direct access to the garden. Such an alteration would have been regarded as desirable at the period, when the unification of internal and external space became popular and French windows, bowed fronts, conservatories and verandas became common in ordinary domestic design, and were often employed with deliberate disregard for symmetry (Girouard 1978, 218-20) The windows in the east and west fronts of the southern wing may have been blocked at this time as a consequence of the repositioning of the fireplaces.

The Drawing Room, formerly the Parlour, is somewhat richer in its decorations. The cornice is an ornate plaster band of repeating anthemion motifs and the tall French windows opening into the conservatory have their original panelled shutters. The fireplace in the west wall has a modern chimneypiece, but this must replace an early 19th-century one. As in the adjoining room the probability is that the fireplace was originally in the north or south wall, but was moved to this position in *c.*1820. The windows in the west wall, overlooking the garden, were reopened in the 20th century, having been blocked in the early 19th century when the fireplace was moved. The north wall of this room is exceptionally thick and could well conceal fireplaces, flues and other features relating to earlier phases of the building.

The Dining Room, formerly the Library, owes its present form to the insertion of the projecting bay in the west wall in *c.*1820. The former configuration of this area is not known. It is highly likely that an earlier staircase may have occupied part of this space or, if the building does retain elements of a large Elizabethan or Jacobean house, the Hall may have stood in this position, possibly with a screens passage running the width of the house. Any physical evidence of this has either been destroyed or obscured by subsequent rebuilding and the only suggestion of the retention of earlier fabric now tangible is the immense thickness of the south wall of the room. This is the thickest wall in any part of the house and is considered likely to contain early features. The partitions forming the eastern and northern sides of the room are relatively insubstantial and are unlikely to conceal any very early fabric. These walls may conceivably date from the 18th century, as they are not shown as 'new' on the early 19th-century plans.

Although an important room, this room has very plain moulded skirting boards; perhaps because it was intended to function as a library and any elaborate mouldings would have been obscured by bookcases. The cornice is of decorative plasterwork reeded in the



Fig. 13 View of the central room on the ground floor, showing the beam inserted to bear the upper part of the west wall and the reused 18th-century fireplace.

usual early 19th-century style. The fireplace is central to the south wall and must thus have been inserted at the same time as the addition of the western projecting bay. The present chimneypiece is possibly a genuine 18th-century example, but it has been moved to this position in the 20th century and ‘dressed up’ with applied ornaments to make it grander.

The windows retain their shutters which, both in the configuration of their panels and in their iron furnishings, are of a slightly different form to those in the southern rooms. These shutters have a smaller rectangular panel roughly at the middle and longer panels above and below this. It is possible that this pattern of panels was intended to reflect the 18th-century doors which survive in the house, such as that noted previously in the doorway from the garden to the service stair (above). Although the windows and shutters are probably of early 19th-century date, it is possible that they slightly pre-date the alterations of 1820; they may relate to an earlier refurbishment of the house and were perhaps reset in this position when the projecting bay was added. The ceiling is crossed by boxed-in beam or girder, which was presumably inserted in the 20th century to reinforce the structure and support the wall above. The girder cuts the cornice, showing that it is almost certainly a later addition.

#### *Ground floor: the service rooms*

The service areas are separated from the main rooms by a doorway in a partition which is not quite aligned with the wall north of the staircase and is presumably a late 18th- or early 19th-century addition. The doorway opens upon the service stair which, unlike the main stair, rises the full height of the building to provide access to the attics. The staircase is a simple open well staircase with an open string, ramped handrail, stick balusters and columnar newels. Beneath the staircase a further stair descends to the cellars underlying the north-western rooms, but this stair does not occupy its original position (see below). The service corridor extends to the north from the foot of the service stair. The ceiling of this area has no cornice or other decorations.



Fig. 14 Detail of the service staircase, showing early 19th-century detail, with an earlier, 18th-century door alongside opening upon the gardens.

From this stair-hall handsome doors with bold, raised-fielded panels open upon the gardens to the west and upon the Pantry to the east. Both doors are probably of early-mid 18th-century date and are grander than seems appropriate for their present situation in the service areas of the house: they must surely pre-date the early 19th-century alterations. The eastern door almost certainly remains in its original position.

The Pantry and the modern Kitchen to the east of the corridor have been formed by the subdivision of a much larger room identified on the early 19th-century plans as a Kitchen.

This room has such rich decorations that it cannot originally have been a service room, but rather one of the state rooms of the 18th-century house. The room has an exceptionally elaborate modillion cornice and a dado of raised fielded panels which survives intact around three walls. On the fourth side the dado is covered by modern kitchen units and it is uncertain whether or not it has survived. The window in the east wall has shutters with raised-fielded panels and is also likely to be of 18th-century date. The doorway to the pantry is of the same period and was presumably the original entrance to the room. It has six raised-fielded panels, the central panels being small and square, and ornate, decorative terminals to the hinges. All the other door furniture is modern. In the south-western corner of the room is a tall, early 19th-century cupboard with a decorative cornice. It is likely that this cupboard was installed when the room was subdivided.



Fig. 15 View of the 18th-century door, panelling and plasterwork in the present kitchen (and also in the adjacent pantry), surviving from one of the original state rooms.

The northern part of this room, now the Kitchen, also retains many grand 18th-century features. The panelled dado survives around the western and northern walls of the kitchen, and the cornice around three sides of the room. The window also preserves its shutters with raised-fielded panels, though these have been sealed shut. The chimney breast in the north wall has been enlarged to accommodate a wider fireplace, no doubt to accommodate a kitchen range, fortunately without damaging the cornice. The original chimneypiece must have been removed at this time. A splendid 18th-century china cupboard in the north-western corner of the room may suggest that the room originally functioned as a dining room.

The dividing wall separating the pantry and the kitchen is not shown on the early 19th-century plans; however, it is almost certain that it was inserted in c.1820 when the room became part of the service areas of the house. The evidence for this is the door to the present kitchen, which is a plain panelled door with a prominent lock box and plain hinges. This door cuts the panelled dado, and is clearly secondary. The door is of early 19th-century type and must have been inserted following the subdivision of the room to provide access to this area.

The other rooms in the northern part of the house may also formerly have been grand rooms, demoted in the early 19th-century when the house was replanned. The small room alongside the back staircase also has an 18th-century six-panelled door with raised-fielded panels and a broad, flat architrave matching that of the present Pantry. The window of this room has shutters with raised-fielded panels. The chimneypiece has been removed. There is a plain moulded skirting and no cornice. Nevertheless the room appears formerly to have been of high status. It is possible that it has been curtailed in extent when the present back stair was inserted, and may subsequently have served as a housekeepers' room or Butler's pantry.

The service corridor extends to the north, piercing the north wall of the main block of the house to communicate with the single-storey range containing the other service rooms. This wing appears to have been an extension to the north of the house, replacing an earlier service wing (mentioned in the 1820s specifications for rebuilding), the location of which is unknown. Although the 1820s plans seem to show this range much as at present, and also as being added in a single phase, there is some physical evidence that the rebuilding was not carried out exactly as planned and that changes of plan were considered, if not adopted, during the building works.

The rooms in the service wing are disposed on either side of the corridor which extends from an arch way in the north wall of the earlier building to open upon the service yard. To the west of the corridor are two small, unheated rooms entered by 18th-century doors with raised-fielded panels which have very obviously been cut down and reused in their present positions. The southern doorway now opens into a moderately-sized rectangular room, but this cannot originally have been the case: wall scars in the cellar show that the cellar stairs descended immediately within the doorway and further wall scars in the plaster of the ground-floor room show that the stairs were enclosed by partitions. Since these partitions would have effectively prevented any access to the remaining parts of the room it must be assumed that the partition to the north is an insertion made after the relocation of the cellar stairs to their present position. Close examination of the partition shows that the plaster of the east and east walls is continuous behind the partition. This would seem to confirm that, even though a partition appears in this position on the early 19th-century plans, the existing partition cannot be contemporary with the service wing: it was perhaps added later in the 19th century. The window in the west wall is also a later insertion and it must be assumed that the room was originally lit by the window in the north wall of the adjoining room. These two rooms are shown on the early plans as a Pantry and Dairy but, as has been demonstrated above, they may not have originally been arranged or utilised in this way.

On the opposite side of the corridor is a large room, entered through a fine early 19th-century six-panelled door. This room is shown on the early plans as a Scullery and this is its most likely function until well into the 20th century, when it was finally converted into a boiler room. The boiler occupies a wide fireplace which could easily accommodate a large range or for a copper for heating water. The eastern window is an early 19th-century horizontally sliding sash and, adjoining this, is a modern doorway opening onto a small porch which appears, from the shiny, pink wire-cut bricks utilised in its construction, to have been



Fig. 16 View of the boiler room in the service area of the house, showing the absence of decorative features.



Fig. 17 View within the 'coal-house', dairy or game larder showing the inserted partition crossing the window to the service yard.

erected in the early 20th century. There is evidence of a further opening in the north wall which may have been intended as a window. This opening would have been obscured by the adjoining part of the range, which is shown on the 1820s plans as a Coal House. We may conjecture that the service range was erected in two phases and that the northernmost room was added after plans for a window in the north wall had been abandoned. The present angled corridor linking the main service corridor to the northernmost room also seems likely to be an addition.

The northern rooms, originally intended as a Coal House, do not appear to have been employed for this purpose, as they were provided with a very large and handsome mullioned window. Although this window is fairly certainly reused, it is unlikely to have been required in a fuel store. It is most likely that this room was originally employed as a dairy, since it has separate access from the service yard and faces north. At a later date the room was converted into a game larder; it was subdivided by a partition butting against the inside of the window, and meat hooks were provided in the ceiling of the eastern room. The glazing of the window was replaced with metal mesh to allow ventilation but to discourage flies. This alteration must have been made in the 19th century rather than the 20th, as the partition dividing the rooms is covered with red hair plaster supported on cleft laths. All the doors look to be of 19th-century date and retain contemporary door furniture, including some long strap hinges with expanded ends. The small double cupboard in the south wall is a later addition.

The roof of the service wing is inaccessible and could not be examined. It is likely to be of early 19th century date but may still contain structural evidence of the development of the building, particularly if this developed, as seems likely, in several phases.

#### *First floor; the southern rooms*

The main stairs from the ground floor rise through an open well and give upon a broad landing crossed by three oval-headed arches. The partition walls forming these arches vary in thickness, the widest being 0.88m thick and the narrowest 0.15m. There is clear potential here for the retention of earlier fabric. The present layout of this area appears to date from the 19th century, when it was provided with a bold plaster cornice and a picture rail.

To the west of the head of the stairs, at the centre of the house, is a very large room, entered by an early 19th-century six-panelled door with plain panels and delicate mouldings. The door retains a decorated china door knob and fingerplate. Within, the room has a reeded cornice of early 19th-century type, tall, folding shutters to the two windows and a small marble chimneypiece with corner blocks, now painted, in the south wall. This fireplace may well be *in situ*. There is a later picture rail but, apart from this, the room is almost unaltered.

Through the southern arch on the main landing, the east wall features two 19th-century doors, one of which is blocked. The other door occupies a wider opening surmounted by an oval-headed fanlight. These doorways presumably opened upon a water-closet and bathroom. These rooms seem to have been divided by a partition originally, though this would cross the window lighting these areas. The ceilings are also at different heights, a feature which seems inexplicable given that the floors of the attic rooms above this are level. It is possible that a water tank or cistern lies concealed above the lower section of the ceiling, or even that the area formerly incorporated a staircase rising to the attics. It seems certain that the present layout of this area is the result of 19th-century re-planning of the house.

Beyond the second southern arch is a further rectangular landing with a matching cornice and three doorways opening into the southern rooms. All of the doorways are six-panelled doors of early 19th-century type. On the eastern side one of the doorways opens upon a bathroom, which preserves no visible historic features. To the south is a large room, facing south, with a tall windows with panelled embrasures hiding folding shutters. There is no cornice and only a small fireplace in the east wall, hidden behind an immense wardrobe. All the historic features are of early 19th-century date, but there is a strong possibility of the survival of earlier features, particularly fireplaces, in the north wall. This room is linked by a small 19th-century door to the large bedroom in the south-western corner of the house and may have served as a dressing room.

The large south-western bedroom has no cornice, but looks south through a tall window with panelled reveals and shutters. There are two modern windows in the west wall flanking the fireplace, which has an early 19th-century white marble chimneypiece with corner blocks and carved roundels. The grate is a modern replacement and the flue serving the chimney must curve around to the north and east above this as no stack is provided in the west wall. This strongly suggests that earlier fire-places may exist in the north wall of the room, which is of great thickness at this point and may well retain fabric pre-dating the early 19th-century alterations. In the north-eastern corner of the room are two more six-panelled doors: one opens onto the landing and the other, in the north wall, merely conceals a cupboard. This latter opening may well predate the early 19th-century remodelling of the house.

*First Floor: the northern rooms*

North of the main staircase the landing opens upon a small lobby from which doorways open to east and west. The western door, to the service stair, is of early 19th-century date, but the room to the north east is approached through an 18th-century door with two raised-fielded panels. The door has been rehung in the 20th century and its hinges have been replaced, but clear traces of the original 'L'-hinges remain visible. The architrave is similar to those of the 18th-century doorways downstairs and could be contemporary with these, though it has probably been reset in this position, as shall be seen below.

The north-eastern room is large, with two windows facing east, both with folding shutters with raised-fielded panels. The sashes have been replaced in the 19th century, retaining the original sash boxes, but substituting new sash boxes and sashes beyond the plane of the originals. The shutters have butterfly hinges and close to the plane of the original windows: there can be no doubt that these are original. The cornice around the room is a very fine classical box-cornice which must pre-date the early 19th-century alterations and demonstrates that this room was formerly of high status.

The chimney breast in the north wall is off-centre in relation to the room. Examination above the ceiling of the adjoining bathroom reveals that this is because the entire western wall of the room is a later addition. The original box cornice of the room survives above the ceiling of the adjacent bathroom, interrupted only where the lobby off the main landing intrudes upon it. The west wall, with its cornice and the two-panelled door opening upon the bathroom is modern; a very sensitive late 20th-century addition to the house constructed from modern timber and plasterboard, no doubt intended to provide *en-suite* bathroom facilities. The interruption of the original cornice by the lobby is interesting; the lobby must exist to provide access to the main landing from the service stair without passing through any of the bedrooms. As this lobby intrudes upon one of the original volumes we may conclude that it was inserted with the service staircase in the early 19th century. The location of the original staircase is unknown, but it must have had a different configuration from the existing stairs. It is most likely to have lain in the centre of the house, to the west of the main entrance, on the site of the present Dining Room and the bedroom above.

The north-western room is entered from the service stair by a similar two-panelled door which as clearly been reused. All traces of its original hinges have been lost. This room had a fireplace in its north wall, now removed, and retains a box cornice to all four sides. The window was originally provided with folding shutters, but these have been removed and the reveals plastered over.

*Second floor*

The service stairs continue upwards to the attic storey, crossing a window opening in the process. In the south wall of the staircase at this point is a clear disturbance marked with horizontal boarding, which may show where the early 19th-century stairs cut through an earlier floor structure.



Fig. 18 A typical 18th-century door in the northern part of the first floor.



Fig. 19 Shutters and cornices of 18th-century date surviving in the northern parts of the house.

The attic storey consists of eight small rooms, most of which are entered through 18th-century doors. These doors have all been reused from elsewhere. They have four raised-fielded panels, arranged with single larger panels above and below a pair of small, square, central panels. They are thus similar in design to the grander doors in other parts of the house, and of the same period, but presumably came from less important areas, perhaps from the first-floor rooms.

Many of the rooms on this storey are unheated and presumably served as box rooms. The room in the north-western corner is one of these, with a reused 18th-century door pieced by a later ventilator. Part of the roof structure has been removed in this area to increase the storage space. The northern room is heated by a small early 19th-century fireplace retaining its original chimneypiece and a 19th-century cast-iron grate. The room is lit by a dormer window. This was presumably a servant's bedroom or, as it is a large room, perhaps a schoolroom or nursery for the children. In the corner is a small box room or store defined by the queen posts and braces of the roof.

To the south of this the rooms are arranged on either side of a central spine corridor, which receives a little borrowed light from an internal window adjoining the door to the northern room. The four rooms at the centre of the building, on the eastern and western sides of the corridor, share half a dormer window each. One of these rooms has been subdivided with a modern partition to provide a modern bathroom with a tank room adjoining. The bathroom has a modern door which very carefully replicates the pattern of the earlier doors in the corridor but is without fielding to the panels. The door to the tank room is probably the original door to the undivided room and has an original lock box and drop handle. Investigation of the chimney breast in this space suggests that there may have been a small fireplace, but this has been blocked during alterations to the chimney. There are also several layers of plaster on the wall, some buried behind layers of brickwork and plaster associated with the present roof structure. This may reveal that the house had attic rooms within its roof space prior to the construction of the present early 19th-century roof.

At the south end of the corridor is a single large room which, oddly, was heated by two fireplaces. It is probable that this space was intended to be subdivided, as on the 1820s plans, but that this was never carried out. A boarded area under the eaves on the eastern side seems to enclose water tanks, and two small enclosures in the corners, under the hip rafters of the roof, seem to represent small stores. These features are probably of 19th- or early 20th-century date.

### *Roofs*

The roof structure of the house is of early 19th-century date and seems to have been designed in 1820, though the records of the Rural Dean's visitations, which record re-roofing of the house in 1837-8, might suggest that it was either not actually constructed at that time or modified since (see above, p. 9). Admittedly, this reference might simply be to re-slating rather than rebuilding of the roof structure, but to suggest that the roof was already so 'decayed and dilapidated' as to require complete re-roofing after only seventeen years implies negligence or the use of poor quality materials by the surveyor and the building contractors. The original designs appear to have incorporated a central lead flat, but this was either not executed or was later removed.

The attic floors are presumably supported by tie beams level with the eaves and these support queen-posts with raking struts to the principal rafters. Additional queen posts to north and south of the main trusses support shorter principal rafters forming the hipped gables of the roof. The upper part of the roof is obscured by the ceilings of the attic rooms, but is likely to have king posts supported upon further ties level with the ceilings of the attic rooms.

### *Cellars*

The cellars lie under the north-western rooms of the house and are now approached by a staircase under the service stair. The large cellar under the main block of the house has unplastered walls which have unfortunately been whitewashed, though some of the blocks appear to be of red Triassic sandstone. The brick floor and the brick wine bins are probably of



Fig. 20 A reused 18th-century door in one of the attic rooms.



Fig. 21 View of the cellars showing the scar of a former staircase.

18th- or early 19th-century date, but the ceiling structures are modern replacements. There is no visible dating evidence for the cellars and it is impossible to say whether or not they contain fabric relating to earlier structures

The smaller cellar lies under the service wing and must date from the early 19th century, when this wing was first constructed. It has a cobbled floor and no surviving furnishings. The walls incorporate much red sandstone and the floor is cobbled. In the south wall the scar of an earlier timber staircase is visible descending from the service corridor. This must presumably predate the present staircase. A blocked recess or doorway is also visible in the north wall. It is possible that this led to an external stair communicating with the service yard. Presumably deliveries of stores were made to the house through this opening, which has been blocked with 20th-century pink-red bricks. .

### 4.3 The Cottage: Exterior

The cottage is a small dwelling which has been converted from the former stable range to the north of the house. The conversion was presumably undertaken in the early 20th century to create a staff apartment and has since been extended and upgraded to incorporate other parts of the former stables. These alterations were undertaken without significantly altering the footprint of the stable range, which remains much as it was when shown on the Tithe map of 1843. The domestic areas occupy the southern, 'L'-shaped end of the building, extending as far as the covered way linking the eastern courtyard and the gardens to the west of the house. The bathroom of the cottage intrudes into part of the lincay on the north side of the service yard. The remaining areas in the north part of the stable range were not surveyed as part of the recording works. They retain some 19th-century stable fixtures, including horse stalls or loose boxes.

The eastern walls of the cottage are partly constructed of volcanic rubble and partly rendered. The eastern projection at the south end of the stable block aligns with the end wall of the lincay and may have been built against its northern wall. This section of the building has a low-pitched slate roof, the gable being surmounted by a weathervane. The window in the gable wall has six panes divided by moulded glazing bars and pivots backwards from the base to open; it is not of domestic character and must pre-date the conversion of the stables. In the north facing elevation of the projection is a four-light casement window with four casements below, hinged to open outwards, and two above, hinged from the top. These upper casements replace timber mullions which originally continued to the full height of the window, as betrayed by the remains of pegs in the top bar of the frame. The window appears to be of 19th-century date and may have been altered to its present form in the early 20th century during the conversion of the building.

In the east facing wall of the house is an early 20th-century door, grouped with a casement window with moulded glazing bars. The jambs of both the door and the window are of 20th-century pink/red wire-cut bricks. To the north of this a wide opening with a short timber lintel appears to represent a former stable doorway; it has been converted into a window by partially blocking the opening and rebuilding the jambs, all in a darker red brick than that utilised for the main entrance to the cottage. The window filling the opening is a metal Crittall window, probably dating from the 1940s or 50s. This part of the building is partly constructed of volcanic rubble, incorporating infrequent blocks of red Triassic sandstone and breccia and some hand-made red bricks.

In the north wall of the cottage, within the covered way it is apparent that the original width of the stone-built section of this range was only 4m; the present width of 7.3m is the result of a later extension, shown by a clear vertical break in the masonry. The masonry to the east is rendered, but stands on a foundation of hard, 20th-century red brick, incorporating ventilator bricks. This brickwork continues the length of the west-facing elevation, which incorporates metal-framed Crittall windows probably dating from the 1950s or 60s. The north western section of the cottage thus seems to represent a modern extension or rebuilding, apart from a short section of the south end, where a row of projecting rafter ends at eaves level seem to show that the cottage had already extended into this area.



Fig. 22 View of the cottage from the stable yard, showing blocked features in the eastern wall.



Fig. 23 View of the cottage from the west, showing the rebuilt western wall. This represents 20th-century enclosure of a former shed or linhay. Traces of an earlier phase of encroachment are betrayed by a change in character of the eaves.

The roof of the carriageway has two levels of applied collars linking the principal rafters, secured with large square pegs, and empty sockets for staggered purlins, now replaced with later timbers. This roof appears to be of 18th- or early 19th-century date and covers the full width of the extended building, which would appear to contradict the evidence given above for the original width of the range. It seems probable that the western side of the range incorporated some element which was structurally distinct from the eastern section, and was perhaps constructed of less durable materials. There may well have been an open linhay facing west, or some timber-framed walling in this area. This conjecture is borne out by examination of the southern corner of the projecting part of the west elevation. At this point a large timber post survives, possibly one of several originally set at intervals along the length of the west wall. The areas between the posts may have been open, or infilled with timber framing and brick nogging, like the short southern elevation of this section of the building. The timber structure incorporates diagonal braces and the brick is probably of 18th or 19th century date. A small, early 20th-century porch has been erected against this wall and contains a panelled door, probably dating from the 1920s or 30s. To the south of this the remaining section of the west wall, which is set back to the east, reflecting the gabled projection on the other side of the range, is largely constructed of red Triassic sandstone and pierced by a 19th-century window.

#### 4.4 The Cottage: Interior

The doorway in the west elevation opens onto a narrow corridor extending from north to south, with a further corridor at its south end forming a 'T'-shape. At the north end of the corridor is a small room which preserves the original width of this section of the building. The west wall of the room is of solid masonry and forms a spine wall down the centre of the range. The ceiling is crossed by a crudely-squared beam which suggests that elements of the original roof structure or loft floor survive, but no other historic features are visible.

At the south end of the corridor the ceiling is crossed at a high level by a chamfered beam with stepped run-out stops. This beam is wider than the corridor and matches the width of the room to the north. It is evident that the partition on the west side of the corridor is an insertion and that this space formerly extended westwards. The room on the west side of the partition is entered through an early 20th-century four-panelled door with plain, un moulded stiles and rails, and was heated by a fireplace with a typical 1920s dark oak chimneypiece and a tiled grate. The room extends into the western part of the range through a breach in the spine wall separating the two sections of the building. This extension appears to date from the 1920s and is betrayed externally by the projecting rafters and by the altered pitch of the roof.

To the north of this room the present kitchen occupies the eastern part of the range. This room is entered by a door with distinctive horizontal panels, dating from the 1940s or 50s. It seems likely that the cottage was extended to the north into formerly unconverted areas in the post-war period.

At the western end of the 'T'-shaped corridor a small plank door opens into the 20th-century porch. This door is perhaps a relic of the original use of the range as a farm building. The southern room is also entered by an early 20th-century four-panelled door. The room retains no visible historic features, but there is probably a blocked fireplace in the west wall near the base of the staircase leading up to the bathroom. The alcove at the base of the staircase is of uncertain function.

The bathroom occupies part of the linhay on the north side of the service yard and was presumably added to the accommodation when the cottage was refurbished in the 1950s; previously the building was served by an external lavatory which still survives in the garden to the west. The room in the eastern part of the building is approached by a 19th-century door with six flush panels facing the corridor. This room is unheated but well lit by large windows. There was formerly an additional entrance in the eastern gable, which was replaced in the 19th century with the existing pivoting window. The room has a plain skirting and the remains of a chamfered timber cornice. It is likely that the room served as a tack room for the storage of and maintenance of equestrian equipment.

## 5. CONCLUSION

The former vicarage at Broadclyst is, in its present form, an apparently early 19th-century house constructed in around 1820 under the supervision of the Surveyor William Bayes, probably at the request of the then patrons of the living, the Acland Family of Killerton. The rebuilding has left little sign of and few datable features relating to any earlier houses on the site; however, the superficially regular appearance of the present building in fact hides a more complex history. The possibility remains that some elements of a medieval parsonage house, or perhaps a late medieval or early post-medieval mansion, may survive buried within the existing fabric. The conjectured phasing of the building is summarised below and also in Figs 24-27.

### *Phase I: 17th to 18th centuries*

Documentary evidence from the early Glebe terriers suggests that the original vicarage house was aligned east/west with a central hall and ranges of rooms to east and west of it: if the description is correct the early house would have lain at right angles to the existing building. It is therefore probable that if any of the early house survives it occupies only a part of the footprint of the present building. There are anomalies in the fabric which may well suggest the retention of early fabric. The unusually thick walls between the centre part of the house and the southern end, for example, might well represent one of the surviving walls of a medieval hall, or perhaps a thick wall containing chimneys and mural passages.

The plan form of the existing building may be read as containing an early building, with a central hall range flanked by a pair of projecting wings on either side of an entrance court. This plan form is familiar from many smaller Elizabethan and Jacobean gentry houses in Devon. The present layout of the building might therefore betray a later 17th-century enlargement of the earlier house described in the Glebe terrier. The old house might have been utilised as a service range extending to the rear; with the medieval hall demoted to permanent use as a 'Citchin'. If this building did originate as the 'Chudleigh mansion' one possible context for such a remodelling might be work undertaken for Henry Burroughs after he leased the property during the reign of James I. It seems more likely to the present writer that the Chudleigh house lay north of the church and that this property has always served as the vicarage.

### *Phase II: c.1750*

The next phase of development of the house may have involved the addition of a new range infilling the space between the two wings and alongside the central range. This would effectively have created a double pile house and would have allowed the rationalisation of the plan so that the rooms might be entered independently from a new entrance hall on the site of the earlier forecourt. The new range may have had a symmetrical frontage, facing east, with only a slight recession of the centre, as is still evident. The house may have been refenestrated with sash windows at this period and new chimneystacks may have been provided in the south and north walls. Within, stairs may have climbed to the first floor at the rear and new and well-appointed reception rooms would have opened off each side of the new entrance hall. The external and internal appearance of the house must have been transformed. Parts of the medieval or Elizabethan structure may have survived, but few of the original volumes are likely to have been recognisable. The medieval house may still have survived in use as service rooms or domestic offices. The location of these is not known, but it is highly likely that they extended westwards from the south end of the house.

The most likely date for this kind of refurbishment would be the mid 18th century, perhaps under the Revd. John Acland. A few grand features of this period survive, including the rich cornices, panelling and doors in the northern parts of the house.

### *Phases III and IV: c.1820 to 1837*

The long tenure of John Acland, during most of the second half of the 18th century may have left the house, after his death, in need of some modernisation. These works were not

undertaken under his immediate successor, but were perhaps begun at the instigation Thomas Dyke Acland, the 10th Baronet, soon after he attained his majority. He may have been motivated both by a sense of personal responsibility for the condition of the buildings, as the patron of the living, and also to provide a suitable home for either of his sons, should they take Holy Orders. Peter Leopold Dyke Acland was eventually presented to the living in 1845, by which time the house had been completely rebuilt.

The alterations proposed in 1820 were carried out more or less according to the plans proposed by William Bayes, but were not, perhaps undertaken in a single phase of work. There is some evidence that the new domestic offices, to replace earlier buildings in an unspecified location which were demolished at this period, were constructed in two phases. These were repositioned at the north end of the house and the formerly magnificent apartments at this end of the house were now downgraded and utilised as service areas. The roof was intended to be rebuilt or replaced in 1820, but documentary evidence suggests that it was not undertaken until 1837. The existing staircases were presumably added when the roof was renewed, which may explain some of the uncomfortable relationships with window openings, though it is true that Bayes does not seem to have been particularly sensitive to such infelicities. One of the most striking alterations seems to have been the realignment of the house to face south, with tall windows in a new façade facing out over the paddocks. The fireplaces heating these rooms were treated most bizarrely, being dug into the east and west walls. This seems to have necessitated blocking windows in these elevations, as well as running the flues along the wall tops to connect with chimneys located at some distance. No rational explanation for this has been discovered; however, we may perhaps conjecture that these chimneys replace 18th-century stacks in the south wall of the rooms, corresponding with the surviving chimney stack to the north. Chimneys in this position would have provided a balanced and symmetrical arrangement as seen from the main front of the house. These chimneys may have been removed in 1820 to provide a southerly aspect for the rooms, though why the new fireplaces were not positioned in the north wall remains a mystery.

#### *Phase V: 19th and early 20th centuries*

Subsequent alterations to the house have been very minor. Some 19th-century alteration was undertaken in the service areas, including the removal of the cellar stairs to a new location and the subdivision of a possible former dairy to provide a game larder. After the sale of the house by the church in 1925 part of the former stables were converted to form a staff cottage, probably by annexing part of an earlier shed or lincage on the west side of the range. The cottage was later extended still further north and these areas were extensively rebuilt, removing any evidence of their former function.

#### *Phase VI: modern alterations*

The house has been well maintained throughout the 20th century through continued use as a small country house. Most of the alterations made during this period have respected the architecture of the building; there are few intrusive features and some highly sensitive work involving careful replication of panelled doors and cornices. One of the outstanding features of the property is the way in which all the ancillary buildings and garden structures have been kept up and maintained. Such buildings are usually highly vulnerable to neglect and to demolition. This small estate has preserved almost a full range of sheds, greenhouses and other outbuildings, many of which are still serving their original, or comparable, functions. The property represents an unusually complete and unaltered example of an 18th- and 19th-century parsonage belonging to a prosperous Devon parish.

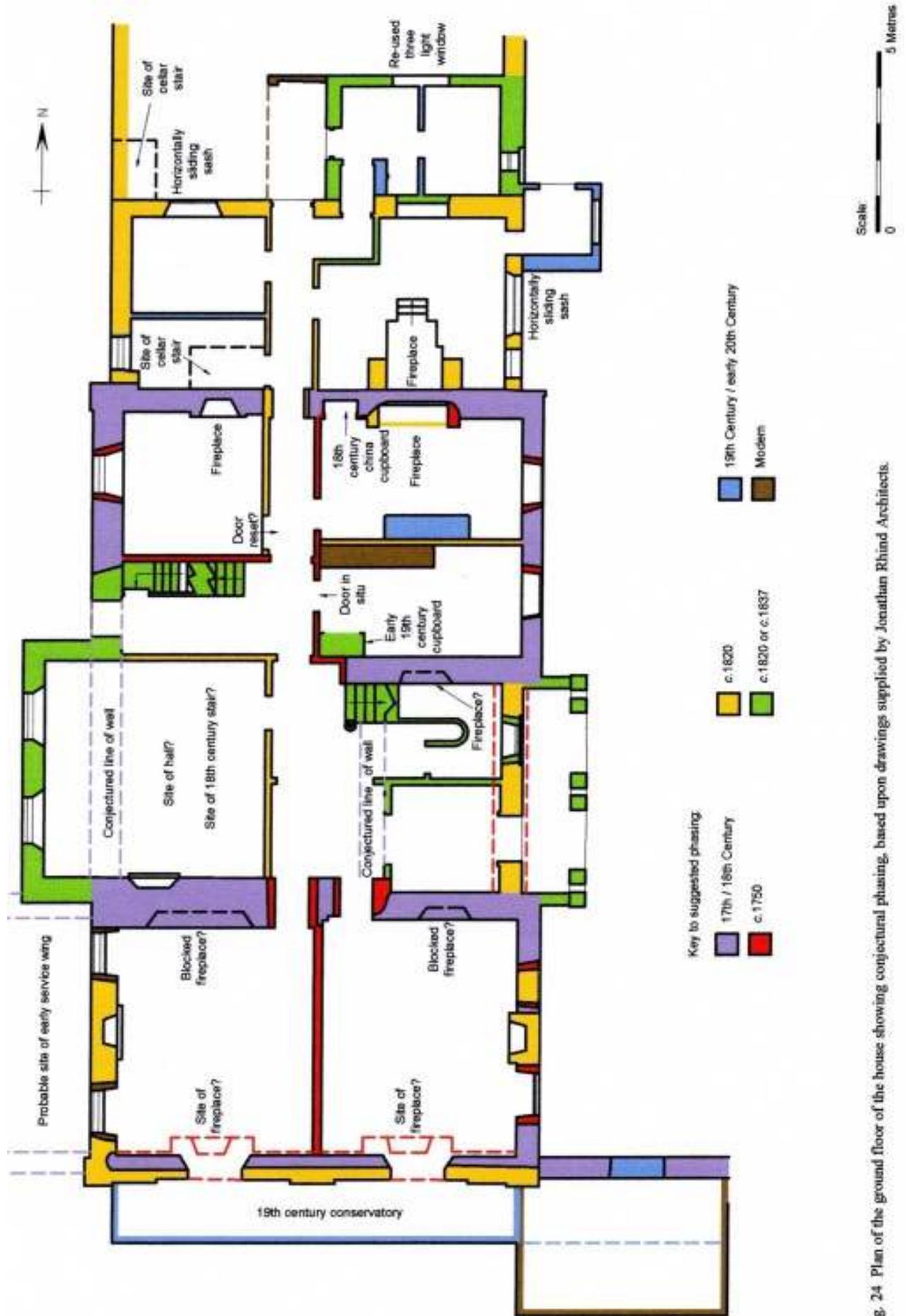


Fig. 24 Plan of the ground floor of the house showing conjectural phasing, based upon drawings supplied by Jonathan Rhind Architects.



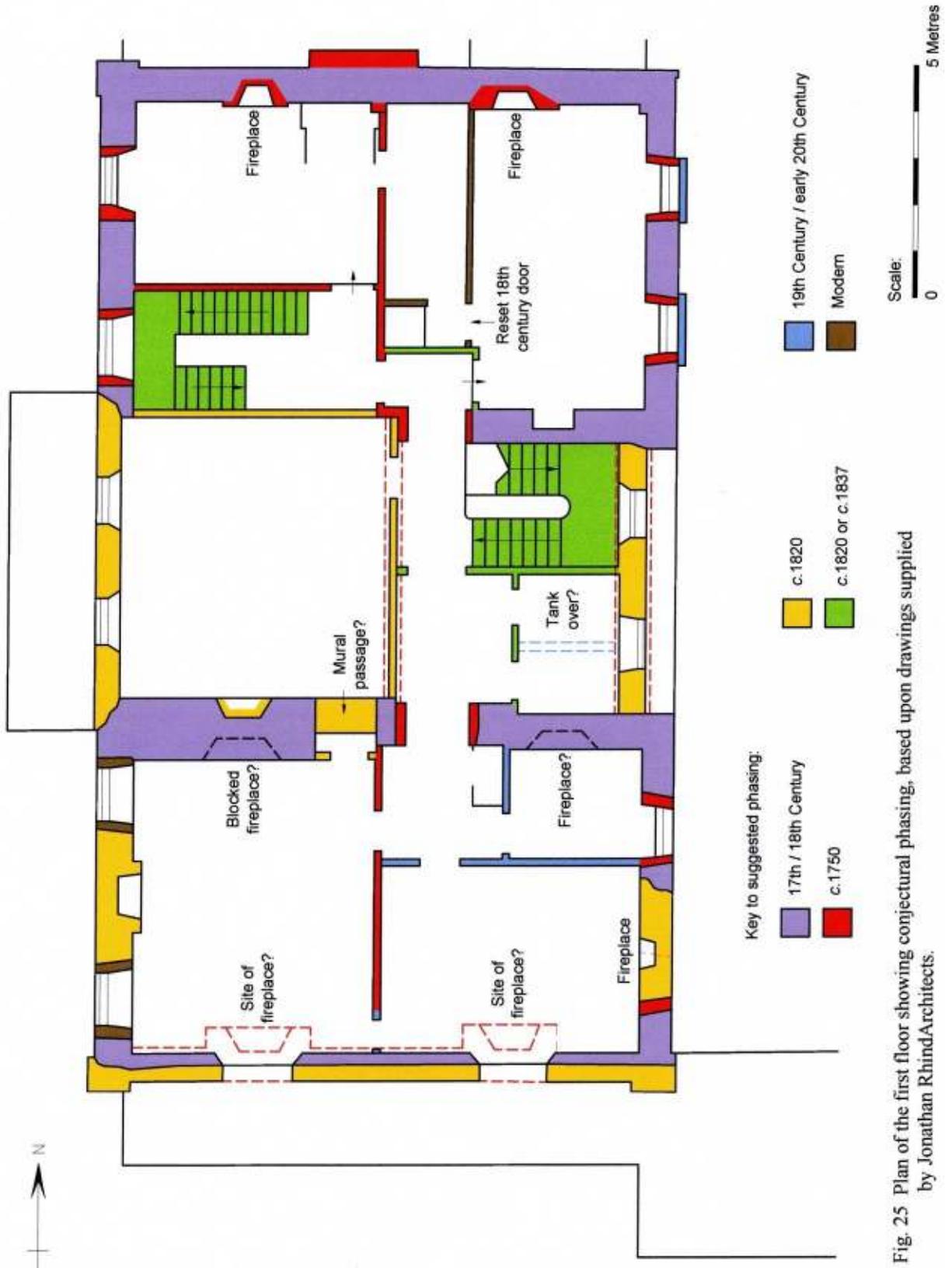


Fig. 25 Plan of the first floor showing conjectural phasing, based upon drawings supplied by Jonathan RhindArchitects.

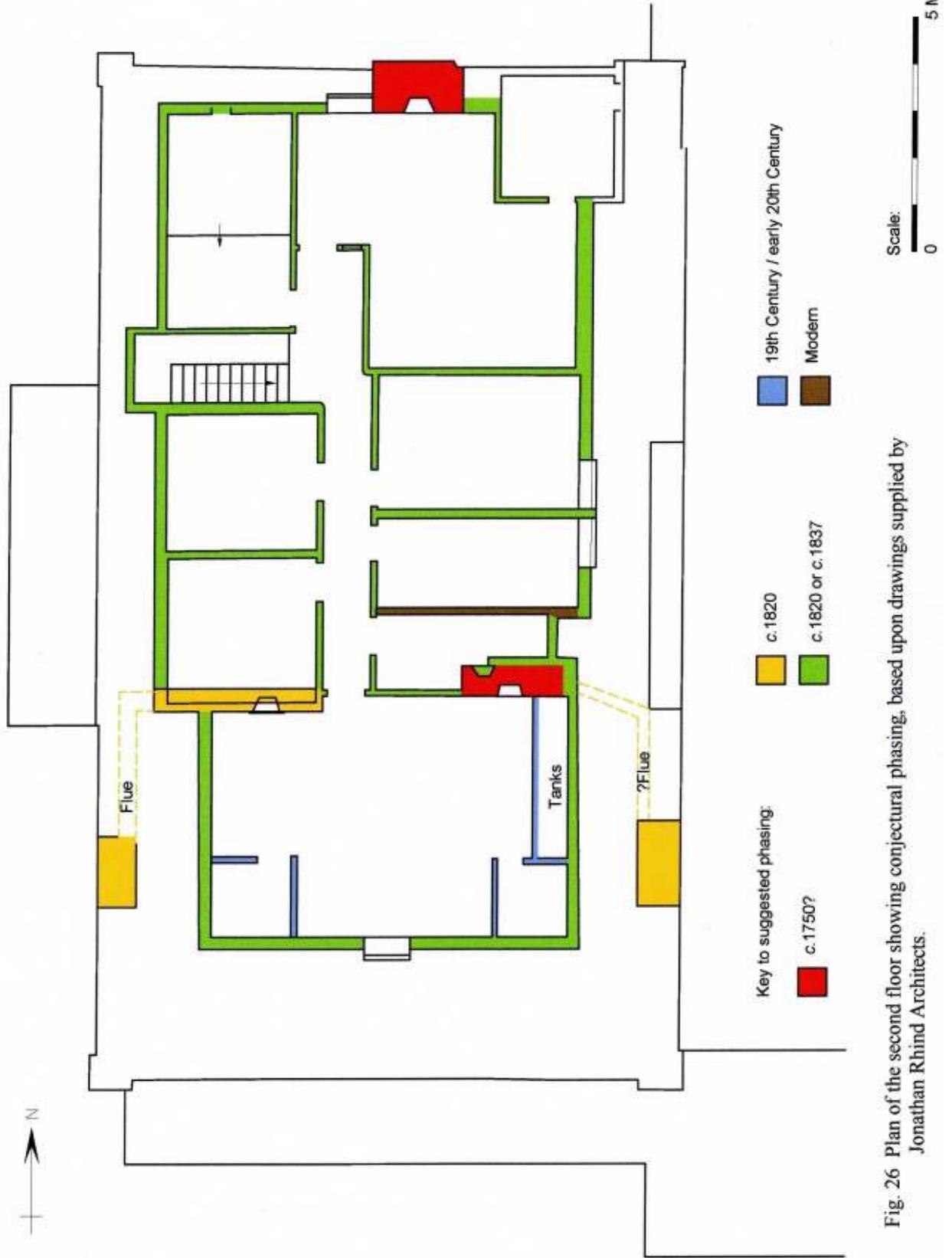


Fig. 26 Plan of the second floor showing conjectural phasing, based upon drawings supplied by Jonathan Rhind Architects.

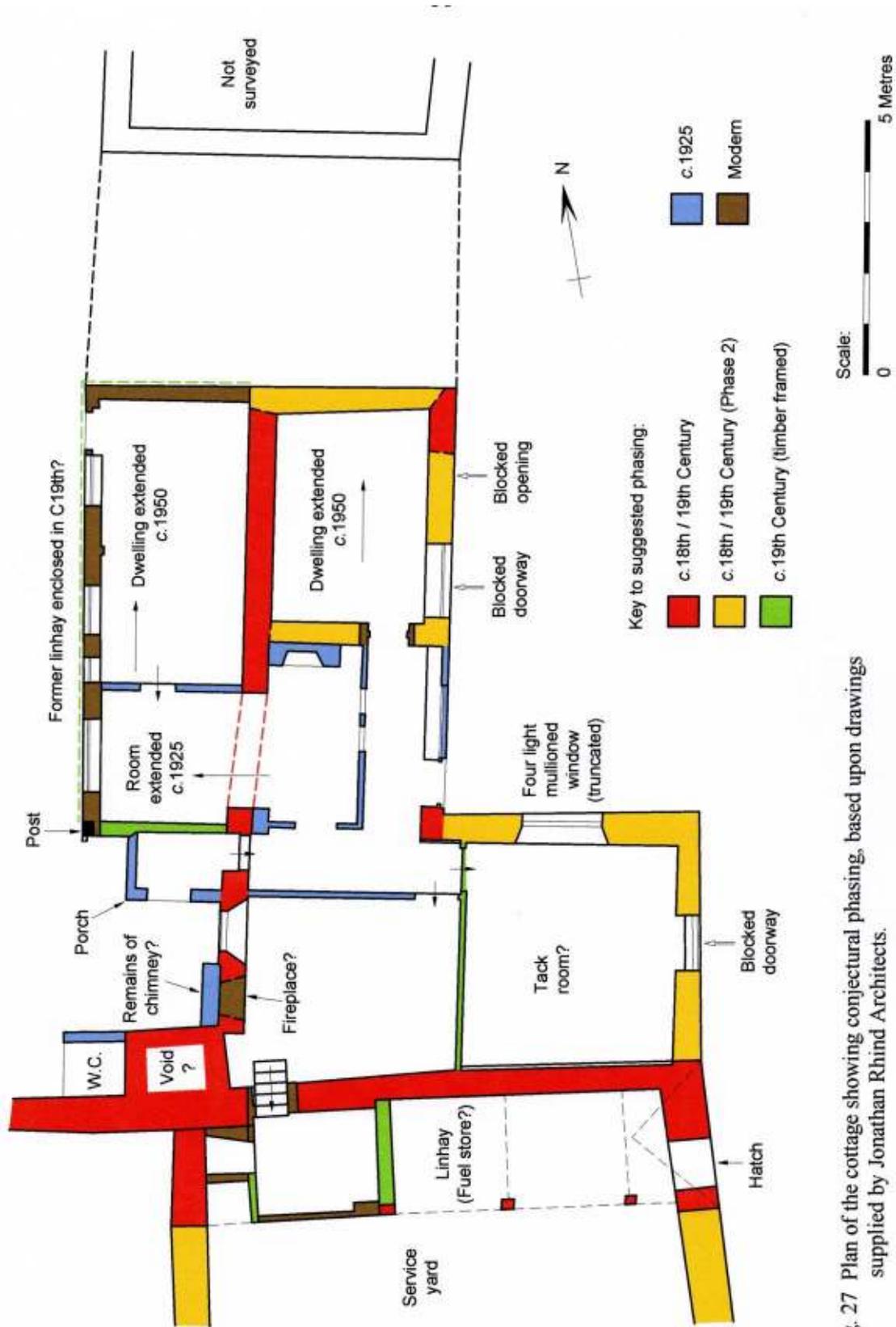


Fig. 27 Plan of the cottage showing conjectural phasing, based upon drawings supplied by Jonathan Rhind Architects.

## ACKNOWLEDGEMENTS

This report was commissioned by John Alexander of Jonathan Rhind Architects on behalf of Sally Dixon, the current owner of the property. The survey was carried out on the 7th and 8th of April 2010 by R.W. Parker. The author wishes to thank Mrs Dixon for her assistance on site; also Colin Wakeham for his production of the phased plans, based on the original architects' plans, and also for his valuable technical support. Frances Clemson assisted with the photographic index. Helpful advice has been received from Dr Nigel Browne, Fiona Knott and Richard Feltham.

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