

**EASTERBROOK,
BOW, DEVON**

**HISTORIC BUILDING RECORDING
OF BARN AND LINHAYS**

August 2013

Martin Watts

1 Trinity Cottages
Cullompton
Devon
EX15 1PE

Project 229

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*Historic Building Recording
Traditional Milling Specialist*

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Summary

A threshing barn with two attached lincays - a traditional form of Devon farm building which provided shelter for stock at ground level and fodder storage above - to the north of Easterbrook farmhouse, in the parish of Bow, Devon, were recorded prior to their repair and conversion to domestic use. The barn and lincays, which are contemporary, are considered to date from post 1840 and are an interesting late example of vernacular agricultural buildings making use of locally sourced materials and construction techniques.

Introduction

This report has been compiled at the request of the building owners, to record the historic fabric affected by the proposed conversion of a former barn and attached lincays to domestic use. It follows a Written Scheme of Investigation for historic building recording submitted to the Historic Environment Team (HET) of Devon County Council, for a building survey to support planning and listed building applications to Mid Devon District Council (references 13/00413/FULL and 13/00414/LBC).

The buildings which are the subject of this report were listed Grade II on 20 November 1986 (see description appended, p.10).

A non-intrusive building survey was carried out on 2 August 2013 by Martin and Susan Watts. The building recording broadly conforms to Level 2-3 as set out in *Understanding Historic Buildings: a guide to good recording practice* (English Heritage 2006).

Copies of this report will be deposited with the Devon County Historic Environment Service and a digital copy will be uploaded onto the OASIS (Online AccesS to the Index of archaeological investigationS) database under the identification number martinwa1-155408.

This report is intended to be read with illustrations and photographs attached. The drawings are based on survey plans prepared by Dunmarino Associates in 2010, copies of which were kindly made available by the owners.

Location

The barn and attached lincays are located about 10m to the north of the dwelling house at Easterbrook, Hittisleigh, Devon, EX6 6LR. The site stands at about 129m above Ordnance Datum, above a wooded area on the south-facing slope of the valley of the river Troney, at NGR SX7311 9729. The river Troney forms the boundary between the parishes of Hittisleigh and Bow, Easterbrook being in Bow. The underlying geology is mudstone and siltstone, sedimentary bedrock laid down in the Carboniferous period (British Geological Survey materials: www.bgs.ac.uk/data, accessed 09.08.13).

Historical background

Easterbrook is situated in Bow, formerly Nymet Tracey, parish. The earliest known reference to the place-name *Estbrok* dates from 1249 (Gover *et al* 1932, 361). The name appears to be geographical in origin, the brook presumably being that which runs southwards beyond Easterbrook Warren (OS 1:25000), some 0.5km west of the site. The surname Easterbrook is recorded in the parish in two 18th century documents (Samuel Easterbrook of Bow in 1730 (PWDRO 372/26/5/19) and Martha Easterbrook of Bow in 1785 (DHC/DRO 3600A-3/P010) and a Mary Easterbrook held a property called Butt Parks in Bow at the time of the tithe award (TA 1841, 3).

An indistinct building is shown above the tree line on the Ordnance Survey drawing of 1805 (Crediton sheet, 2 inches to 1 mile: www.bl.uk/onlinegallery/onlineex/ordsurvdraw/, accessed 02.08.13). The first large-scale map is the tithe map of Bow, alias Nymet Tracey, of 1841, which is damaged and parts of area to west of Easterbrook, including some fields held as part of the farm, are missing (Figure 2). The only building shown on the tithe map is a domestic building on the site of the surviving house, in the south-west corner of a triangular plot (964), which is recorded as *Cottage & Road* in the tithe apportionment of 1840 (Devon Heritage Centre). Plot 968, which appears to be immediately to the north-west of the house, is recorded as *Barn Close* in the apportionment, but a section of this part of the map is missing. No building is shown at the subject site, however, which suggests that the construction of the barn and lincays post-date *c.*1840 (see discussion below). The farm is listed as Easterbrook Woods in the tithe apportionment of 1840, and was owned by William Lambert Esq., and occupied by John Newton. The total holding extended to just under 88 acres (35.6 ha), of which 63.6% was arable, 25% woodland, 4.6% pasture and 3.4% orchard. 1.7% is recorded as nursery, and the remainder was listed as cottage, road, waste and furze. The main land holding was to the west of the house and it is of note that a high proportion was under arable cultivation. Five of the plots which are listed as woodland have coppice names, which suggests that woodland management and products were also important. The total amount of woodland recorded in the parish in the tithe survey was 85 acres (34.4 ha) of which over one quarter was on the Easterbrook holding. The importance of woodland is underlined by a newspaper notice of 1879, when oak and ash timber trees, thinnings and underwood were offered for sale by auction on the Easterbrook Woods Estate (*Exeter Flying Post*, 23 April 1879, 1c - Figure 3).

The house, barn and lincays and a second free-standing barn to the north east are marked on the first edition Ordnance Survey 1:2500 map of 1891, the layout of the principal buildings showing only minor alteration and addition on the second edition of 1905 (Figures 4 & 5). The lean-to extension abutting the south end of the barn is also shown on the 1891 map, as is a square building adjoining the north-west corner of the barn, which has subsequently been removed.

Description of the barn and lincays (see drawings and photographs)

The subject buildings occupy an area of about 144 square metres. The barn is orientated NNW - SSE; for the purposes of this report, this is simplified to N - S. The lincays project from the E side of the barn and a single storey lean-to roofed extension adjoins its S gable end. The N gable end of the barn and N wall of the northern lincay are cut into the natural slope and there is a narrow terrace beyond the lean-to roofed extension at the S end, the platform for the dwelling house also being cut back into the natural slope below. The principal access to the buildings is from a gravelled drive on the E side, the two lincays flanking the central doorway on the E side of the barn. The former double central doorway

on the W side of the barn faces the arable fields across a small area of concrete hard-standing which extends to the field (and now property) boundary.

Exterior:

The walls of the barn and linhays are of cob on a low rough rubble stone base. The cob is generally of a buff yellow colour with shillet (flat slaty fragments) inclusions which in some areas are quite dense, and some are large. There is some facing repairs in brickwork and also some render on the cob. Where exposed, the horizontal joints between the lifts or raises of the cob are clearly visible. The roof, which was formerly thatched, is clad with corrugated sheet metal, with some translucent panels (see drawings).

To the N of the central doorway on the W side, the cob has been patched with brickwork facing from ground level upwards, with some cement render and a patch of older brickwork above the window. There is a roughly squared oak lintel over the window opening and a stone slab cill. The window is re-used, a modern insertion, a former sash now forming two unequal fixed lights. The central doorway, which was 2.76m wide, has pilasters of brick and rendered cob on each side of the former opening. The doorway has been infilled and rendered externally, with a ledged and braced plank door and a three-light fixed timber-framed window. There are timber needles projecting from the heads of the pilasters which support a timber lintel above the doorway, which projects beyond the face of the wall and the corrugated sheet metal roof extends down from the eaves over this area, forming a narrow porch. S of the central doorway the rubble stone footing of the wall stands to a height of about 0.5m with rendered cob above. The S window opening has a roughly squared oak lintel and stone slab cill, with a three-light window in a plain pegged oak frame. There are pintles for hinged shutters driven into the frame and a single flame-ended strap hinge survives on one pintle. Towards the SW corner the stonework extends to about two thirds the height of the wall and the corner of the barn has been rebuilt to eaves level in brick.

Adjoining the S end of the barn is a single storey shed under a lean-to roof. Its W wall is built of concrete block. The S wall is very overgrown, but generally of cement-rendered cob with some brick repair. There is a small window opening with squared timber lintels and a two light fixed timber-framed window. The E end is of brick and cob, with 2.5m wide doorway with a timber lintel and waney-edged horizontal weatherboarding above. The floor of the lean-to is of beaten earth, with unfinished cob internal walls and concrete blockwork to the SW corner, where there was formerly an opening, and W end. The lean-to roof is of three bays, with two mechanically-sawn softwood tie beams and principal rafters, with a strut between the N end of the tie beam and the underside of the principal rafter. The ends of the tie beams bear on timber blocks set in the cob. The roof has three side purlins, with widely spaced rafters and felt under Bridgwater clay tiles. The roof timbers appear to have been stained dark brown.

The exterior S gable end wall of the barn is now covered by the lean-to extension. It has a rough rubble stone base to a height of about 0.8m, with higher level masonry towards the SE corner. There is a blocked opening, which was 1.2m wide with a timber lintel about 3m above lean-to floor level, which opened into the southern linhay. As elsewhere, there is some brick re-facing and repairs to the S wall. The stone base continues to the E, forming the rear wall of southern linhay. Close to the SE corner is a small drain opening, 14cm wide by 20cm high, and the date '1970' has been scratched into some cement wash over the stonework. There is also a wooden branch set in the cob some 0.5m above the top

of the stone plinth and the lift joints in the cob are clearly visible. The S ends of the principal cross beams that support the tallet floor of the S linhay project through the cob.

The E elevation of the barn is largely obscured by the pair of linhays. The wall in the S linhay is rendered to a height of about 1.7m, with whitewashed cob above. The central doorway formerly had pilasters on both sides, as on the W elevation. That on the S side is heavily rendered, while that on the N side has been removed and the wall has been rendered and whitewashed. The wide central doorway has been infilled with timber studwork and panelling, with two modern flush doors.

The E ends of both linhays are clad with horizontal waney-edged softwood weather boarding, with a 3.4m wide passageway between them. Access to the linhays and barn is via a sloping concrete ramp up to linhay floor level. The lowest part of the wall at the E end of the S linhay is of brick while that to the N linhay is of mass concrete, with a drainage pipe projecting from it. The NE corner of the N linhay has been rebuilt in nosed brickwork, with exposed cob above.

The N wall of the northern linhay and barn has a rubble stone base to a height of about 0.3m, with brick facing to a height of about 1.1m above, and exposed cob to eaves level. The N ends of the principal cross beams that support the tallet floor project through the cob. There is a central window opening in the N end of the barn, with a timber lintel and cill and a very weathered pegged oak frame. Pintles driven into the frame indicate that there were formerly shutters to this opening. There is now an inserted metal-framed window, with two three-light fixed panes and a single full width horizontal light above. Between the cill and the brick facing in the cob below this window is a patch of older lime render. The gable above the window head is clad with horizontal waney-edged boarding.

Interior:

The ground floor of the barn is mass concrete, with a lower central section between the double doorways, the former threshing floor area, ramped up on both sides. A concrete plinth with a vertical concrete block edging projects into the building 0.46m from the infilled doorway on the W side. The lower parts of the walls are rendered and painted to a height of about 1.5m. There were formerly animal stalls inserted at both ends, two wide and one narrow. These have been removed, but at the N end there are the remains of a curved concrete wall, which formed a feed or water trough along the base of the wall. Both of the window openings in the W wall have splayed reveals, timber lintels and softwood cill boards.

The first floor of the barn is carried on two principal cross beams which were inserted by the present owners within the last 30 years (G. Ramsey pers comm). These are unbarked oak trunks, with branches sawn off and their root ends to the E. The southern beam is supported on concrete blocks built into the wall/pilaster at its E end. These beams carry a floor structure of 18 x 5cm softwood joists at about 0.4m centres, some of which are notched into the tops of the main cross beams. There are noggings between the joists and the floor is chipboard.

The entrance passage between the two linhays has a concrete floor, with a flat roof of corrugated iron sheet over at the eaves level of the linhays. The roof falls slightly to the S.

Both linhays are similar, each containing two bays (rather than three as stated in the listing description). The loft or tallet floors stand quite high, some 2.5m to the underside of the

joists. The ground floor of the S linhay is concrete along the central passageway and earth and rubble along the S wall, where the concrete has been removed. As with the barn, the ground floors of both linhays were adapted for use as milking parlours with two stalls inserted in each bay, with mass concrete flooring and troughs built in along the bases of the external walls. The walls are rendered and painted to a height of 1.05m, with whitewashed cob above. In the S wall at the W end is the blocked opening noted above, the inner lintel of which is a band-sawn timber.

The first floor of the southern linhay is carried on two sparingly converted timber beams, one in the centre and one at the E end. These span from the cob wall, which the ends penetrate, to the front posts, which are substantial timbers, the outer ends being tenoned through the front posts. The central post on the S side is a reused floor beam, about 30 x 27cm section, with housings for joists visible on its W side. The E post is a knotty and weathered timber. The front posts on both sides stand on shaped granite blocks up to 0.45m high. The floor joists are of about 10 x 8cm section timbers, built into the cob wall of the barn at the W end and carried over the back of the central cross beam. An additional squared timber has been added above the front cross beam, in order to provide a level bearing for the joists at the E end. The tallet floor is of wide circular-sawn boards joists, butt-jointed with battens nailed under the joints. The cross beams, joists and ceiling are whitewashed. The E wall is of vertical softwood studs on a low brick cill, with felt and horizontal boarding. The S elevation, which was formerly open, has been partially closed with corrugated iron sheet and boards.

The layout of the northern linhay is similar to that on the S side, having had two stalls inserted in each bay. There is a 14cm step up to the stall area and the concrete trough along the inside of the N wall has been removed. The lower part of the N cob wall is rendered and painted. The E wall is of stud and felt under horizontal boarding, on a mass concrete plinth. The W bay is enclosed with a timber stud and hardboard partition inserted under the main cross beam and along the passageway at the front, where it is clad with vertical lapped boarding, with a pair of ledged and braced plank doors, with corrugated iron sheet above. The main cross beams are rustic and sparingly converted, particularly that to the E. Both vertical posts, which stand on granite blocks, are very weathered.

The first floor of the barn is about 1.0m below the cob wall head on the W side. At the S end the wall head is built up to about 1.3m over floor level, with the feet of the hip and corner rafters buried in it. The end of the W principal rafter of the lean-to roof extension projects through the wall at a lower level, with timber blocking and a wedge to retain it. The lifts in the cob walling are clearly visible in the S wall and a lot of straw is visible in the cob at this level.

At wall head level on the W side is a roughly squared timber above the wide doorway, carried on an inserted prop at its S end where the timber has decayed and on some brickwork with a timber wedge at the N end.

The cill of the central window at the N end is below the modern floor level and there is a timber lintel above it, which is chamfered at one end and has a centrally-placed notch on top, implying it formerly carried a hip rafter. The gable end above the cob wall head at this end now has rustic vertical timber studs and a layer of felt under the exterior horizontal boarding.

On the E side the cob wall has been cut away at both ends to form entrances onto the tallet floors of the two linhays (see below). The lintel over the central doorway is a roughly squared timber, supported on a timber needle at its N end and on a squared timber built round with concrete blockwork at its S end. It carries a 20cm high lift of cob on top.

The barn roof comprises five bays, with a vertical gable at its N end and a full hip to the S. There are five A-frame trusses, numbered T1 to T5, N-S, for this report.

T1: forms part of the structure of the N gable. The W principal is notched and lapped over the E at the apex. The collar is spiked at both ends to the S faces of principals.

T2: the principals are basically half-round timbers, barked and roughly squared, the W lapped over the E at the apex. There is a vertical ridge piece nailed on the S side at the apex and the feet of both principals bear on timber blocks on top of the cob wall head. The collar, which is spiked to S faces of the principals, is also a roughly barked and squared timber.

T3: is similar to T2, with a rustic collar spiked and pegged at both ends. The principals are hand-sawn from larger timbers than T2, with squared faces. The W principal is lapped over the E at the apex, and pegged.

T4: is similar to T3, with spikes and pegs at both ends of the collar.

The feet of the W principals of both T3 and T4 are supported and wedged on the beam which spans across the head of W doorway. The feet of the E principal sit on timber blocks on the short piece of cob walling on top of the beam over the central doorway.

T5: has a rustic collar spiked and pegged, with faceted headed pegs, on the N faces of the principals. The foot of the W principal is built into the cob wall head on the W side and that on the E sits rather precariously on the wall head, having originally been notched over a wall plate which has been partly cut out to allow access to the S linhay tallet floor.

The central hip rafter at the S end is half a small oak, roughly slabbed. The rafter to the SW corner is deliberately skewed, with its foot wedged off a horizontal timber built into the cob across the corner of the building. There are visible hewing marks on one face. The equivalent rafter to the SE corner is a sparingly converted barked pole.

The purlins on both slopes are a mixture of old and new. Those in bays 1 and 2 (from N) are of softwood. In bay 3 (between T3 and T4) there are five purlins on the W slope and six on the E side, including one at wall head level. Some appear original, being quarter logs or roughly slabbed timbers. The purlins generally run from bay to bay on the W slope, over the backs of principals. The ridge is formed with square timbers set diagonally. The corrugated sheet cladding is fixed to the purlins.

The tallet or loft floor of the southern linhay has an entrance cut through the upper part of the E barn wall, with two cast concrete steps leading down to it. The floor is boarded with wide, random width circular-sawn butt-jointed elm boards, 20-30cm wide, laid N-S over the joists, with an area of E-W boarding about 0.6m wide along S wall, where there would originally have been a gap to put feed into a manger. At the W end there is a series of large joist holes visible in the cob wall just above floor level. Above the cob wall head are vertical timber studs with some horizontal boarding up to the apex.

There is a stud and horizontally-boarded partition at the W end of the open N side, a relatively modern insertion which enclosed the head of a stairwell. There was formerly (but not originally) a straight string stair giving access to the first floor, which is now displaced. The E end is closed with softwood timbers and felt under weatherboard, with an

unglazed wide window opening. A modern fireplace with a metal flue has been inserted against the S wall.

The S linhay roof has two A-frame trusses and is fully hipped at the E end. The foot of the W truss principal is built into the wall head on the S side and that of the N principal is notched and has a vertical post nailed to it which sits on top of brick and concrete block on door pilaster. The S principal is notched over the N at the apex and a rustic collar is pegged and spiked to the E faces of the principals. The foot of the E truss S principal is built into the wall head and that of the N principal is notched into the head of the very knotty vertical front post. There is a barked and roughly squared collar notched into the E face of the principals, which has dropped at its N end where the peg has broken. The hip has three rafters, barked and roughly slabbed rafters which form a triangle, the apex of which stops short of the E truss apex. There are four cleft and sawn purlins across the hip end; the three on the S slope and four on N, including one at post head level, have all been renewed in softwood. The ridge is obscured by paired purlins close to the apex of the truss.

The first floor of the northern linhay is accessible through a 0.8m wide entrance cut through the E wall of the barn, with a single concrete step down. There is a second opening cut through to the N of this entrance, with an inserted timber cill. There are some irregular studs and horizontal boarding to the ridge of the roof.

The flooring is similar to that in the S linhay, with wide, random width circular-sawn butt-jointed elm boards, 20-30cm wide, laid N-S over joists, and an area of E-W boards along the S wall. The S front of the E bay is open and that to the W bay is closed with vertical corrugated iron sheet. The E end is temporarily closed with piece of carpet. As on the S side, there is an inserted modern fireplace and flue against the N wall.

The roof construction is similar to that on the S side, although generally in poorer structural condition. The foot of the N principal of the W truss is notched over a crude piece of timber; the foot of the S principal is floating, apparently now resting on the corrugated iron of the passageway roof, but originally bearing on a wall plate or post. The N principal laps over the S at the apex and there is a very rustic collar pegged and spiked on the E side.

The foot of the N principal of the E truss is built into the wall head and that of the S principal has dropped but was notched and shouldered into the head of the vertical post. The S principal is lapped over the N and pegged at the apex, with a vertical ridge piece. The collar is rustic, partly notched into and pegged to the E faces of the principals.

The two hip rafters are barked poles. The foot of the NE rafter is built into the head of the cob wall and that of the SE rafter butts against the head of the vertical front post and is held with thin nailed metal straps. There is a strut from the collar to the underside of the SE hip rafter and, as on the S side, the apex of hip rafters meets the ridge about 40cm E of the truss apex. There are four modern sawn softwood purlins on both slopes. The ridge is a square timber set diagonally.

Dating and discussion

From the evidence of the tithe map (and the lack of contradictory evidence) the barn and lincays appear to date from the mid 19th century. The stone plinth on which the cob walls of the buildings were raised is not of high quality and the timberwork and carpentry employed in the construction of the roofs is generally rustic, using sparingly converted trees and branches of varying, but often small, girth. Some of the timbers have simply been de-barked, with one or more faces roughly squared by hand-sawing or hewing. No carpenter's or other assembly marks were observed. Considering the location of the buildings, close to managed woodland, it is likely that the timber was sourced very locally. It is therefore suggested that the main block, comprising the barn and lincays, were built between 1840 and 1860, using locally sourced materials and traditional farm building techniques. The front posts of both lincays are the largest timbers and one on the south side shows clear evidence of re-use.

Although all of the roof trusses in the barn are of similar appearance, the collars of the two northernmost trusses are only spiked or nailed to the principals, whereas the remainder are pegged and spiked and, from the evidence of the notch in the lintel over the northern window, it appears that the north end of the barn roof has been altered from a hip to a gable. A first floor also appears to have been inserted in the barn, perhaps towards the latter days of its use, and entrances cut through the east wall at both ends to give access onto the loft or tallet floors of both lincays. This resulted in the opening up of the timber stud and board gables at the west end of both lincays, and the removal of some timbers. The tallet floors are of circular-sawn boards with battens nailed under the joints and this feature, as well as the joist holes just above tallet floor level in the east wall of the barn, suggests a possible re-flooring in the late 19th or early 20th century. The single storey lean-to abutting the south end of the barn and southern lincay appears to be a later addition but, from the evidence of the first edition large scale Ordnance Survey map, was built before *c.*1890. It appears on an early 20th century photograph (P.1), which confirms that the roofs of the lincays were originally thatched and also shows rustic boarding and double doors on the east elevation.

The construction of the barn and lincays is generally economical and unrefined and the layout of the buildings is considered to be somewhat unusual. The barn was presumably built for hand threshing, with opposing central doorways orientated about west-east. It appears that it was not originally built with an upper floor, the cill of the window at the north end being just below the present first floor level. It is of note that the two lincays, both of which have only two bays (not three, as stated in the listing description) appear to be contemporary with the barn rather than being additions, there being no evidence of a vertical joint between the two on either the north or south elevations. The lincays conform broadly to Alcock's type T1 (Alcock 1963). The construction of the barn and lincays appears to reflect the mid-19th century land use at Easterbrook, as recorded in the tithe survey, with a large percentage of arable and a small amount of pasture for grazing stock. Alterations to the buildings in more recent times may also be considered to reflect changes in farming, with both the barn and lincays being adapted for used as milking parlours, with concrete floors, feed troughs and stalls inserted.

Conclusion

The threshing barn with its pair of adjoining lincays represents two forms of traditional Devon farm building (Child 1995), although the layout is considered to be somewhat unusual and can be regarded as an interesting variation, not recorded elsewhere in the county. The buildings appear to be of a single construction phase, probably in the mid 19th century, with some subsequent minor alterations which have been outlined above, in particular the opening up of access to the loft or tallet floors of the lincays through the top of the eastern barn wall. This has resulted in the removal of some of the timber members that carried the feet of the truss principals. Similarly the roof timbers of the north lincay will require stabilisation and possible strengthening as part of any scheme to repair and re-use the buildings. The original thatched roof covering has been replaced by corrugated iron sheets, however, which has considerably reduced the loading on the roof structures. It is hoped that the present proposals to re-use the buildings will enable the basic structure and rustic timberwork to survive as an interesting local example of established Devon vernacular building types.

It is considered that no further recording of the buildings is required.

Martin Watts
August 2013

Sources

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Gover, J.E.B., Mawer, A., Stenton, F.M. 1932: *The Place-Names of Devon* 2

Tithe map and apportionment and other sources held by the Devon Heritage Centre, Exeter

Acknowledgements

I am grateful to the building owners, for providing background information about the site and buildings and for the loan of the photograph and drawings; to Sue Watts for her help with the site survey, map work and background research; and the staff of the Devon Heritage Centre, Exeter.

Appendix

LISTED BUILDING DESCRIPTION

Barn and linhays approximately 10 metres north-west of Easterbrook Farmhouse, Bow

GV II Listed 20 November 1986

Barn and adjoining linhays. Probably C18. Cob on rubble footings with small amount of secondary brick patching; corrugated iron roof (formerly thatch). Barn facing north-east with full height large double doors in centre of long walls onto threshing floor. 2 contemporary linhays adjoin at right angles to the front facing each other and line the approach to the barn entrance. Barn roof is hipped to right and gable-ended to left where a C20 glazed fixed pane window occupies weatherboarded gable end. 5-bay roof of A-frame trusses with pegged lap-jointed collars. The linhay roofs are lower than that of barn and both are hipped at front end. Both are open-fronted, 3 bays, Alcock's Type T 1 with posts of large scantling resting on granite pads and A-frame roof trusses with pegged lap-jointed collars. The ends of each linhay are now clad with corrugated iron but were originally open. The rear cob walls return only a short distance along front and their straight ends are original. This is an unusual arrangement of barn and linhays, and apart from the later cladding is virtually complete.

Listing NGR: SX7310897296

Source: English Heritage. Listed Buildings Online

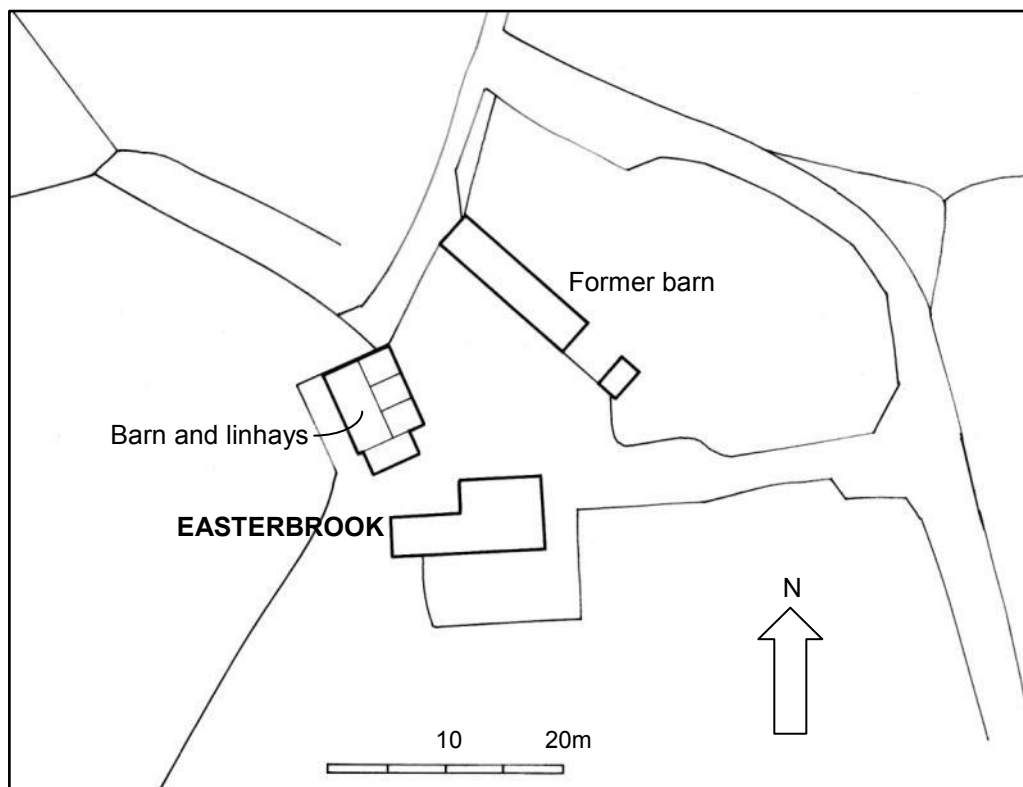


Figure 1: Easterbrook: site plan



Figure 2: Easterbrook, from the Bow/Nymet Tracey title map of 1841. The dwelling house is the only building shown in plot 964. Note the missing area of the map to the west (Devon Heritage Centre, Exeter)

👉 AUCTION TO-MORROW 🐾

340 OAK, 9 ASH TIMBER TREES, THINNINGS.
and UNDERWOOD of about twenty Acres of Copse,
 six acres of Furze, on **EASTERBROOK WOODS**
ESTATE, in the parish of, and one and a half miles
 from Bow Station, London and South Western Railway.

MR. F. B. LIDSTONE is instructed by
 Messrs. McMullen to **SELL** the above, by Auction,
 at **LANG'S RAILWAY INN, Bow Station, TO-MORROW**
(THURSDAY), the 24th instant, at Three p.m. precisely.

Persons requiring anything of the above grade will find
 this an excellent opportunity, the same being of a most
 useful description, and uncommonly well situated for re-
 moval.

For a view apply to **JAMES HILL**, on the estate, any time
 prior to sale.

Further particulars see posters.
 Estate Office, 16, Queen-street, Exeter, 12th April, 1879.

Figure 3: Auction notice for sale of timber etc. *Exeter Flying Post*, 23 April 1879

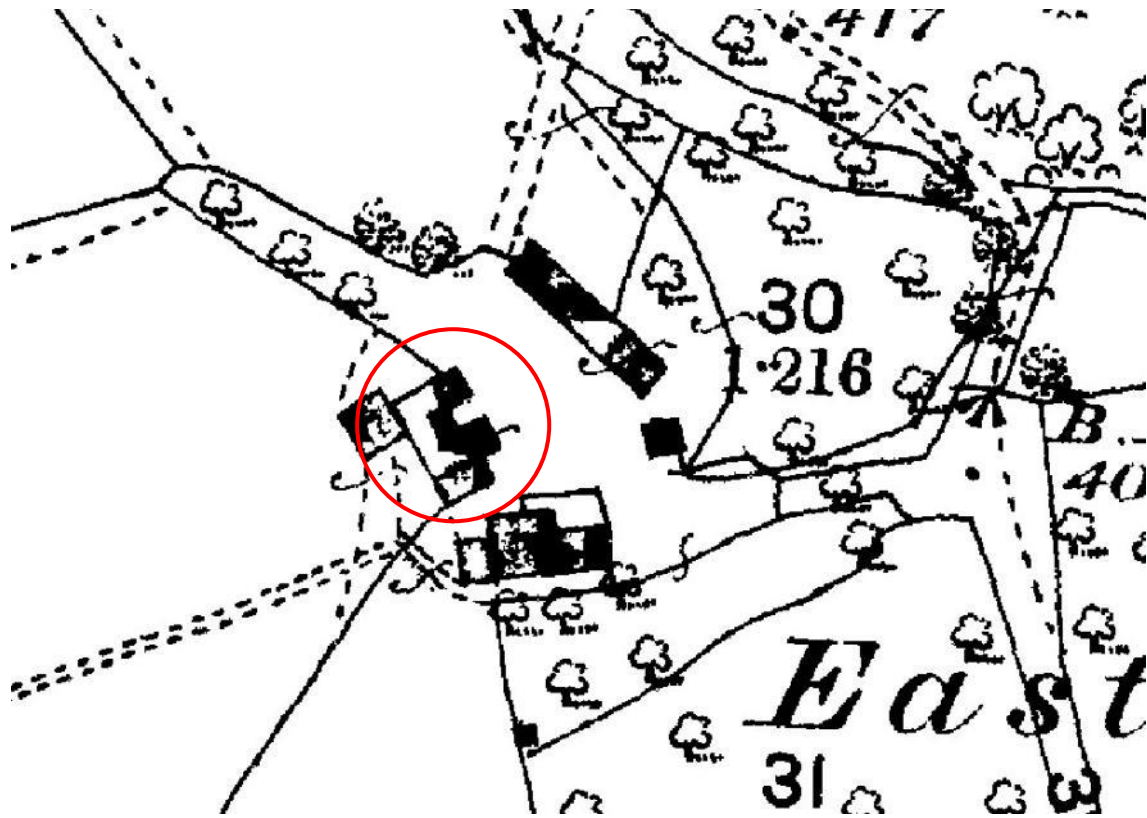


Figure 4: Easterbrook. Extract from Ordnance Survey 1:2500 first edition, 1891

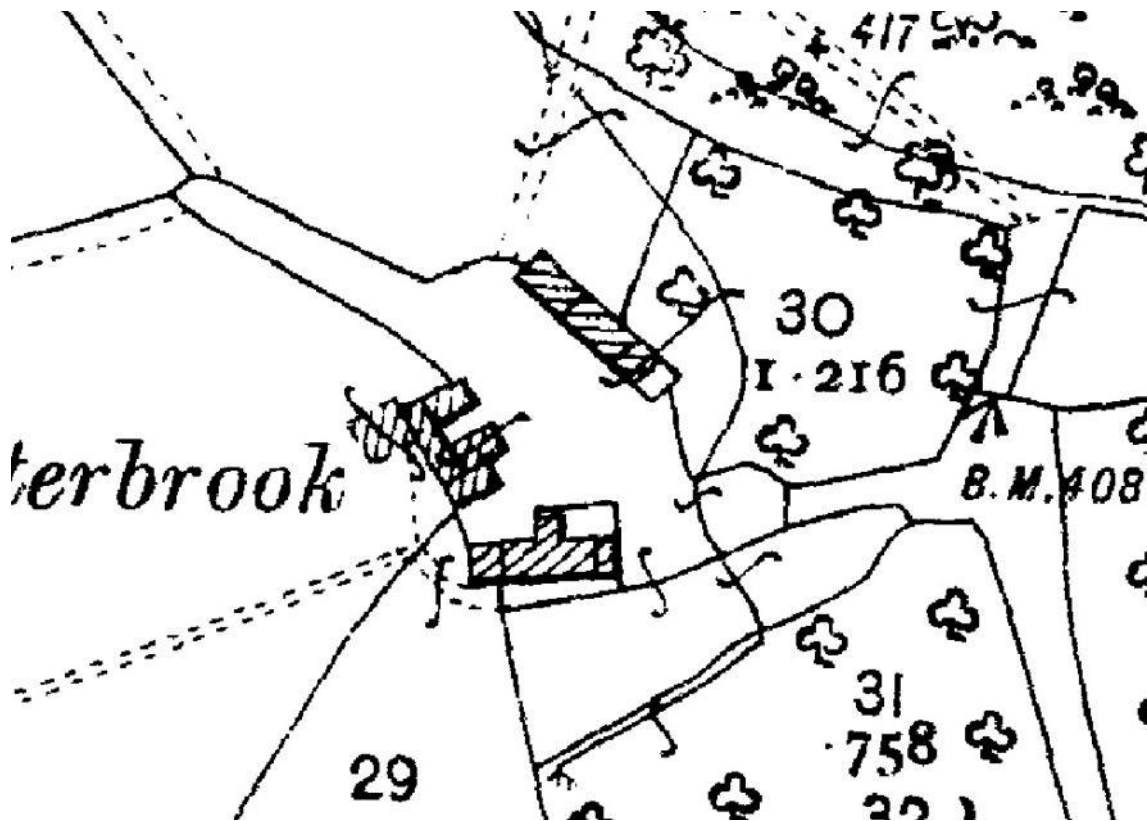


Figure 5: Easterbrook. Ordnance Survey 1:2500 second edition, 1905
 Note that maps are not reproduced to scale

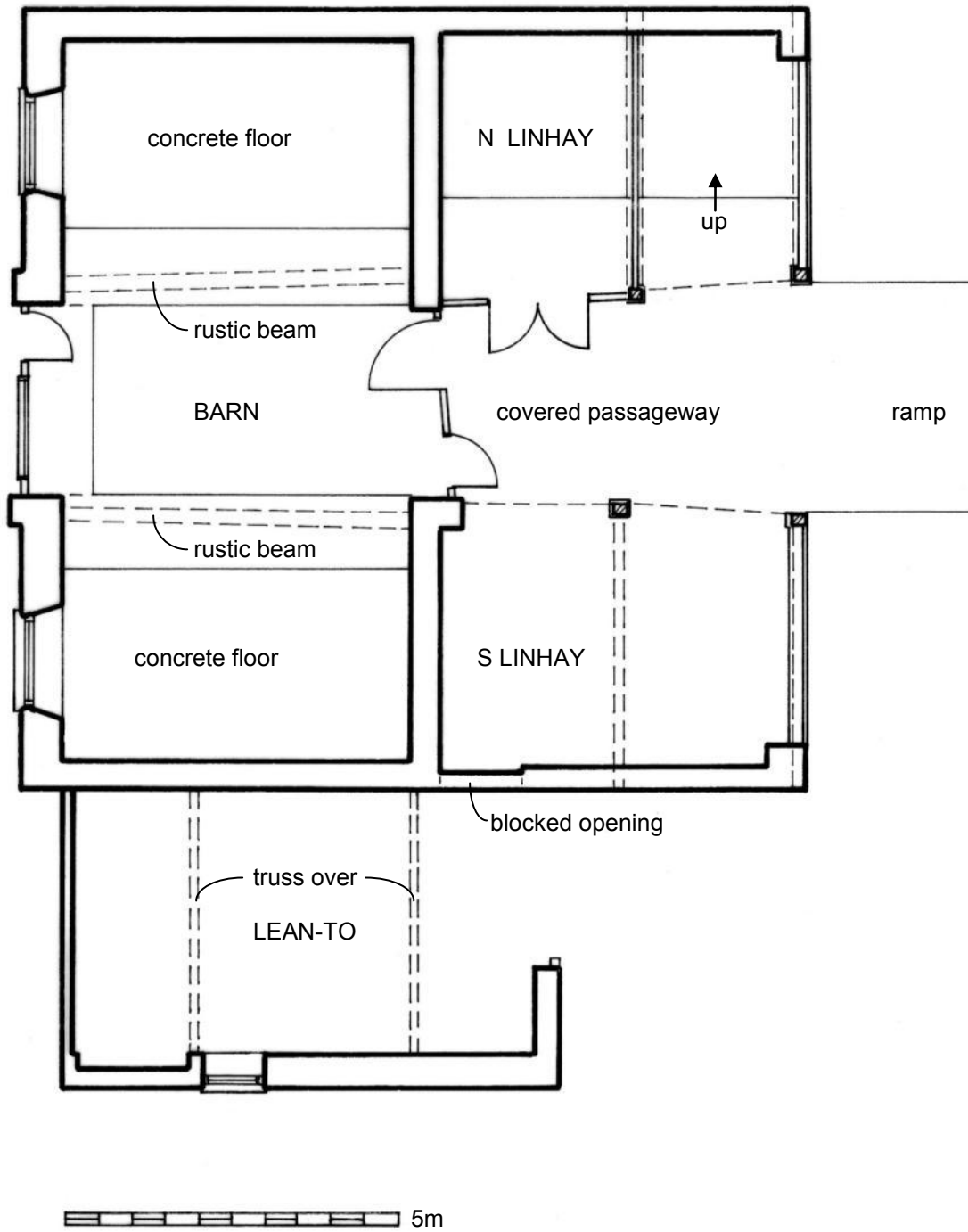


Figure 6: Ground floor plan

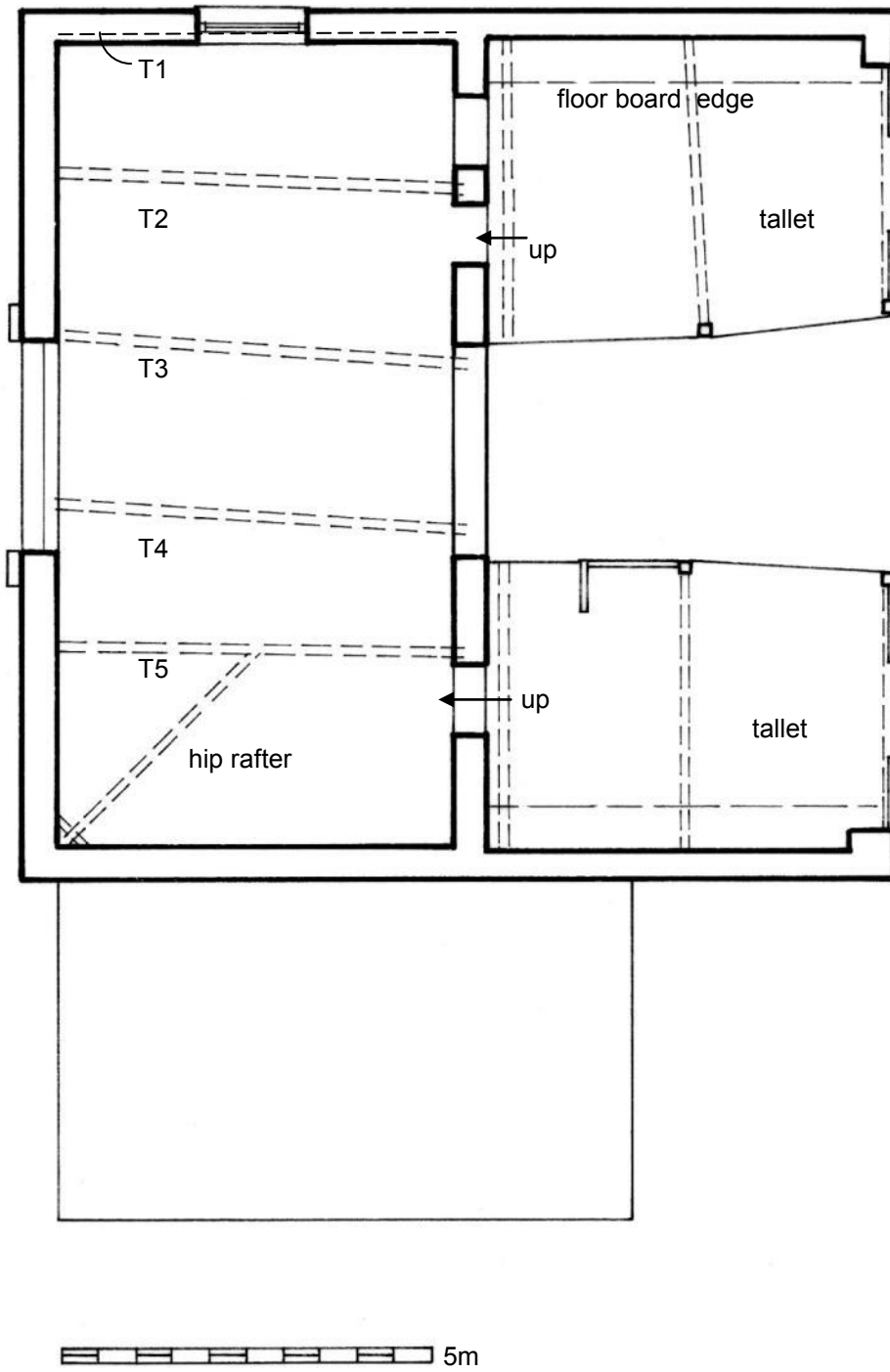


Figure 7: First floor plan

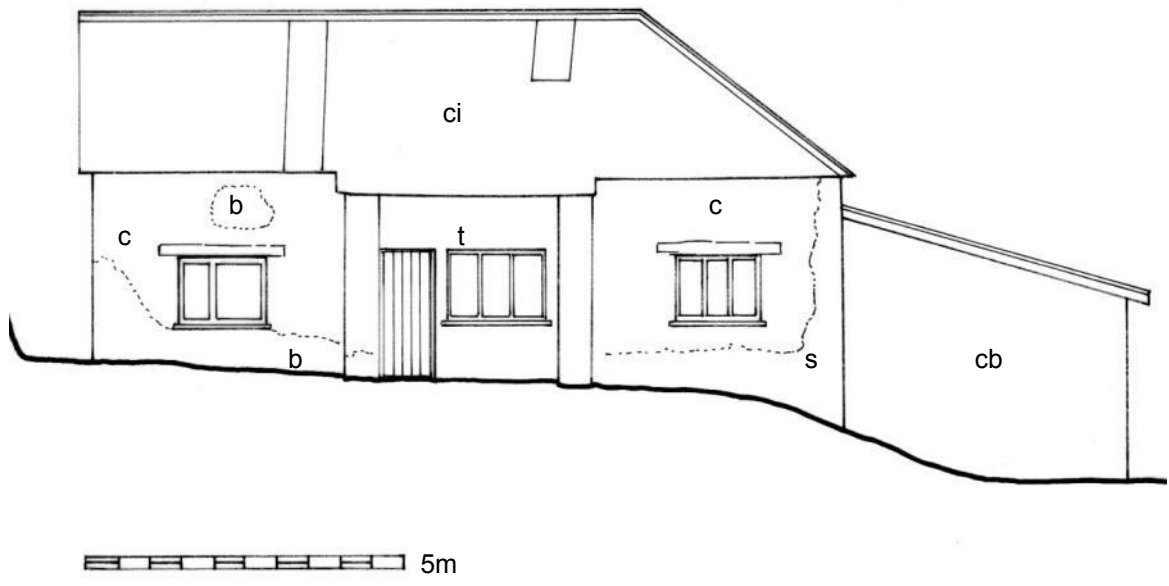


Figure 8: West elevation

Key: b: brick bt: Bridgwater clay tiles c: cob cb: concrete block
 ci: corrugated iron sheet s: stone t: timber w: weatherboard

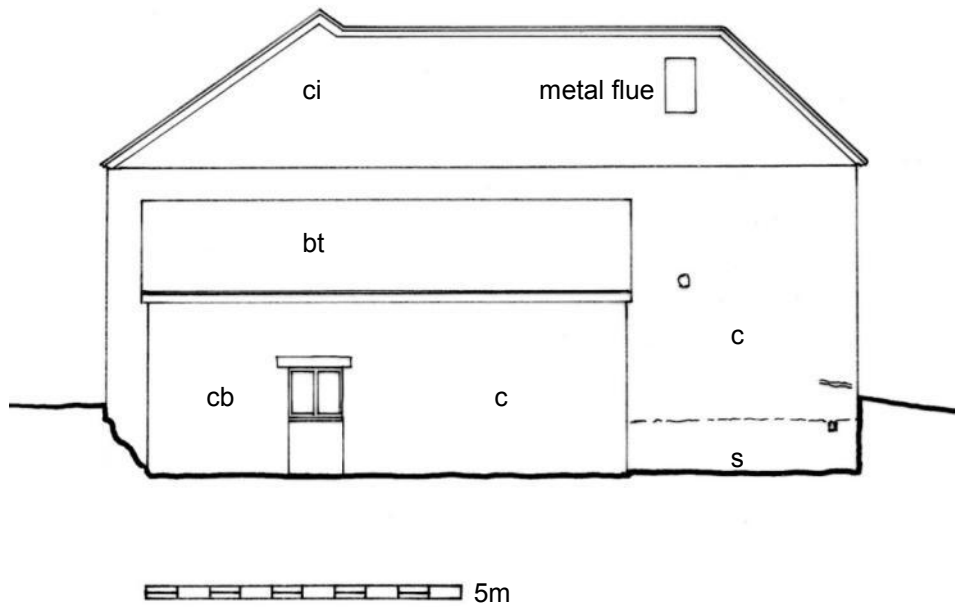


Figure 9: South elevation

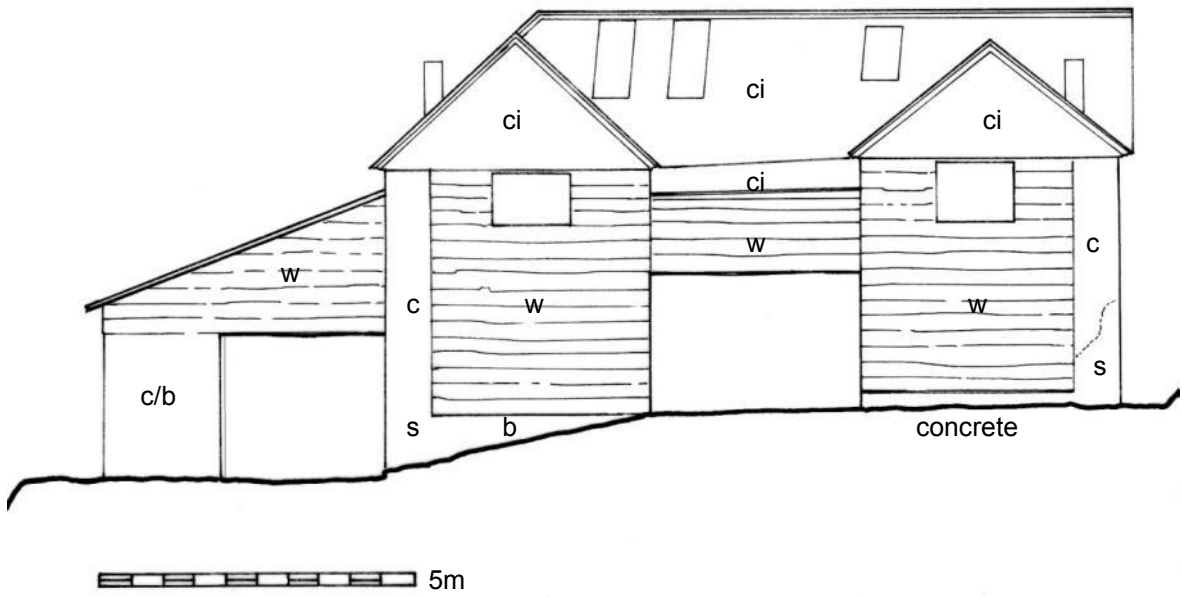


Figure 10: East elevation

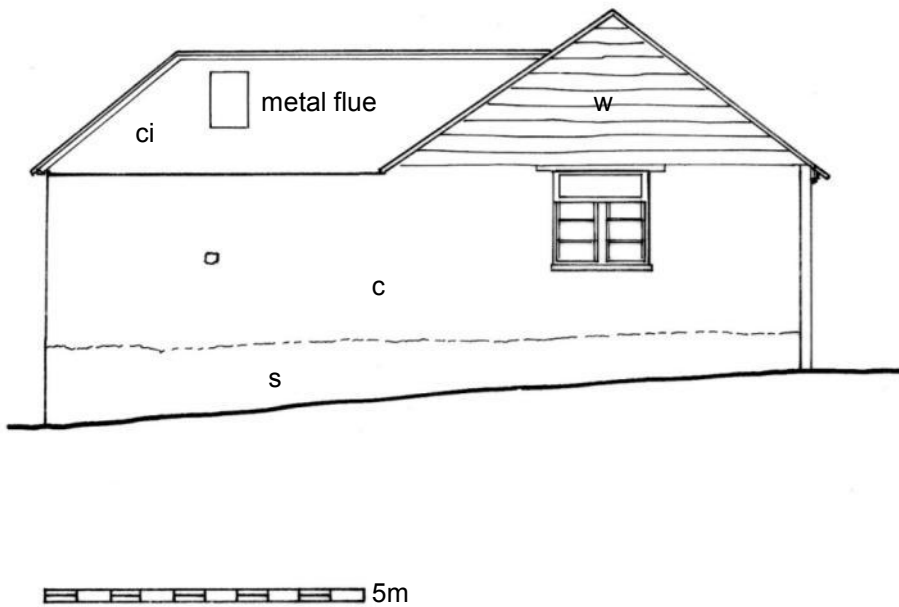


Figure 11: North elevation

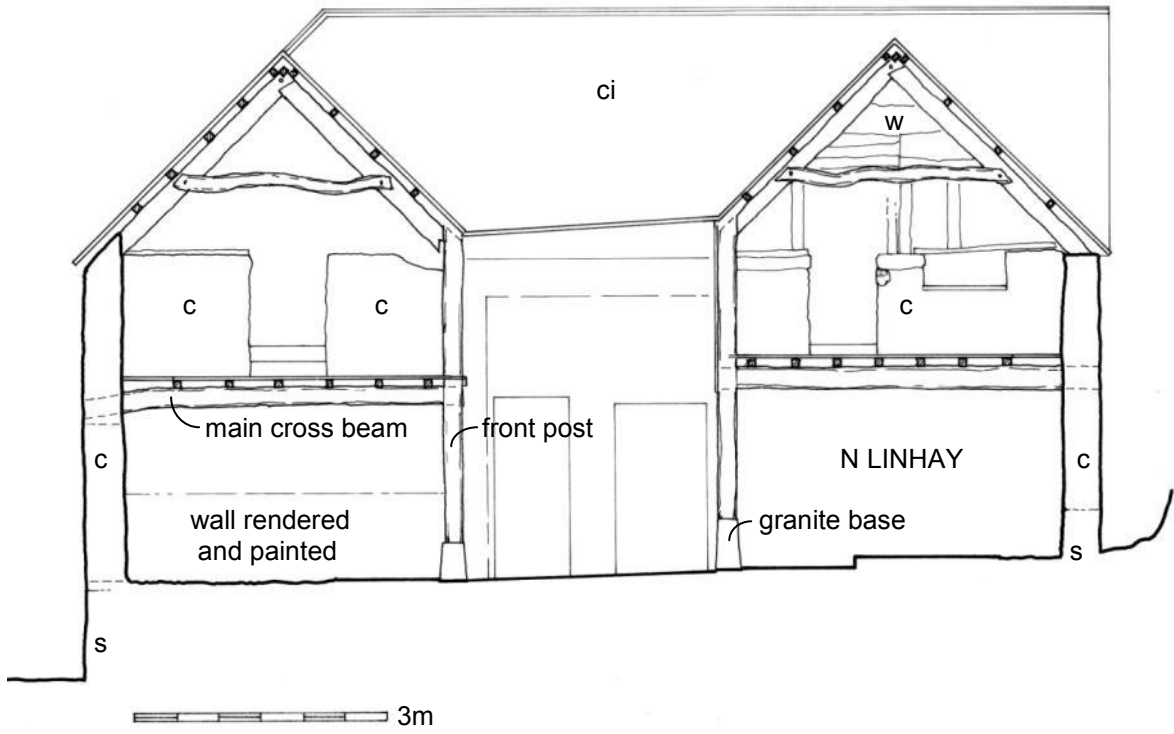


Figure 12: South-north section, through linhays

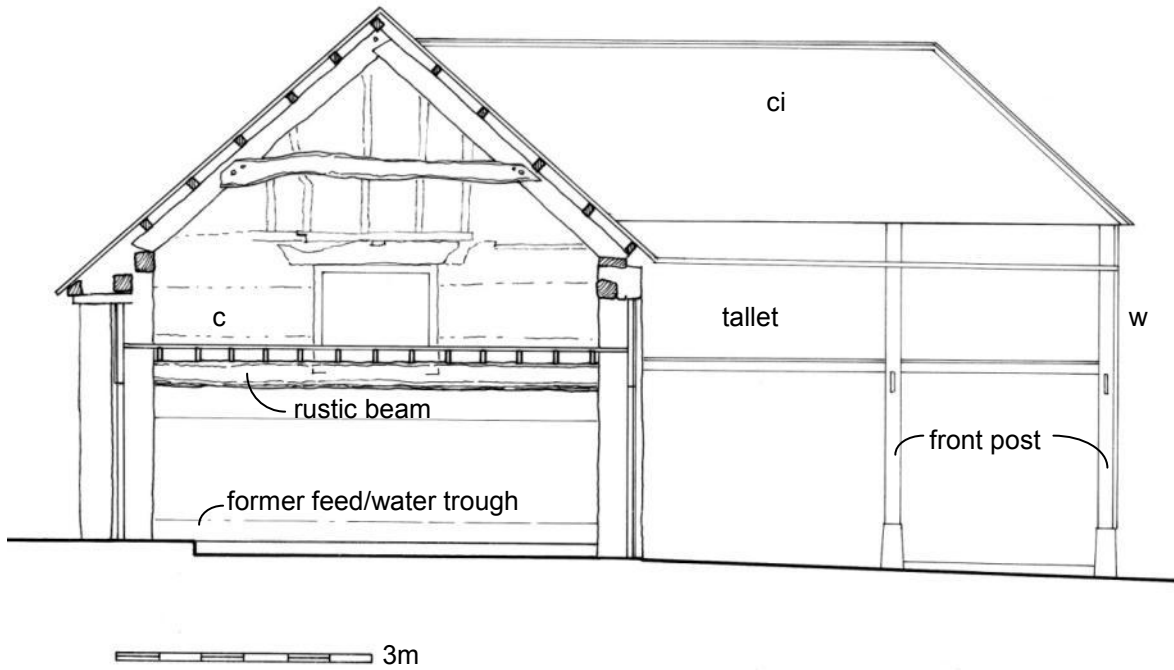


Figure 13: West-east section, through barn



P1. Easterbrook. The east elevation, with the south linhay in the foreground, and Millie Bater who worked on the farm, c.1910 (photograph courtesy of the owners)



P2. East elevation, from the south-east, with the lean-to extension on the left side



P3. East elevation, from the north-east



P4. North elevation, from the north-west. The farmhouse roof is below, to the right



P5. West elevation, from the south-west, showing position of former central doorway



P6. East end of lean-to extension, with south wall of southern linhay to right



P7. North front of southern linhay



P8. Ground floor ceiling structure in northern linhay



P9. First floor and roof of threshing barn, looking north



P10. Ground floor of threshing barn, looking to north end



P11. First floor west end of northern linhay, showing cut through barn wall



P12. Roof structure in southern linhay, looking east



Entranceto barn and E end of N linhay



Barn from NW



N elevation of N linhay and barn



Porch over W central doorway to barn



Window in N gable end of barn



S window on W side of barn



Detail of shutter hinge on S window frame



W elevation of barn from SW



Brickwork repair to cob S wall of lean-to



SW corner of barn and end of lean-to



Window in S wall of lean-to



Barn and lean-to from SW, showing end of house cut into slope



Date '1970' and drain, SE corner of S linhay



Weatherboarding on S linhay, E end



Close up of cob with large shillet inclusions



E bay of N linhay



E entrance between linhays to barn



Foot of front linhay post, N side



Inserted screen in E central doorway of barn



N front of S linhay



Reused timber, front post to S linhay



Rustic main beam at E end of N linhay



Central cross beam and ceiling on S linhay



W bay, S linhay, looking to SW corner, with remains of feed/water trough along foot of wall and blocked opening



E end of S linhay, with secondary timber above cross beam to level floor. Note boarding to wall where floor was formerly open for feeding mangers



E doorway to barn, from W



Barn first floor and roof, looking N



Barn ground floor, looking S



Beam over head of W doorway



W doorway to barn, from NE



Beam and cob over head of E doorway



N end of barn with remains of feed trough



E wall of barn from NW



First floor of barn, looking S



Detail of pegged apex of principals, T4



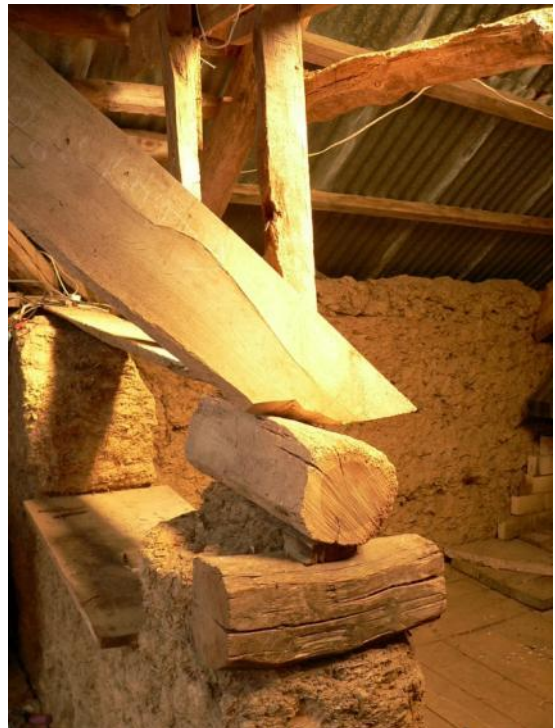
Pegged end of lean-to rafter, S wall



Detail of faceted peg and spike to collar, T4



Barn roof, looking



Foot bearing of E principal rafter, T4



Cut through to tallet floor, N linhay



Tallet floor of S linhay, looking E



N linhay, looking E, with inserted fireplace



Detail of floor boarding in S linhay



N linhay, looking W to barn wall



N side of S linhay with stairway screen to left



Apex of truss and hip rafter prop, N linhay



Apex of hip rafters in S linhay