



Cubert Vicarage, Cornwall Historic building record



Cornwall Archaeological Unit

Cubert Vicarage, Cornwall

Historic building record

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Within CAU, Nigel Thomas was the Project Manager; carried out the fieldwork and building analysis jointly with the writer (taking the photographs); and also produced the site drawings. Jacky Nowakowski contributed some comments on the text.

The views and recommendations expressed in this report are those of Cornwall Archaeological Unit and are presented in good faith on the basis of professional judgement and on information currently available.

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Cover illustration

Cubert Vicarage, view showing altered early 19th century vicarage (right) and new wing of the mid-19th century (left), from the carriage turning circle of the second phase in the garden on the south east.

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Abbreviations

CAU	Cornwall Archaeological Unit
CIfA	Chartered Institute for Archaeologists
CRO	Cornwall Record Office
EH	English Heritage
HER	Cornwall and the Isles of Scilly Historic Environment Record
LB	Listed Building
NMP	National Mapping Programme (plotting from aerial photographs)
OD	Ordnance Datum – height above mean sea level at Newlyn
OS	Ordnance Survey

In figure captions, dates are referred to in abbreviated form, so, for example, nineteenth century is given as 19C.

1 Summary

Cubert Vicarage lies in the historic core of the village of Cubert, near Newquay, on the north coast of mid-Cornwall. It was surveyed in 2015 by Cornwall Archaeological Unit (CAU) to satisfy a planning condition for the Grade II Listed Building. The historic building survey provides a historical summary, recording (based on rapid description and digital photography), assessment, and recommendations. It shows that the building complex comprises an early, vernacular Vicar's house, and a mid-19th century genteel Vicarage extending this and incorporating it as a service range.

The benefice of the parish was held by the great Bodmin Priory before the Dissolution of the Monasteries in the 16th century, and subsequently, at least by the late 17th or early 18th century, by the Prideaux family. The Vicarage house may have been established in medieval times, for the priests appointed by the Prior. It was certainly built before 1680, when the building, clearly the east-west range of the present house, along with its kitchen lean-to, and the store on its west, was recorded.

The house of post-medieval times had a simple plan of three main rooms, one deep, on two floors, walls of cob over stone, floors of sub-soil, and thatched roofing (part replaced in slate by the 17th century), with an adjoining store and loft. It remained little changed, as indicated by documentary and map evidence, until the middle of the 19th century. Purchase of the living by a non-resident Vicar in the early years of that century probably contributed to this. Parts of its thick walls survive, notably its west gable, visible in the loft of the early lean-to store there. The original floor of 'mud' (beaten clayey subsoil), with archaeological potential for buried deposits, can also be seen in the store. The tri-partite layout can still be appreciated, despite later alteration particularly in the centre. Blocked fireplaces and windows may survive in the west end of this house, and might provide dating evidence for it. An alcove in the east chamber indicates that the chamber was purpose-built to include a study corner for the Vicar.

In 1850 Charles Henry Hosken was instituted Vicar and acquired the patronage. He had the Vicarage rebuilt and extended with a south wing and with a stable range on the rear, north side. These major changes were probably made soon after 1850, to provide appropriate infrastructure for a genteel household. The Hoskens were a farming family with high standing and substantial resources in the parish. The new south wing doubled the domestic accommodation, providing prominent reception rooms – literally so in the case of the principal room, which projects from the east front. The main façades of c1850, including the front of the older house rebuilt to match, feature a distinctive window style of aesthetic interest, and amber-coloured stone which contributes local distinctiveness while showing design in the sizing of blocks.

Recommendations for protecting or enhancing historic building character include;

- **In the early, east-west house** - provision of a stronger sense of the historic tri-partite layout; preservation or restoration of Victorian finishing; recognition of particular sites where original blocked openings may survive, and opening of these if feasible; retention of the 'study corner' alcove in the east bedroom.
- **In the early, western Store and Loft** - re-use of the Store and its Loft as undivided spaces in a plain style; preservation and continued exposure to view of the east wall at Loft level; removal of the coal store; provision for recording of the 'mud' or rab (subsoil) floor should it be replaced; preservation of floorboards in the Loft; guidance of repairs to the roof by a historic building specialist; re-use of the rack fixed in the Store, for example in the Carriage House.
- **In the Stable and Carriage House**; agreement of a scheme to avoid or minimise damage should the oil tank in the Stable be removed; retention of the cobbled flooring; restoration of scantle slate roofing; retention of the Stable's board doors and the peg rack; replacement of the Carriage House modern garage door with double doors.

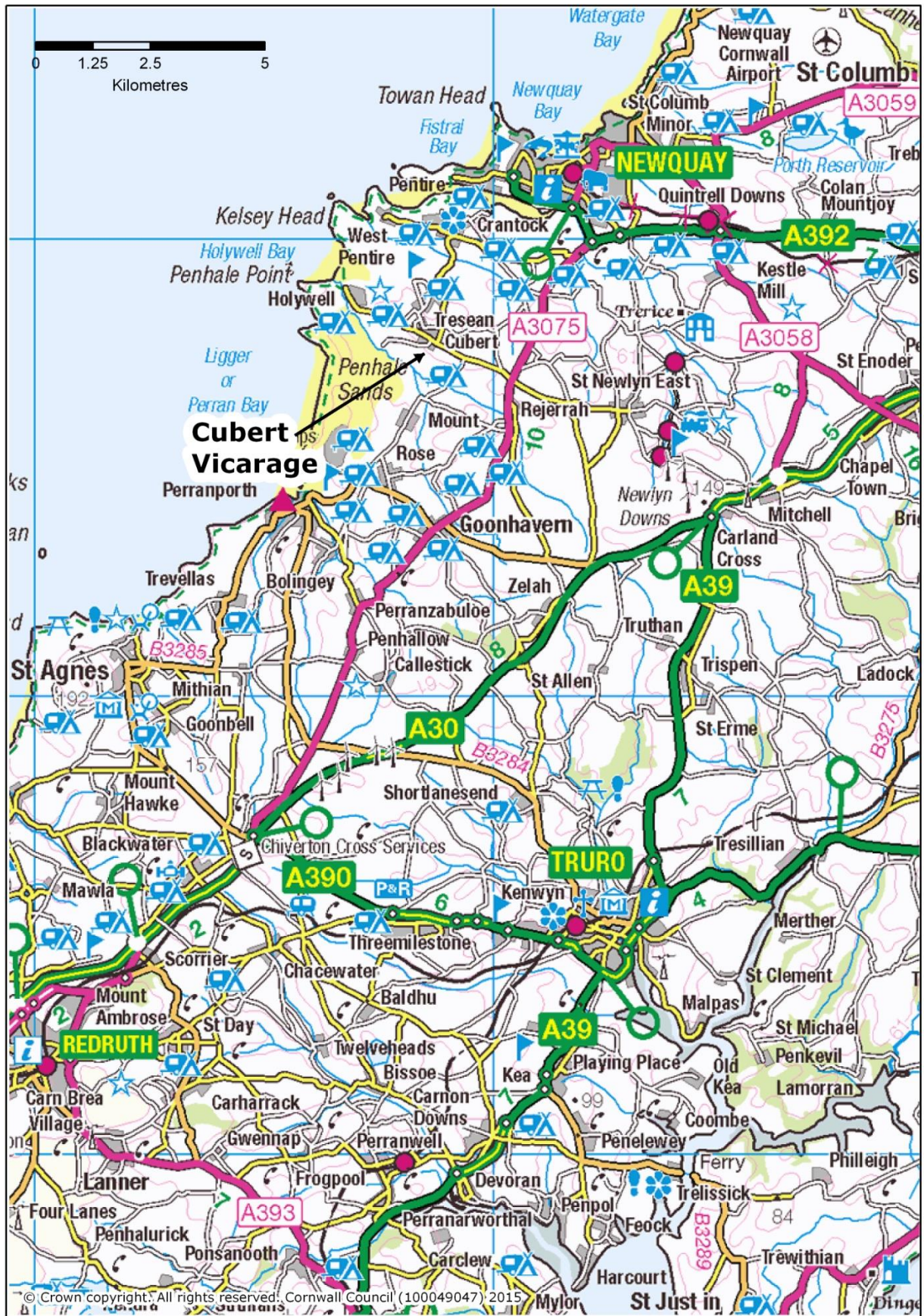


Fig 1 Location map

2 Introduction

2.1 Project background

Cornwall Archaeological Unit (CAU) was commissioned in January 2015 to undertake a historic building record for the former vicarage in the village of Cubert, Cornwall, a Grade II Listed Building. Recording of the archaeological, historic and architectural interest of the building is required by a condition for planning consent granted by Cornwall Council (ref. PA12/08791) for conversion of a former stable and outbuilding wing to residential use, together with some modifications to the interior of the existing house.

2.2 Aims

As set out in a WSI (Written Scheme of Investigation) by Nigel Thomas of CAU, dated 18th December 2014, the principal aim of the study is to gain a better understanding of the historic development and functions of the former vicarage (see Appendix II). The objective is to obtain an archival standard record of the site prior to alterations, and the work was designed to produce the equivalent of an English Heritage Level 2-3 Historic Building Record (2006).

2.3 Methods

The assessment consisted of a rapid desk-based study, followed by fieldwork and further analysis. The main focus of the assessment is the earlier part of the house, orientated east-west, with early attached store, and the stable and carriage house on the rear, north side of that, as these are most affected by the proposed building works and alterations. However, the south wing of the house is included since it transformed the character of the old house, and was designed in association with the stable range.

2.3.1 Desk-based assessment

During the desk-based assessment historical databases and archives were consulted in order to obtain information about the history of the site and the structures and features that were likely to survive. The main sources consulted were as follows:

- Cornwall HER (including aerial photographs)
- Historic maps and published histories (see Sections 9.1, 9.2)

2.3.2 Fieldwork

The fieldwork consisted of internal and external inspection of the store, stables and carriage house, and rapid inspection of the house, to record historic character and features through notes and digital photography (photographs including a 1m scale).

3 Location and setting

Cubert, with its Vicarage, is located on the level top of a coastal ridge at approximately 85m OD above Penhale Sands and Holywell Bay, near Newquay, on the north coast of mid-Cornwall (Fig 1). The Vicarage stands in the centre of the historic hamlet by the church – the Churchtown, as such settlements are traditionally known in Cornwall – which forms the core of the modern village of Cubert (Figs 56-59).

4 Designations

The whole of the Vicarage building complex, including the stables and carriage house attached to the house, is a Listed Building, at Grade II (Fig 59). The LB reference number for the complex is 1141575. The Church of St Cuthbert across the road to the south west of the Vicarage is Listed at Grade I, and associated structures including a church room between the Vicarage and Church are also Listed, at Grade II.

5 Site history

The medieval parish of Cubert or St Cuthbert, or, in Cornish, Eglos-Cubert, covered the same area as that of the Manor of Ellenglaze (Henderson 1956, 133-134). At the time of Domesday Book (1086) the manor lay in the demesne held by the rich and powerful Bodmin Priory. St Cubert's was the manorial church of Ellenglaze. The benefice or vicarage (in the sense of the position of vicar, with glebe lands and tithes providing the incumbent with a living) was appropriated to (or controlled by) Bodmin Priory from 1269, when the priest presented by the Prior for institution to the vicarage was Richard de Sancta Endelienta. The monks continued to hold the parish until the Dissolution of the Monasteries in the 16th century. The names of some other priests appointed in medieval times are known; among them was Sir John Digoun de Tregollas who was instituted here in 1349 but was succeeded by another priest only a few months later, so may have died of the great plague of that year.

According to notes on Cubert's parish register by the historian Tonkin, in the later 16th century a plague killed many parishioners (Gilbert 1838, 292), so the benefice may have been impoverished at that time. Hals' history, written in the late 17th or early 18th century, notes that the patronage, formerly in the gift of the Prior of Bodmin, was then held by the Prideaux family (*op cit*, 289). The names and dates of institution of many of the vicars of the parish from 1536 onwards are recorded (Polsue 1867, 274).

The earliest documentation of the Vicarage house known at present is a glebe terrier (a record of the endowments of the benefice) of April 21st 1680. A transcription of the terrier is published, and the first part of this deals with the buildings (Potts 1974, 26);

House: a hall and 2 adjoining rooms, with a chamber over, stone built 'and well healed over'; a linney adjoining, stone-built and healed; a kitchen with a flesh house adjoining, stone base with mortar above, healed over; a parlour, stone base with mortar above, and plastered over; a dairy, stone base with mortar above, and a study over, well thatched. A barn, stone base, with mortar above 'and a room cherche adjoyned', well thatched; a stable and dry house, well built and thatched.'

A later terrier, dated to 1727, gives another description of the Vicarage, including some details of its internal finish not mentioned in the earlier one (Potts 1974, 26-27).

House: 55ft in length, consisting of 4 ground rooms and 3 chambers, all mud-floored; the walls at the lower part stone, the upper part mud; no wainscotting or ceiling; the great parlour thatched, the cellar, the little parlour and the hall all covered with slate. In the court an outer kitchen, 18ft in length, covered with slate, and a buttery, 12½ feet in length, with a chamber above; adjacent to these a barn, 39 feet in length, the walls of stone and mud.

Analysis of the parish tithes apportionment survey made in 1840 (when the site and surroundings remained little changed), of the structures here today, and of the general approach, style and content of the terriers, indicates that these terrier descriptions can be understood as follows. (See further the discussion of the early house in Section 6.3, and the foldout phase plans, Figs 60 and 61, where the rooms recorded are shown.)

- *1680 General description of the house.* The house consisted essentially of a range running east to west, one room deep, with a hall (in the old sense of principal living room) between two adjoining rooms, each with a chamber (or bedroom) over, built of stone with a good roof of slates (helling or healing stones).
- *1680 Further description of the house.* A lean-to (linney or linhay) stood against the main house noted above; the 1727 details and 1840 survey together indicate that it was at the west end, continuing the line of the main rooms. It was stone-built and had a slate roof. Of the two rooms adjoining the hall, that on the east was a kitchen, having a cold store for meat (flesh house) adjoining; it had walls of cob on a stone base. The room west of the hall was then the parlour, with walls of cob over stone, plastered over. There was also a dairy, again built of cob on stone, with a study over it, and a good thatched roof.

- *1680 Description of other buildings.* The barn with walls of cob on a stone base, with adjoining church room, may have been the Listed church room building across the road to the west of the Vicarage, north of the Church. The stable and dry house (possibly for drying malt), well-built and thatched, was probably the structure shown in a small enclosure east of the Vicarage in 1840, now part of the garden.
- *1727 General description of the house.* The length given for the house, 55 feet or c16.7m, is that of the main, 3-room structure. The lincay mentioned in 1680, beyond this measured part, was one of the '4 ground [floor] rooms' of 1727, as can be seen from the note that only 3 of those 4 rooms had chambers over them. The rooms in the house proper then represent those described in the earlier terrier, the hall with its 2 flanking rooms, with some different naming; from west to east, the little parlour, hall, and great parlour. The building had walls of stone with cob above this (probably at first-floor level), and no wainscoting. The ground floor was beaten 'rab' or clayey sub-soil (not earthy, though referred to as 'mud'). The western and central parts of the range (including the lincay) had slate rooves; the eastern end was thatched.
- *1727 Further description of the house.* The rooms 'in the court' were (or were at the site of) the lean-to/s off the kitchen also noted in 1680, opening from the rear court, as well as the house, rather than being free-standing buildings. The outer kitchen with slate roof can be identified with the 'flesh house' of the 1680 description. The length given for it, 18 feet (c5.5m), is very similar to that of the lean-to here today, shown on the 1840 survey, c5.75m. The buttery with chamber over was presumably the dairy with chamber over in the 1680 text.
- *1727 Description of other buildings.* The cob and stone barn, described as adjacent to the Vicarage, will have been the structure shown on the 1840 map east of the house, possibly the stable and dry house in 1680.

In 1789, merchant John Edwards of Copper House, Hayle, purchased the advowson or right to appoint to the post of the vicarage, with its glebe lands and its tithes or payments from parishioners to support the living, including 'all Houses etc' (CRO DDX 29/19). (Houses here means outbuildings, etc, rather than more than one dwelling.) At that time the incumbent was the Rev Michael Prust, who was Vicar of Cubert for 37 years from 1771 until his death in 1808 at the age of 68 (Polsue 1867, 274, 275), so was a long-term resident of the Vicarage house.

A new Vicar, the Rev Thomas Stabback, was instituted after Rev Prust's death in 1809, and he was also patron of the vicarage, having bought the advowson (Gilbert 1838, 293). Thomas Stabback was formerly a clerk of the Borough of Helston (CRO DDX 29/19). He acquired the advowson with 'all that Vicarage House Messuage or tenement with the Glebe Lands to the same Vicarage belonging....all the Houses etc' for £1,100 on John Edward's death in 1808, from Edward's son Richard, a doctor in Falmouth.

Surprisingly, the two inch to a mile scaled drawing of 1810, made as a preliminary to the first OS map sheet, shows no building on the site of the Vicarage, while the church and other houses in churchtown are depicted. Nevertheless, the Vicarage house clearly remained standing, being captured on the tithe survey of 1840 with a layout resembling that described earlier in the terriers. The condition of the house may well have deteriorated badly in the early decades of the 19th century. Rev Stabback was not resident in the parish of Cubert in 1812, living in Helston where he was the Master of the Grammar School, while the Vicar of Colan acted as Curate at Cubert (Henderson 1956, 134-135), so there may have been a period when the house was not occupied.

Rev N.F. Chudleigh, probably a curate, was resident in the Vicarage in 1838, when his wife gave birth to a son here, on the 12th of December (*Trewman's Exeter Flying Post or Plymouth and Cornish Advertiser*, December 13th 1838). When the census was taken in 1841, the Vicarage was occupied by Charles Hockin, clergyman, 36 years old, with servant Mary Chenoweth, 45. He was followed by another curate, Rev Joshua Dudley, and his wife; their daughter had 'lately' been born in the Vicarage on May 22nd 1845 (*Trewman's Exeter Flying Post or Plymouth and Cornish Advertiser*).

The situation changed greatly in 1850 when Charles Henry Hosken was made Vicar, and also held the patronage (Polsue 1867, 274). By the time of the next census year, 1851, Charles and his wife Letitia (or Laetitia) Agnes, aged 36 and 32 respectively, lived here with a house staff of two (cook Jane Prater, and housemaid Mary Brewer). (Though on the actual census day, 1851, the Hoskens were visiting relations at Carevick, north east of Churchtown.)

The Hosken or Hoskin family (both forms of the name occur in 18th and 19th century records) were well-to-do farmers and proprietors in Cubert, very well-established. In the early 18th century Tonkin noted that 'The barton [or home farm, in the Manor of Ellenglaze] has been in lease for four generations to the Hoskins, the wealthiest farmers in these parts' (Gilbert 1838, 293). Charles Hosken had the Vicarage rebuilt and extended so that he could reside and entertain in style (see description in Section 6.4, and phase plans, Figs 60, 61). This was most probably done shortly after his institution in the mid-19th century. The Hosken's household staff of two, servant and cook, recorded in the 1851 census, was supplemented by a housekeeper before the census of 1861, perhaps an indication of an enlarged and improved house.

Cubert Church was struck by lightning and 'considerably damaged' in April 1848, and as a result was restored and improved by 1852 to designs by prominent architect George Edmund Street (*ibid*). It may be, then, that the Vicarage was rebuilt at around the same time as the Church, though there is not known if the Church architect or his firm had any involvement in it. A quarry west of Churchtown, already there when the tithe survey was made in 1840, was considerably enlarged by 1880 (compare Figs 56, 57), so this could have been a source of stone for Vicarage and/or the Church.

The OS map of 1880 shows the Vicarage and its grounds as redesigned for the Hoskens. A substantial wing was extended from the south side of the old dwelling, and a stable range was added on the north of its early west store. The character of the site was altered with new outbuildings including a south facing one, perhaps a laundry, or a summerhouse, in the garden on the east in which a barn had formerly stood, and a carriage turning circle in a shrubbery on the south east front of the expanded house.

The census returns of 1871 and 1881 show that the Hoskens maintained a staff of three servants, but do not record any children in the family. In 1871, the Vicar sold off his carriage, advertising 'A SECOND-HAND BRITZKA, equal to new, with pole and shafts; maker, Franklin, Exeter. May be seen at the ROYAL HOTEL, Truro....' (*Royal Cornwall Gazette*, Dec 30th 1871). One possible context for this sale might be financial difficulties in the household; there was a carriage at the Vicarage later, however (see below).

Laetitia Hosken died in 1888 (*Royal Cornwall Gazette*, December 6th 1888). The Vicar evidently married again quite soon afterwards, as the 1891 census records him (as Henry, rather than Charles Henry) living in the Vicarage with his wife Ada, from Radnorshire, and their cook and housemaid. Charles died in 1895 (*Royal Cornwall Gazette*, August 1st 1895). Following his death, on the instructions of Mrs Hosken (Ada), an auction was held at the Vicarage, to sell 'a good four-wheel CARRIAGE, HARNESS, CART, CART HARNESS, GARDEN TOOLS, surplus HOUSEHOLD FURNITURE, &c' (*Royal Cornwall Gazette*, November 13th, 1895).

At the end of the 19th century, accommodation in the Vicarage was let out, as shown by an advertisement in *The Standard* newspaper of London for October 15th, 1898. 'CORNWALL. – Vicarage, near Newquay. – Paying Guest or Invalid: healthy, dry: near coast. Winter resort: moderate terms. – Mrs Staite, Cubert Vicarage, Grampound-road, Cornwall.' Mrs Staite is very likely to have provided room/s for the guests in the older, northern part of the Vicarage, perhaps with the help of a live-in servant or daily help. Arrangements of this sort seem to have been in place in the mid-20th century, when private washing facilities were provided for bedrooms in the old house. Vicars continued to live at Cubert, presumably in the south wing of the Vicarage; the induction of the Rev Ernest E. Lilly is recorded in 1925 (CRO P43/2/2).

6 Building description

6.1 Plan

The Vicarage house has two wings meeting at an angle close to 90° (cover photo, and Figs 2, 27, 60, 61); the older range aligned ENE-WSW and the major extension from this running NNE-SSW (referred to for simplicity in this report as east-west and north-south), forming an 'Γ' shape in plan. The east-west range has further buildings extending north from its back - a stable and carriage house on the west, and a small lean-to early in origin on the east - so that there is a semi-enclosed rear court area.

6.2 Materials

Main fabric

The Vicarage is mainly built of an orange-brown or orange-grey local stone, with lime mortar containing charcoal specks. One possible source of this local stone is an old quarry west of Churchtown (Section 5, and Figs 56, 57). The Listing documentation (Appendix I) describes the fabric as granite, but this stone (Cornish, but not occurring locally) is used for architectural details, as noted below, not for walling.

The south and east facades and the south walls facing the Church are of regularly sized, roughly shaped blocks, with occasional small 'trigging' stones, some of which are fragments of roofing slate. Other external walls are mostly of rubble (*ie* irregular slabs) and were formerly lime-washed. Narrow drill marks are visible in some of the sized local stones. These marks are consistent with quarrying after c1840. Roofing is rag slate of Delabole type, and scantle slate on the kitchen lean-to, the store on the west of the early house, and the rear (west) side of the stable wing.

The western store, later the harness room, has walling of rubble, rebuilt on the south side with the orangey sized stone, and, above the level of the doorways, cob. The upper part of the west gable of the early house, has a core of cob with later masonry above, as can be seen from the loft built against it (Fig 3). Cob is very probably present too in the upper fabric of what was the west half of the south front of the early range where the later south wing is attached to it (behind the stairs), and perhaps also at upper levels in some of the north side of the north wing behind later stonework. The walling in these places is very thick, and the terriers of 1680 and 1727 indicate that cob prevailed in the upper part of the old house.

Details

Roughly shaped local stone is used for the quoins of the carriage house, those of the store/harness room where these are visible, and also those on the rear, north and west sides of the older, north wing of the house (apart from at the corners where these sides meet the rebuilt south and east facades). In the dwelling house, the south wing, from its south west corner round to its east front, and also the north wing's rebuilt south front, have quoins of rusticated cut granite; and window dressings here are granite ashlar with prominent keystones above the openings, apart from at the two windows in the centre of the west side which have later surrounds. Granite is also used to top a foundation plinth for the south wing.

The carriage house, stable and rear sides of the house have timber lintels, or, in the case of the house, concrete replacement ones. Windows have wooden frames and sashes or casements. Flooring in the south wing is of boards; the north wing has slate slabs in the kitchen and kitchen outshuts, and probably elsewhere under fitted carpets; the stable and carriage house are cobbled with local stone. The store or harness room has a floor of rab (clayey sub-soil), a survivor of the kind still prevailing throughout the house in the 18th century, as recorded in the 1727 terrier. At some time later this rab floor was covered with boarding resting on inserted timber joists, now in poor condition or removed. The coal house taken out of the main store in the 20th century has a concrete base and the early larder has also has a concrete floor, possibly 19th century.

Brick was used in the works of c1850, for the south wing's central chimney stack, and in the rebuilding of the kitchen chimney and fireplace and of the kitchen lean-tos.

6.3 The core of the Vicarage (pre-1850)

The range of the Vicarage running east-west is its core, in that it is the early building, clearly represented on the 1840 map and described in the terriers of 1680 and 1727, with later alterations. It has a linear arrangement consisting essentially of three main rooms on two floors, and a store with loft at the west end, all approximating to the earliest recorded layout, but with some significant changes (see plans, Figs 60, 61).

House: General

The greater part of this range is the early house. The shell of the house was formerly built of stonemasonry with cob at first floor level. It has mostly been rebuilt in stone, leaving cob in the upper part of the west end wall, and potentially in the upper west part of the south front (Figs 2, 14). The style and/or relative thinness of the visible, east part of the south front (that is, the half east of the mid-19th century south wing attached to it), and also the east gable end, indicate that these were completely rebuilt when the south extension was made (Section 6.4). From inside the loft of the store attached to the west end before 1680 (later the harness room), it can be seen that the roof of the house was formerly steeper, so it was probably covered in thatch, which requires such a profile, replaced before 1680 by the slates recorded at that date, but with thatch remaining, or restored, on the east end of the house in 1727.

The front entrance to this post-medieval house was very probably at the doorway west of centre where it is now entered from the later south wing (the actual door here does not survive). Inside it the stairs rose to the north in a straight flight, as indicated by a trace in the floorboards above. It is possible that there was also a cross-passage to the rear court here, as a straight joint is visible in the base of the rear wall of the house opposite the west side of the front doorway (to the right of the scale in Fig 5), though no such passage is mentioned in the terriers.

House: Ground Floor

On the ground floor there are currently three rooms with a Victorian passage linking the end rooms by running in front (south) of the central one, and a modern washroom taken out of the west room. The layout is described here in relation to the historic 3-room framework from which it is shaped, proceeding from west to east (Figs 60, 61).

Parlour, now corridor and washroom. At the west end of the early ground floor is an L-shaped room, with a washroom in its angle opening off it. Originally these two spaces were a single room, the Parlour, extending eastward to a partition against the stair/cross passage, on the line of the wall to the central room which, being narrow but apparently of masonry, may be a replacement. The Parlour was noted as such in 1680 and named the Little Parlour in 1720. The room, retained with little apparent change in the mid-19th century, may have served as a Vicar's study and parish office at that time.

The Parlour has a glazed cupboard in the gable wall south of centre, recorded in the Listing documentation as being similar to one at Ellenglaze Manor (see Appendix I). There is very likely to have been a fireplace in the centre of this wall, now blocked, and possibly another cupboard in a similar position relative to the fireplace to its north, where there is a modern doorway to the inserted coal store beyond (Fig 4). This north western doorway was probably made at or about the same time as two windows inserted in the north wall (one in the washroom). Above these windows and running on above the window of the room to the east is a joist which, with associated rebuilding of stonework on this north wall, and the large, plain modern character of the windows themselves, indicates that these are mid- to later 20th century in date (Fig 5).

Hall with stairway, now dining room and corridor. The central part of the early house was the Hall, the principal living room. The thick external wall of stone and cob on the south of the Hall was replaced with a thinner stone wall in the mid-19th century to form part of the façade matching the new wing, with similar finish and window (cover photo, and Fig 2). The original wall on the north side has been extensively rebuilt and pierced with wide modern windows in the 19th and 20th centuries, though retaining its early width (Fig 5). If the Hall was originally heated, the fireplace was presumably situated in this wall, with a lateral stack; no evidence for this has been found, however.

The doorway on the north side of the entrance hall of the south wing represents the main, off-centre entrance to the earlier house. This may have opened straight into the early Hall, which was probably lit by a window in the south wall east of the door, where the Victorian window is now, behind the later Conservatory (Fig 36). The stairway to the first floor of the early house, probably boarded off from the Hall, was inside the front door, as indicated by traces in the floorboards above.

A corridor taken out of the south front of the Hall was provided to cater to the reception rooms in the south wing of the mid-19th century (Fig 6). It runs to the Kitchen from the doorway connecting with the south wing, on the site of the original front door – it may have had a 'green baize' or similar door (signifying the link to the service accommodation), in the old front doorway, or perhaps just inside it to allow separate access to the western parlour, probably converted to the vicar's study. The remaining part of the Hall, opening off the secondary passage, is likely to have been re-used in the Victorian phase as a housekeeper's or other service room. This room is thought to have been floored with slate, like the kitchen, at the same time; the floor surface is covered in carpet but has some irregularities and damp patches which may be attributed to slates surviving beneath this. Solid skirting may be of this phase or later.

The service room in the old Hall was made into a dining room, probably for the use of lodgers or paying guests, in the mid- to later 20th century (Fig 7). The large windows in the north wall, like those of the parlour, date from this period (Fig 5). A serving hatch from the kitchen in its south east corner may contemporary with them, or more recent, and the door from the corridor has been replaced.

Kitchen. The eastern room (Figs 8, 9) seems to have been a kitchen throughout the life of the Vicarage, being referred to as such in 1680. It was named the Great Parlour in 1727 but will have retained the primary, cooking role of the kitchen at that time, while other related functions may have been shifted to the lean-to on its north west, previously the flesh room (see below). The floor is slate of regular, 19th century character, with some replacement slabs. It was probably laid as part of the mid-19th century works, the floor having been 'mud', that is, clayey rab, in the 18th century.

The main, internal access to the Kitchen, from the Hall, may have been where it is now, on the west at the south end of the wall dividing it from the Hall, or alternatively in the centre of the dividing wall, which like that between Parlour and Hall may have been rebuilt. This south west doorway has a replacement wooden door. A recent square hatch in the west wall north of the doorway communicates with the dining room in the old hall.

The south window in mid-19th century style, and the east end fireplace, are probably in or near the position of original ones; but the form of the latter, and any other features such as small additional windows, is unknown since both south and east walls were included in the great rebuild of the house. The south window opening has replacement shutters and seat. The fireplace has brick sides, granite lintel with holes for fixing a (lost) mantelpiece, and rubble stone chimney breast, all stripped of plaster in recent times. The broad, relatively shallow alcove with brick floor south of the fireplace has a timber lintel and probably formerly had shelving and cupboard doors.

Kitchen lean-tos. The Kitchen has a single-storey lean-to arrangement of two small, adjoining stores for perishable foods on its cold north side (Figs 10, 11). These have outer walls of brick, and are covered by scantle slate. Some 10-20cm above the join of the slates with the main house is a linear feature difficult to see from the ground, possibly marking a former, higher roof-line of the lean-to, associated with the original thatched roofing, indicated by the historic terriers, which will have required a steeper pitch. It is likely that the stores were altered or rebuilt in the 19th century without changing greatly in character or function. They were noted in the 17th century as a flesh house, for hanging fresh meat or salting it in a trough, and a dairy for storage of dairy products; in the 18th century they were named the (outer) kitchen, and buttery or larder, respectively.

The eastern lean-to, the dairy or buttery of the terriers (Fig 12), is accessible only from a doorway in the east end of the north wall of the kitchen, with its original frame, door of four tongued and grooved planks, iron hinges with rounded ends, and iron latch. The dairy may have been a slightly different size, and have had an external as well as an internal door, before the Victorian rebuild of the house, since the north part of its east side is a thin brick wall (with traces of limewash outside) probably of that phase.

At present this is a very small room, with a concrete floor a step up from the kitchen. The narrow east wall has a small pantry style casement window, with gauze inside its top half, and, across its centre, an internal iron lifting strap, hinged on the south side, probably for holding a board against the window to secure it against intruders at night. The north side of the little room has 3 wooden shelves above a tiled surface supported on concrete blocks, with a scar which appears to be a result of the removal of a slate shelf at work-surface height. The east wall probably formerly had a slate shelf also, under the window, as indicated by a change in the texture of the wall finish.

The more westerly kitchen lean-to, the scullery, used for storing meat in the 17th century, is L-shaped. Its eastern end behind the dairy, now forming a rear porch, probably represents an extension. If so this seems to have been made prior to 1780, when, as a terrier tells us, the room had a length similar to that of today. The outer walls, with external cement render, are of different widths; the narrower west wall at least may have been rebuilt. The scullery has a slate slab floor probably of the mid-19th century, with some replaced slates. A granite threshold stone in the doorway to the similarly floored kitchen has a hollow in its centre with a higher ridge in the centre of that, clearly worn by long repeated passage of feet (Fig 13). The internal door here and that to the rear porch area at the east end of the scullery may be modern replacements. The external access to the rear porch has a high-rising hatch or hepse as it is known in Cornwall (*ie* the lower part of a divided door), with iron latch and upper hinge with round headed strap, probably original. A casement window in the north wall is 19th century in style but probably a replacement of a smaller north window. The siting of the window in the centre of the east part of the scullery is consistent with this having been extended behind the dairy before the rear porch was taken out of it.

House: First Floor

The first floor of this earlier core of the Vicarage, previously served by a central stairway (see further below), is now accessed through a doorway of the mid-19th century phase, above its central ground floor entrance, connecting it with the later south wing. There are two steps leading up to the south at this first-floor connecting doorway, the change in level embodying the separation in time of the two wings (Fig 14). There may have been a window there before the doorway was made. The floor now has a bedroom at each end, and a former chamber and stairs between these, now altered. As in the case of the ground floor, the description below follows the original sequence of three rooms.

West chamber and stairway, now bedroom and annexes. This bedroom, like the Parlour below it, probably has a blocked central fireplace in its west wall, and also a window in its south wall obscured by the mid-19th century extension on that side. Dry lining to this south side of the room can be attributed to its original rough character as one of the cob external walls of the early house (Fig 14). Again like the Parlour the chamber has a relatively large modern window inserted in the north wall. Doorways in the north end of the east wall lead to a walk-in cupboard and a WC north of that, made in the 20th century from the former stairway adjoining (Fig 15).

Central chamber, now corridor with bathroom, WC and cupboard. The central bedroom probably originally had an L-shaped plan fitting around the staircase on its west. The likely site of the staircase (and its width, c1.08m) can be seen where it was covered with floorboards on decommissioning. A window now lighting a handbasin/washing area off the west chamber is likely to be in the position of the original stairway window. The character of the window there now, sash type with margin panes, indicates that it was replaced as part of works of the mid-19th century, when these stairs were retained for the use of the servants (Fig 5).

The chamber is likely to have been lit by a window in the position of that serving the present corridor on the south (above the Conservatory in Fig 2). This window has a horned sash so was replaced or repaired in the later 19th century, and its window seat has been re-surfaced with tiles. The corridor, leading to the bedroom on its east, was taken out of the chamber in the mid-19th century.

The remainder of the chamber formed a smallish servants' bedroom. A cupboard serving the east bedroom was taken out of its north east corner, either at the same time, or earlier. Around the middle of the 20th century the servants' room was made into a bathroom and separate WC opening from the corridor, each with a new window opening in the north wall (Fig 16). Brickwork surrounding these windows is visible on the outside of the wall (Fig 5).

East chamber and vicar's study, now bedroom. This is the largest of the early bedchambers, and is considered to have been the vicar's chamber. Besides a window on the south, from which the Church was visible before the south wing was made (Fig 17), it has another in the east wall, north of centre, with sash matching those of c1850 but likely to be a replacement of an early window (Fig 27). An alcove in the east end of the north wall (Fig 18) may mark the extent of a vicar's study lit by the second window, formerly occupying the north east corner, and so referred to in the terriers as being over the dairy against the west end of the north wall of the Kitchen below (see Fig 11). It may have been defined by a timber partition on its west side only (running from the end of the alcove there), so that, like the wider chamber, it was warmed by a fireplace in the centre of the east gable wall.

The east gable including the chimney, and the south wall, were rebuilt in stone c1850. The fireplace is removed and its opening blocked, but it is marked by a hearthstone of similar cement based material to those of the mid-19th century south wing. The walk-in cupboard on the north west has moulded architraves, and with a high, moulded picture rail, may also have been made c1850. A handbasin of mid-20th century type was probably provided when the room was let out. The cupboard and bedroom doors have been replaced more recently.

Store: General

The structure on the west end of the early dwelling was built against it, as indicated on the north where its wall follows a line slightly south of that of the rear wall of the house, but is nonetheless early, being referred to in the terrier of 1680. As that document shows, it was a store, and it has probably always been used as such in the past, though the material stored here changed. In the mid-19th century it is very likely to have been a harness room and feed store serving the stable then built on its north.

The store has walls of rubble stone, and, above door height, of cob (with external render on the south), and a hipped roof of scantle slate. The stone facing on the south, church side seems rebuilt, matching in size and colour that used for the south wing of c1850 adjoining, but is largely obscured by ivy (Fig 19). The east part of the ground floor of the store (rather less than a third of its area) was walled off using concrete blocks in the later 20th century to form a narrow coal store (Fig 20). The coal house has a concrete wall c1.5m high within it forming two storage areas. It is accessed by an external doorway on the north, which is not original but was probably made before the coal store, when the stable was built, as the latter seems to respect it (Fig 5).

Store: Ground Floor (Harness room). This early store, the 'cellar' referred to in the 17th century, which almost certainly became a harness room and feed store when the stables were built onto it c1850, is relatively little altered (other than by formation of the coal store in part of the ground floor).

The openings have modest proportions and a plain style with timber lintels (Figs 20, 42, 47). There are opposing doorways in its north and south walls, now beside the concrete east wall, originally east of centre. The doorway on the south has a worn granite threshold slab and a replacement door of simple design. The south wall also has a window west of the doorway, with internal splay, expanding from 44cm to 68cm in width, and six pane window, possibly 19th century with more recent glass.

The north door, by which the store is connected with the later stable and carriage house attached on its north, is made of four planks and has an iron latch, and round-ended iron hinges and an iron hook on the stable side. The floor is still the beaten subsoil noted in the 18th century terrier, although a boarded floor was inserted above this, most likely when the stairs to the loft were provided. The floorboards survive over the northern third of the store, and grooves for lost timber joists indicate how this boarding was carried over the remainder of the old floor.

The north part of the west wall has a wide rack, 2.72m across, fastened 68cm off the floor (Fig 22). This has a back of planks c11 inches wide, and sides presumably designed to prevent damage to the contents in the potentially busy working space. It may have been provided, in or after the mid-19th century phase of improvements, for tack or other stable equipment. Extending across four fifths of the top of this fixture, within its frame, is a board with 6 long (26cm) round section wooden pegs, and also, to the right (north) side and at a lower level, a bracket 68cm long projecting 19cm with two rounded slots 6cm wide and 13cm deep. Above the bottom of the frame which forms a shelf is another shelf; this is 91cm below the row of pegs which may therefore have accommodated long pieces of tack such as looped-up reins or traces.

A plain, ladder-like stair against the north wall rises west to east to the loft over the store (Figs 21, 23). This is open to the store and loft apart from a rail 2 inches thick, with a flat bottom and rounded top in section, fixed at the bottom of the stair to a simple, 7cm square, chamfered post, and to the loft floor above; and another rail in the loft alongside the stair opening, fixed on a similar post at either end, at a height of 77cm above loft floor level.

The stairway is clearly secondary, the timber joists for the floor above having been cut through to make it. Because it rises across the west side of the upper part of the doorway from the store/harness room to the stable, leaving the doorway restricted though still usable (Figs 21, 42), it would seem likely to post-date the keeping of horses in the stable, when people will have had to carry bulky harness and feed to and fro. Together with its quite plain, open style, this points to a date for the stairway in the 20th century, possibly after mid-century. The original access for the loft is likely to be a hatchway above the external door on the church side.

Store: Loft. The loft over the western store (Figs 23-25) has flooring of broad planks, around a foot wide, into which, flush with the north wall, is cut the opening for the stairway, c2.3m long (east-west) and 74cm wide. It is open to the hipped roof which may have timbers of several phases and which has remains of torching on the underside of the partially slumping laths and slates. The loft is lit by a sizeable secondary window of two panes in the south side of the roof. An original window in the north wall over the later stairs, opening over the later stable, is now boarded up (Figs 26, 42). This is c1.16m wide and 84cm high.

The walls at this level of the store are mostly of cob, very thick with an irregular but stable surface and remains of lime-wash. The outside of the upper, cob part of the south wall is obscured by cement based render. The east wall, the gable end of the early house, shows raising in local rubble stone with lime mortar, with a brick chimney, above a steeper cob core to the gable which itself rests on stone to a height of c65cm above the loft floorboards; so displaying the construction of cob over stone supporting thatch recorded by the historic terriers (Fig 3). This raising of the roof line of the early house, giving it a further height of c1.2m (4 feet) at the apex, accompanied by remodelling of the pitch for a slate roof, was presumably part of the mid-19th century rebuild.

The loft contains jumbled items including some which may be of interest in terms of the history of the Vicarage, such as an old grandfather clock case and 20th century church fete signboards. It also has material collapsed from the roof.

It should be noted that it has not been possible to inspect the roof structure in the loft closely, because both it and the loft floor appear potentially unstable in places.

6.4 The Vicarage south wing of the mid-19th century

The south wing, built around 1850 with its inner, entrance end against the west half of the front of the older house to form the Γ-shaped dwelling (cover photo), has two rooms with communicating passage and front hall/landing, on two floors. The symmetrical east front is focussed on a central projection accommodating the main reception room, and features also a distinctive style of granite front doorway and sash windows with margin panes, facing the Vicarage grounds with the carriage turning circle provided as part of the mid-19th century works. It has a hipped rag slate roof and a central brick chimney stack.

The symmetry, materials and style of walling and windows of the east, garden side and south, Church end of the south wing are matched in the south front of the older house adjoining; this having been rebuilt, where it would remain visible, when the new wing was added. As a result, the main facades of the Γ-shaped building, seen from the carriage approach from the south east or from the Church, are presented as a similar whole, with the older part of the house rendered legible as a service range integrated with the principal domestic and reception wing.

In contrast, only elements of the Victorian design, not the whole suite, are carried round the other walls of the enlarged house visible from marginal areas of the Vicarage grounds or from other, public spaces (Figs 27, 28). This was most likely because of economic constraints and/or because the display function of the house was aimed primarily at guests arriving by the drive, or to a lesser extent, from the Church.

Thus the north wall and gable ends of the older house were rebuilt to show stone faces, rather than stone and cob combined as before; but were mostly made up with rubble rather than more regular stone of the type used in the south wing. Traces of lime indicate that these rear and end walls with their rougher stonework were whitewashed over. The south wall of the early store on the west of the older house, opening on to the roadside on the approach to the Church, was re-faced with the type of orangey, sized rubble used in the main house fronts; but its door and window remained simple and small. The east end of the north wing has a window with the mid-19th century proportions and glazing style, with four main panes and margin panes, yet has a shallow brick arch over this; while on the west, street side the south wing windows are three-paned, and the large stair window only has granite details.

There is some minor variation in the forms of heads and keystones of window dressings within the mid-19th century front window style. These may perhaps indicate that a batch of windows or elements of them previously ordered for use in building/s elsewhere was made use of here. A dressed granite block of the kind used for the quoins and keystones of the phase is incorporated in the front wall of the new wing above the main entrance (Fig 35, centre photo, above the later Conservatory). Though set high up and so not immediately apparent, it contrasts clearly with the surrounding walling. It appears to be in line with the original face of the front wall of the old house, so may conceivably have been placed deliberately to mark it, but this is not clear.

This wing has generally good survival of doors with four panels and moulded architraves, floorboards, skirtings and picture rails.

Ground floor

The ground floor of the wing of c1850 has two substantial rooms, facing the private grounds on the east of the Vicarage, with an entrance hall and stairs on the north of these against the older part of the house, and a corridor from the hall to the second main room passing behind the first room, along the western, back side. In front of the entrance to the hall, in the angle between the wings, is a later conservatory.

Principal reception/dining room, now a study/sitting room. This room is rectangular, its longer axis running east-west. It opens from the entrance hall on the north, and has a large central window on the east facing the garden with original glazing and shutters with iron hinges and closing strap (Fig 29). A fireplace near centre in the south wall has a mantelpiece of slate with slate and wood supports, painted black, a concrete hearthstone, part altered, and a modern grate and surround (Fig 30).

The west wall is covered in modern shelving but a blocked opening towards its north end, probably a doorway (rather than a recess), is visible in the passage behind.

Drawing room, now a sitting room. The south end of the mid-19th century wing is one room deep, this room being entered from the passage at its north west corner (Figs 31, 32, 34). It has windows to the garden in the centre of its south and east sides, with original glazing and shutters, and a seat finished with four boards in the south window alcove, and some hard skirting possibly indicative of a (secondary) solid floor (obscured by a fitted carpet). A fireplace on the north wall is a modern replacement.

Entrance Hall and stairs. These extend across the mid-19th century wing, against the early core of the house on the north, from the main entrance on the east (Figs 33, 39). The original front door and the staircase survive, with floorboards mostly c6.5 inches wide but up to c9 inches wide, and skirting boards, and a shallow round-headed plastered arch with ornamental leaf ends above the foot of the stairs.

Passage. The passage running around the back of the principal reception room is lit by a window on the west, in the centre of the rear of the new wing, so towards the inner, south end of the passage, which is rather narrow and dark (Fig 34). A cupboard under the stairs with door in a style similar to that of the reception room doors opens from it, and south of this the east wall of the passage has a blocked opening, probably a doorway to the rear of the principal room, as noted above.

Conservatory. A secondary conservatory, roughly square in plan, stands in the angle between the 19th century wing and earlier range (cover photo, and Figs 35, 36). It has low walls of brick or concrete block, the tops of which are made up with a 'sandwich' of laid roofing slates, and glazed timber superstructure. The window design appears quite plain but some of the lower woodwork looks older than the rest, indicating that the structure originates in the first half of the 20th century, but has been repaired or part replaced. The glass roof, a slatted shelf along the north side, and probably the floor tiles, are relatively recent.

First floor The layout of the first floor of the wing of c1850 is very similar to that of its ground floor, with chambers over the reception rooms, a broad landing over the entrance hall at the doorway linking to the old house, and a short upper flight of stairs and narrow landing and corridor above the passage on the west side.

Central bedroom. Though over the principal reception room, this may have been regarded as the second best bedroom, as it was rather smaller and less well-lit than the southern one. By the rear corridor, space corresponding with the west side of the large dining room below was used to provide walk-in cupboards. At present, there are three of these, the central one opening from the corridor, and the other two linked to the bedroom with modern doors. It is likely that originally the north and central cupboards formed one large one opening off the corridor, probably used to store linen for the whole house, while the south cupboard served the bedroom. The original bedroom and linen cupboards are divided by a partition of broad planks. The bedroom has a central window, narrower than that of the dining room below (compare Figs 29, 37). It had a fireplace near centre in the south wall, as shown by an original hearthstone of concrete in the floorboards.

South bedroom. This bedroom may have been designed for the Vicar's use, as it had a window on the south, Church side as well as on the east (Figs 38, 55). The south window has horned sashes so is repaired or replaced, and has modern tiles on its window seat. The west window appears original but has no shutters. There is a modern brick and pine fireplace in the north wall, with original hearthstone.

Stairs and landings. Above the main stairway to a rear landing are two shorter flights branching south and east to the rear corridor and upper landing respectively. The whole is lit by a large round headed window on the rear landing, with plain glass, and a window in the east front of the top landing (Figs 19, 33, 39).

Passage. The rear passage has a window in the centre of the wing. As mentioned above it has a linen cupboard on its east side opening off its centre, probably originally twice its present size.

6.5 The Stable and Carriage House wing of the mid-19th century

A single storey range extending north behind the store at the west end of the early house is built of rubble stone with rab (sub-soil) mortar and a scantle slate roof, now bitumenised to the rear (west) and re-covered with sized slate in the front. It is divided by a full height wall into two - a stable, nearest the dwelling house, and a carriage house beyond (Fig 40). It probably dates from c1850, being necessary to the social functioning of the remodelled house it served; a Vicarage carriage was documented in 1871, and the range is shown on the OS map of 1880 (Fig 57). Two other outbuildings, diminishing in size, were attached to its north end, but do not survive (Fig 41).

Stable. The stable has rubble walls, cobbled floor, and torched slate roof. It was divided into three stalls running east-west, with a passage behind them along the east side, nearer to the house, between the door to the store on the south and an external door providing access for the horses (Figs 42-45). An oil tank raised on concrete block supports above a concrete raft inserted in the south west corner, probably in the decades after the middle of the 20th century, occupies the innermost (south) stall.

The doorway to the rear court of the Vicarage at the north end of the stable's east wall has a threshold of two matched slabs, very worn, of local stone or possibly granite, and an old frame and door of six planks, painted grey, with an iron latch and hinges. The door is now fastened only by the upper hinge, not inspected to avoid potential damage to the door which hangs open. An iron hinge with pointed terminal, lying loose on the stable floor, is likely to be that missing from this door. Boarding above the doorway may be inserted as it makes the doorway rather dangerously low for horses. The window in the centre of the east is relatively large and high for an outbuilding and has an inward splay, to light the stalls. The opening has been re-plastered and the four paned window appears to have been fastened shut; it may previously opened inwards from the top, and may have had safety bar/s to the inside of the opening.

The stalls were 9 feet (2.76m) long; they increase slightly in width from north to south, from c1.4m to 1.6m. The flooring of the stalls as a whole falls slightly from the west, 'horse's head' side, and within each stall the floor has a slightly convex north-south profile, to achieve drainage to the eastern, 'tail' side. The stalls had timber partitions 10cm wide and rising to c2m high, now marked by scars on the external walls, and by slots in the cobbled floor with some remains of plank ends (Fig 49). The rear end of the northern stall is also marked by a fitting in a hole in the wall, 2m from the stable doorway and 1.45m from the floor, with a small ring 4 cm in diameter, probably for clipping the loose end of a rope to fasten across the open end of the stall behind the horse.

The 'head' ends of the stalls had panelling on the masonry walling of the stable to the level of the horses' flanks, as indicated by edge scarring and by the lack of lime-wash to a height of c1.08m from the floor. In the north stall this boarding was extended around the corner of the stall along the western 0.55m of the north wall, and there was probably a similar finish to the south east corner of the stable at the head of the south stall, now obscured by the oil tank. Above this boarding, the west stable wall was covered for another metre or so, to the full height of the horses, with black paint, which respects the (former) stall partitions, and in places can be seen to overlie lime-wash.

The 1.1m wide passage behind (east of) the stalls has (besides the handy shoulder-height opening of its window which could have served as a shelf for grooming tools, hoof oil and the like), a row of pegs in a board with plain chamfered edges and remains of paint and/or whitewash, 83cm long and 10cm high, fixed 203cm from the floor on the south end of the east wall (Fig 46). There are four square-section pegs, evenly spaced, and a hole for a fifth peg between the two on the end nearest the harness room. Two stone slabs form rather rough steps up to the harness room on the south (Fig 47). The lower slab appears shaped but broken in the past, and is unfixed, so is possibly secondary. The cobbles of the passage floor are laid so that they 'swim' along the length of the passage and on in a curve to the external doorway (Fig 48).

On the west side of the passage, an open drain runs behind the stalls (Figs 48, 49). This is visible for some 1.9m from behind the inner stall (where it may have been disrupted or filled during the installation of the oil tank) to a point 0.3m from the north wall of the stable inside the external doorway, from which the drainage may have run out in a pipe under the floor. The drain is made up of a series of stones, varying in width from 0.2m-0.3m, but with similar rounded runnels around 9cm wide and 3cm deep in their centres aligned to form a channel.

The building has no hayloft, and was not tall enough for one. The opening in the upper part of the wall on its south was an earlier window, admitting light to the loft of the store beyond, originally from the outside (Figs 26, 42). It does not seem possible that this window was re-used to supply fodder to the stables, as it is over the rear rather than the head end of the stalls, and as evidence for a loading door by which fodder could have been raised to the loft is lacking. (The stairway to the loft, being cut through the loft flooring immediately in front of the window, would have interrupted access to the latter from the loft, but this is not considered relevant to the question of whether it could have served as a feeding hatch since the stairs are secondary and probably post-date the use of the stable for horses.)

Carriage House. This is a simple square house (Figs 50, 51), distinguished by the large square opening in the centre of its east wall, 8 feet (2.44m) wide and of similar height (when measured to its timber lintel; the inserted garage-style doorway is c2m high). It has walls of rubble stone, mainly of local type, with many layers of lime-wash inside, and a cobbled floor generally well-preserved with limited concrete patching (Fig 53). The original interior of the roof, with slates, slats and torching, is clearly visible on the west (Fig 52); it is partly obscured by boarding, particularly on the east. The doorway has a timber lintel and a wooden frame with moulded architrave, fitted with a later 20th century 'up and over' type garage door, and three irregular and differently sized slabs of local stone forming the threshold. The central threshold stone has two offset drilled holes, for drop bolts for fastening shut the original double doors. A hollow is worn into the floor to either side of the opening. Parts of the earlier timber door jambs also survive.

7 Significance

The whole of the Cubert Vicarage building complex is a Listed Building at Grade II. The recording, assessment and brief historical research undertaken for the present project has enhanced understanding of the significance and national importance of the complex, showing that it comprises an early, vernacular Vicar's house, and a mid-19th century genteel Vicarage extending this and incorporating it as a service range.

The vernacular core of the building, the range running east to west, has secure, detailed documentary evidence in the form of terriers indicating it dates from the 17th century or earlier. Substantial parts of the very thick cob-over-stone walls alluded to in those terriers survive, and in the loft of the store at the west end, the cob gable, made to support a thatched roof, is evident, together with heightening in stone attributed to the Victorian changes (see below). The western store also preserves, under remains of later boarding, the original floor of the 'mud' type which formerly extended throughout the house, and so retains archaeological potential for early deposits beneath its surface.

The essential arrangement of the early house, linear, one-cell-deep, with parlour, hall and kitchen, and three chambers above, can still be appreciated, despite insertion of service passages on the south around 1850, and considerable further alteration (especially to the arrangements in the central area) on both floors a century or so later. Architectural features of this early phase are not evident, but there is a strong basis for suggesting that some survive blocked up within the walls of the western room on both floors - a central fireplace in the west end, and perhaps a window in the south side. These might be significant in themselves for their forms and materials, and also might provide closer dating evidence for the building of the house.

The east-west range as a whole indicates the residential and ancillary domestic accommodation required for a Vicar's household in the post-medieval period. The store with loft over, on the west of the house, has changed little in form or function since the 17th century, apart from the insertion of a narrow coal store at ground level; and so shows well the capacity and type of storage needed by the Vicar, perhaps to hold produce from tithes before these were substituted by money payments. The alcove in the best (east) bedchamber can be interpreted, with the benefit of details provided in the historic terriers, as marking the site of a study corner for the Vicar of the kind noted in a general appraisal of the buildings documented by the Cornish terriers (Chesher 1974, xxxi). This allows us to see detail of how the Vicarage was used for church-related activity, and, since the alcove is integral, indicates further that the chamber was purpose-built to provide for such activity.

The extension and overhauling of the house, reliably associated with institution in 1850 of a vicar from a prominent local family who had also secured the living, Rev Charles Henry Hosken, represents clearly the style of living of well-to-do Victorian clergy. The new south wing doubled the domestic accommodation, and provides prominent reception rooms - literally so in the case of the principal room, which projects from the east front. The main façades of c1850, including the front of the older house rebuilt to match, feature a distinctive window style of aesthetic interest, and amber coloured stone which contributes local distinctiveness while showing design in the sizing of blocks. A glazed cupboard compared to one at Ellenglaze Manor, if mid-19th century, may reflect the connection of the Vicar of this time with the family farming the Manor.

The Vicarage derives further meaning from diverse aspects of its immediate setting. On the east its own grounds survive well though the glebe lands below them are now part developed, and the carriage drive and turning circle with tree planting relating to the Victorian house and stables contribute to understanding of how these buildings were approached, used and linked. On the west the Vicarage still forms one of a group of Church buildings mentioned in the historic terriers, around a core public space, with a church house opposite, and St Cubert's itself to the south. The early house, facing this group, contrasts with the Victorian wing, which, though clearly seen from the churchtown, presents a relatively blank side to it, and which offers limited views to the Church from within.

8 Recommendations

It is recommended that the proposed works to Cubert Vicarage should be designed to take account of the significant and potentially vulnerable historic characteristics and features of the building indicated by the assessment, as follows. (Points noted are those which expand on the Listed Building documentation, Appendix I, and also relate specifically to the building proposals. They therefore deal primarily with the northern, earlier part of the Vicarage, where considerable modifications are planned, and on the early store adjoining, and later rear stable wing built on to that, where conversion to residential use is proposed.)

Early house (north wing); General

Note: See also important recommendation for preservation and continued visibility of the west gable of the early house, noted further on in this Section in the context of the adjoining early Store and Loft where this gable end is exposed to view.

- *Provision of a stronger sense of the historic tri-partite layout* would enhance understanding of the essential character of the early house. This could be achieved on the ground floor by the removal of the service passage taken out of the Hall in the mid-19th century, and, in the proposed opening up of the Hall (the present Dining Room) to the Kitchen, by retaining the north part of the wall between these rooms, and re-instating its south part, so that the central and eastern historic room spaces are accorded a degree of integrity within the opened-up area. Removal of the washroom to re-instate the Parlour should be considered, though this historic room is compromised by the insertion of a door in its north west corner which means it serves as a passage to the north western part of the building complex. On the first floor, re-arrangement of the central cluster of small rooms and closets into one or two larger rooms, corresponding with the original central chamber and stairway, would be beneficial.
- *Preservation or restoration of Victorian finishing* is recommended to show how this early house was incorporated in the improvements of that period. Any period flooring surviving under modern carpeting in the central and western ground floor rooms should be retained, and exposed if possible. Ideally, the modern doors, window seats and shutters should be replaced in a style and fabric similar to the original.

Early house (north wing); Features

- *Recognition of sites where original blocked openings may survive* is required to protect the archaeological potential of the remaining shell of the early house. The Parlour on the west and the bedroom above it may have central fireplaces in their west walls, and windows in their south walls. Such features might be carefully exposed or re-opened, or if this is not feasible, works which might result in damage to or loss of information from them should be avoided.
- *Retention of the alcove in the east bedroom* potentially marking the study corner in the Vicar's chamber is required to preserve the evidence for the early design of the house to serve as a Vicarage.

Early Store (Victorian harness room) and Loft; General

- *Re-use of the Store and its Loft as undivided spaces in a plain style* is recommended to reflect their early origins and long continuance as simple storage areas; re-integration of the coal bunker with the Store, by removal of the concrete dividing wall, would be beneficial.
- *Re-location of the stairway would not detract significantly* from the meaning of these spaces, since it is considered to be relatively recent.
- *Preservation and continued exposure to view of the east wall at Loft level* is strongly recommended. This is the west gable of the early house and only here, today, can its original dual fabric of cob over stone, and its later raising in stone, be seen. If a finish for the cob is desired this may be achieved using a lime-based render; it is important to note that cement based render must not be used on cob.

- *Provision for appropriate archaeological recording of the rab floor* should it be replaced is recommended since it represents the flooring of this kind recorded in the 17th century, and may incorporate or cover material providing evidence for the date of the Store and so of the early Vicarage.
- *Preservation of floorboards in the Loft* is recommended to retain historic character and, potentially, dating evidence.
- *Guidance of repairs to the roof by a historic building specialist* is advised since the roof structure is dilapidated and potentially unstable, so not closely examined, yet may contain early elements. The roof covering should be repaired in scantle slate to maintain the distinction between this relatively unaltered part of the early Vicarage buildings and the adjoining house, of similar early origin but more altered in the mid-19th century.

Early store (Victorian harness room) and loft; Features

- *Re-use of the rack fixed in the Store*, for example in the Carriage House, might be considered, since the fixture may be associated with the use of the Victorian Stable and Carriage House adjoining.

Stable and Carriage House; General

- *Removal of the oil tank in the Stable is desirable* but would require a process for this to be agreed in advance and implemented to avoid or minimise disturbance to the building.
- *Retention of the cobbled flooring* is important as this represents clearly the historic character and use of the range. Suspended flooring would be appropriate for the stable where conversion is proposed. Preservation of the Carriage House floor through continued use as an outhouse would be ideal.
- *Design element/s reflecting the historic layout of the stable interior* might be considered (eg differential surface treatment or use of a selected third of the west wall to the height of the lost partitioning, to reflect the former head of a stall.)
- *Restoration of scantle slate roofing* over the whole of the range would be highly beneficial.

Stable and Carriage House; Features

- *Retention of the Stable's board doors and the peg rack* would help to preserve a sense of the age and functional historic character of the building.
- *Replacement of the Carriage House modern garage door with double doors* using planks and hinges similar to those of the Store/Stable door would help appreciation of the historic character of the building and of this wing as a whole, particularly as the visibility of this doorway from the rear of the house is comparatively good.

9 References

9.1 Primary sources

Maps

Ordnance Survey, 1810. 2 inch scaled drawing (British Library website)

Tithe Map and Apportionment, 1840. Parish of Cubert (licensed digital copy at CRO)

Ordnance Survey, c1880. 25 Inch Map First Edition (licensed digital copy at CAU)

Ordnance Survey, c1907. 25 Inch Map Second Edition (licensed digital copy at CAU)

Ordnance Survey, 2007. Mastermap Digital Mapping

Other documents (at Cornwall Record Office, Truro)

CRO DDX 29/19, 1825. Abstract of Title of the Revd Thomas Stabback to the Vicarage of Cubert in Cornwall

CRO P43/2/2, 1925. [In Register of Services] Newspaper cutting from the *Western Morning News* of 11th December 1925

9.2 Publications

Chesher, V, 1974. The Parsonage House, in Potts, R (ed) *A Calendar of Cornish Glebe Terriers* New Series **19**, Devon and Cornwall Record Society, xxxi-xxxiv

Gilbert, D, 1838. *The Parochial History of Cornwall I*

Henderson, C, 1956. The Ecclesiastical History of the Four Western Hundreds of Cornwall, Part 2 *Journal of the Royal Institution of Cornwall* New Series, **II**, Part 4, 105-210

Hitchins, F, and Drew, S, 1824. *The History of Cornwall II*: Helston

Polsue, J, (ed) 1867. *Lake's Parochial History of the County of Cornwall I*

Potts, R, (ed) 1974 *A Calendar of Cornish Glebe Terriers* New Series **19**, Devon and Cornwall Record Society

9.3 Websites

19th century British newspapers;

http://find.galegroup.com/bncn/start.do?prodId=BNCN&userGroupName=tru_ttda
[accessed February 2015]

10 Project archive

The CAU project number is **146452**

The project's documentary, digital, photographic and drawn archive is maintained by Cornwall Archaeological Unit, Cornwall Council, Fal Building, County Hall, Treyew Road, Truro, TR1 3AY.

English Heritage/ADS OASIS online reference: cornwall2-204746

Appendix I; Listed Building Documentation

CUBERT SW75NE 2/20 Cubert Vicarage - GV II

Vicarage. C18 origin; enlarged circa 1800, with stable/carriage house added in later C19 and C20 alterations. Granite rubble with granite dressings. Partly rendered. Rag slate roof with ridge tiles; hipped over the main range, with axial stack with brick shaft. The range to right is hipped at the front end, with stack with rendered shaft. Plan: The original building is a 3-room plan range to right; this has become a service range at the right side, with the front room projecting to right. Circa 1800, the vicarage was enlarged; an addition was made to left of 2-room plan with entrance hall and stair hall; the 2 rooms are to left, heated from back-to-back fireplaces from the axial stack, with the entrance hall to right, and stair hall to rear right. In C20, the plan of this range has been altered, with a rear lateral corridor at ground and first floor. In the later C19, a tack room, stable and carriage house was added to rear right. Exterior: 2 storeys; asymmetrical front with the circa 1800 range to left, a nearly symmetrical 1:1:1 bays, with the central bay advanced, with a hipped roof over: the centre bay has C19 paired 4-pane sashes with margin-glazing, flat arches and keystones at ground floor, first floor similar single sash with flat arch and keystone. The bay to left has C19 4-pane sash with margin-glazing and keystone at ground and first floor. The bay to right has C20 conservatory set in the angle to the front wing to right, with C19 4-panelled inner door with overlight; 4-pane sash with margin-glazing and keystone at first floor. The 2-storey wing to right has two C19 4-pane sashes with margin-glazing and keystones at ground and first floors; the front end has similar sash with brick segmental arch at first floor to right. The left end has similar sash with keystone at ground and first floor. At the right side, there is a single storey lean-to of C19, with slurried slate roof, rendered, with C20 door and 2-light casement. To right, there are four C20 casements at ground floor, first floor has one single light and 4-pane sash with margin-glazing. Attached to right, and projecting to right, is the single storey tack room with loft, with C20 half-glazed door and hipped roof. The stable and carriage house projects to right, of single storey; there is a 2-light 8-pane casement, plank door to the stable and C20 double garage doors to the carriage house. Blind gable end. At the rear, the main range has 15-pane C19 sash lighting the stair, with round arch with granite surround and keystone. C20 9-pane sash at ground and first floor to right. To left, the tack room projects beyond the line of the main range, with a 6-pane window and plank door. Interior: In the early range, the rear room has a C18 cupboard with glazed door with Gothic glazing bars, of the same design as the cupboard at Ellenglaze Manor (q.v.). The other rooms have been much remodelled in C20, and the stair in the main stair hall is an open-well, with stick balusters, of C19.

Listing NGR: SW7864657807

Appendix II; Written Scheme of Investigation

Project background

The former vicarage within Cubert village is a Grade II listed building. Planning consent has been granted by Cornwall Council (ref. PA12/08791) for conversion of a former stable and outbuilding wing to residential use, together with some modifications to the interior of the existing house. The planning consent is subject to various conditions, of which Condition 2 states:

No works shall take place within the site until the applicant has secured and implemented a programme of historic building recording with a written scheme of investigation to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeological, historic and architectural interest of the building is adequately recorded prior to development in accordance with Planning Policy Statement 5 - Planning for the Historic Environment.

Cornwall Archaeological Unit was approached by CSA Architects, on behalf of the applicant, with a view to satisfying this condition. This Written Scheme of Investigation sets out CAU's approach, methodology and relevant standards by which the work will be undertaken.

Site history

Cubert churchtown is first recorded in 1519 when it is spelt "Eggloskubert". The name is Cornish and refers to Cubert parish church, which regardless of its early 16th century documentary reference most likely has much earlier, probably pre-Norman Conquest origins.

Cubert vicarage is shown on the 1840s parish Tithe Map as a simple single range building within a detached plot. It has since been extended, probably in several building episodes. The listing description suggests the original building is of 18th century date with later additions.

Project extent

The former vicarage is shown on measured plans and elevations supplied by CSA Architects, Truro. Historic building recording work will be concentrated within the western (mostly single-storey) wing and where this wing links into the principal ranges.

Aims and objectives

The principal aim of the study is to gain a better understanding of the historic development and functions of the former vicarage. The objectives are to obtain an archival standard record of the site prior to alterations. Work will be aimed to produce the equivalent of an English Heritage Level 2-3 Historic Building Record (2006).

Working methods

All recording work will be undertaken according to the Chartered Institute for Archaeologists *Standards and Guidance for Archaeological Investigation and Recording*. Staff will follow the CIfA *Code of Conduct* and *Code of Approved Practice for the Regulation of Contractual Arrangements in Archaeology*. The Chartered Institute for Archaeologists is the professional body for archaeologists working in the UK.

Desk-based assessment

Rapid desk-based research will be carried out to inform the fieldwork stage. This will comprise:

- Published sources, as may be available
- Web searches
- Historic maps, including
 - Joel Gascoyne's map of Cornwall (1699)

- Thomas Martyn's map of Cornwall (1748),
- OS 1 inch survey (c1810)
- parish Tithe maps (c1840),
- 1st and 2nd Editions of the OS 25 inch maps (c1880 and c1907)
- Modern maps
- (online) Census returns

Fieldwork: survey

Historic building recording will include understanding of chronology, functional layouts and architectural features. Measured information and detail, as appropriate, will be added to copies of existing contractors drawings (supplied to CAU by the client).

Fieldwork: description

Brief analysis of the building fabric will be undertaken on site (recorded as notes) to allow a description to be written up at the archive stage.

Fieldwork: photographic recording

Photographic recording will include colour archive photography using a digital SLR camera (with a resolution of 10 million pixels or higher).

CAU follows English Heritage guidance notes on digital image capture and file storage (2014).

The photo record will comprise:

- general views.
- examples of structural and architectural detail.

Methodology for the archive photography is set out as follows:

- Photographs of details will be taken with lenses of appropriate focal length.
- A tripod will be used to take advantage of natural light and slower exposures.
- Difficulties of back-lighting will be dealt with where necessary by balancing the lighting by the use of flash.
- A metric scale will be included in all views, except where health and safety considerations make this impractical.

Creation of site archive

To include:

- Digital colour photographs (stored according to HER guidelines and copies of images made available to the client).
- A detailed site/building description.
- Preparation of finished drawings.
- Completion of the English Heritage/ADS OASIS online archive index.

Archive report

A written report will include:

- Summary
- Project background
- Aims and objectives
- Methodology
- Location and setting
- Designations

- Site history
- Building description
- Chronology/dating evidence
- Statement of significance
- Conclusions
- References
- Project archive index
- Supporting illustrations: location map, historic maps, plans, elevations/sections, photographs
- A copy of the approved WSI as an appendix

A paper copy and a digital (PDF) copy of the report, illustrations and any other files will be held in the Cornwall HER. Paper copies of the report will be distributed to the client, to local archives and national archaeological record centres.

Archive deposition

An index to the site archive will be created and the archive contents prepared for long term storage, in accordance with CAU standards.

The archiving will comprise the following:

1. All correspondence relating to the project, the WSI, a single paper copy of the report together with an electronic copy on CD, stored in an archive standard (acid-free) documentation box.
2. A2 drawn archive storage (plastic wallets for the annotated record drawings).
3. The project archive will be deposited initially at ReStore PLC, Liskeard and in due course (when space permits) at Cornwall Record Office.
4. Digital data will be stored on the Cornwall Council network which is regularly and frequently backed up.

CAU uses the following file formats for stored digital data:

- DOCX Word processed documents
- XLSX Spreadsheets
- PDF Exports of completed documents/reports/graphics
- JPG Site graphics and scanned information
- DNG or TIF Digital photographs
- DWG AutoCAD drawings, measured surveys
- MXD ArcView GIS (electronic mapping) data
- AI Adobe Illustrator graphics

Timetable

The study is anticipated to be commenced during January 2015.

The archive report will be completed within 3 months of the end of the fieldwork. The deposition of the archive will be completed within 3 months of the completion of the archive report.

Monitoring and Signing Off Condition

Monitoring of the project will be carried out by the Senior Development Officer (Historic Environment). Where the SDOHE is satisfied with the archive report and the deposition of the archive written discharge of the planning condition will be expected.

1. The SDOHE will monitor the work and should be kept regularly informed of progress.
2. Notification of the start of work shall be given preferably in writing to the SDOHE at least one week in advance of its commencement.
3. Any variations to the WSI will be agreed with the SDOHE, in writing, prior to them being carried out.
4. If significant detail is discovered, all works must cease and a meeting convened with the client and the SDOHE to discuss the most appropriate way forward.

Monitoring points during the study will include:

- Approval of the WSI
- Completion of fieldwork
- Completion of archive report
- Deposition of the archive

References

English Heritage, 2006. *Understanding Historic Buildings: A guide to good recording practice*. English Heritage, Swindon

English Heritage, 2014. *(Draft) Guidance note on Digital Image Capture and File Storage*. English Heritage, Swindon

Cornwall Archaeological Unit

Cornwall Archaeological Unit is part of Cornwall Council. CAU employs some 20 project staff with a broad range of expertise, undertaking around 120 projects each year.

CAU is committed to conserving and enhancing the distinctiveness of the historic environment and heritage of Cornwall and the Isles of Scilly by providing clients with a number of services including:

- Conservation works to sites and monuments
- Conservation surveys and management plans
- Historic landscape characterisation
- Town surveys for conservation and regeneration
- Historic building surveys and analysis
- Maritime and coastal zone assessments
- Air photo mapping
- Excavations and watching briefs
- Assessments and evaluations
- Post-excavation analysis and publication
- Outreach: exhibitions, publication, presentations

Standards



CAU is a Registered Organisation with the Chartered Institute for Archaeologists and follows their Standards and Code of Conduct.

As part of Cornwall Council, CAU has certification in BS9001 (Quality Management), BS14001 (Environmental Management), OHSAS18001 (Health, Safety and Welfare) and Investors in People.

Terms and conditions

Contract

CAU is part of Cornwall Council. If accepted, the contract for this work will be between the client and Cornwall Council.

The views and recommendations expressed will be those of CAU and will be presented in good faith on the basis of professional judgement and on information currently available.

Project staff

The project will be managed by a nominated Senior Archaeologist who will:

- Discuss and agree the detailed objectives and programme of each stage of the project with the client and the field officers, including arrangements for health and safety.
- Monitor progress and results for each stage.
- Edit the project report.
- Liaise with the client regarding the budget and related issues.

Work will be carried out by CAU field staff, with assistance from qualified specialists and sub-contractors where appropriate. The project team is expected to include the following:

Nigel Thomas BA MCIfA

Senior Archaeologist who has worked with CAU and its predecessor organisations since 1987. Responsible for management of projects relating to historic building recording and surveys of historic landscapes. Past work has included recording and structural analysis at Launceston and Restormel Castles, medieval chapels at Rame, Bodmin and Hall (Bodinnick), as well as landscape surveys at Lanhydrock park and Godolphin gardens. Project manager for historic building analyses at Tintagel Old Post Office, Cotehele House, St Michael's Mount summit complex and Trevice for the National Trust. Has recorded numerous industrial structures including Harveys Foundry, Loggans Mill (Hayle), Town Mills at St Columb Major, and china-clay area features including the waterwheel at Virginia CC Works, Greensplat engine house and Carrancarrow chapel. Project team leader for the Lostwithiel Town Characterisation Study. Member of the CIfA's Buildings Group and Graphic Archaeology Group. An experienced user of AutoCAD and is responsible for CAU's survey methodology.

Cathy Parkes BA MCIfA

Archaeologist Cathy Parkes has worked on a variety of projects with CAU over some 20 years and has a particular interest and experience in landscape archaeology. Projects undertaken have involved recording and assessing landscapes including coastline, ancient woodland, and ornamental parkland; among them the Fowey Estuary, Newquay Barrowfields, Trewarthenick Park, and Cornish National Trust properties such as Trevice, Dodman and St Austell Bay, and Turnaware on the Fal. Other major work carried out includes designation for the Monuments Protection Programme, scheduling sites of varied types and periods across the former Carrick district, and elsewhere in Cornwall; English Heritage's Scheduled Monuments at Risk survey for the county; and archaeological evaluations of road and pipeline schemes in varied areas - Bodmin Moor, Boscastle-Tintagel, Camborne, Pool and Redruth, St Austell-A30, and Truro.

Report distribution

Paper copies of the report will be distributed to the client, to local archives and national archaeological record centres.

A digital copy of the report, illustrations and any other files will be held in the Cornwall HER and also supplied to the client on CD or other suitable media.

Copyright

Copyright of all material gathered as a result of the project will be reserved to Cornwall Archaeological Unit, Cornwall Council. Existing copyrights of external sources will be acknowledged where required.

Use of the material will be granted to the client.

Freedom of Information Act

As Cornwall Council is a public authority it is subject to the terms of the Freedom of Information Act 2000, which came into effect from 1st January 2005.

CAU will ensure that all information arising from the project shall be held in strict confidence to the extent permitted under the Act. However, the Act permits information to be released under a public right of access (a "Request"). If such a Request is received CAU may need to disclose any information it holds, unless it is excluded from disclosure under the Act.

Health and safety statement

CAU follows Cornwall Council's *Statement of Safety Policy*.

Prior to carrying out on-site work CAU will carry out a Risk Assessment.

Insurance

CAU is covered by Cornwall Council's Public and Employers Liability Insurance, with a policy value of £50m. The Council also has Professional Negligence insurance with a policy value of £10m.

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18th December 2014

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Fig 2 East half of the south front of the early house, with Victorian façade matching that of the south wing built against its west half (left), and 20C conservatory



Fig 3 Upper exterior of the early Vicarage's west gable, seen from the adjoining store loft, showing cob-over-stone construction (centre), with later masonry heightening



Fig 4 Probable site of a fireplace in the Parlour at the west end of the early house, between a cupboard with 19C glazing, and a modern, inserted doorway



Fig 5 Rear of early range, dominated by modern openings around a Victorian window over the stairs, centre top (with kitchen lean-to, left, and Victorian stables, far right) Its western store, with secondary door later used to access a coal store, is to the right



Fig 6 Service passage probably made c1850 inside south front of early house linking Kitchen (foreground) to south wing of that date (opening to left, opposite scale)



Fig 7 Probable service room of the mid-19C, later a dining room with hatch to Kitchen, made in the early Hall truncated by the service passage on its front, south side



Fig 8 Early Kitchen, with service passage of c1850 beyond, showing south front with windows of c1850, slate floor probably of similar date, and 20C dining room hatch



Fig 9 East end of Kitchen with doorway to dairy on north, and fireplace, rebuilt c1850, modified more recently by stripping of plaster and loss of wooden mantel shelf



Fig 10 Kitchen lean-tos, north side, similar in length to the rear kitchen noted 1727. A mark in the wall above may be the roofline of the 17C flesh house, smaller but taller



Fig 11 Lean-tos, east side, showing rebuilding in brick probably c1850 from the early Dairy (left of centre) and from the 'flesh house' previously extended around this
A 19C window in the eastern bedchamber, probably replacing an early one, can be seen, top left. The Vicar's study, noted in 17C and 18C terriers as over the dairy, may have been so in the sense that it was in the corner of the chamber lit by the window



Fig 12 Interior of early Dairy on the north east of the Kitchen, with door and flooring probably of the Victorian phase, and shelving arrangements altered more recently



Fig 13 Threshold to Kitchen from the scullery (the [back] 'kitchen' of 1727 and 'flesh house' of 1680), showing granite slab worn in the centre with shoe sized hollows



Fig 14 West chamber, with lined, thick south side likely to incorporate cob fabric of the early house front (right); the steps beyond mark the 19C link to the south wing



Fig 15 Early west chamber, with 20C north window, and 20C closets on the site of the original stairs to the first floor, retained as service stairs in the 19C



Fig 16 Site of the middle bedchamber of the early house, with south corridor of c1850, and 20C WC and bathroom off this made from a servants' bedroom of c1850



Fig 17 Larger, eastern early bedchamber, probably the Vicar's, showing the south wall rebuilt c1850 with window matching those of the south wing, and mid 20C basin



Fig 18 East chamber, with west edge of an alcove in the north wall, likely to mark the site of a study in the corner with a partition at this edge and a window on the east



Fig 19 Lean-to store with loft under a hipped scantle slate roof on the west of the early house (centre), flanked by the mid-19C south wing (right) and stable range (left)



Fig 20 Western Store, showing cob fabric above door level, and rab floor as noted in the house in 1727 (under derelict later boards), and 20C wall to coal store (left)



Fig 21 Western store with north door, used c1850 to link it to the new stable wing, beyond, behind secondary stair to loft; note also rack fixed to the west wall (left)



Fig 22 Rack on the west wall of the western store with pegs and shelves, possibly for equipment used in the stable and carriage house range built on to the north c1850



Fig 23 North side of loft in the western store, with limewashed cob walls, window (boarded up), secondary staircase, and church fete signboards of the later 20C



Fig 24 South side of loft in the western store, showing torched scantle slate hipped roof, broad floorboards, and abandoned clock case (with a newspaper of 1976!)



Fig 25 Detail of the roof over the south west corner of the loft of the western store, showing many laths missing or displaced, and potential for unstable timbers



Fig 26 North window of loft over western store, originally opening to the rear court, seen from the stable built against the store c1850 with later oil tank in it (right)



Fig 27 East side, showing how c1850 only some of the style used for the new front, left, and applied to the earlier south front (centre, facing left), was extended to the rear



Fig 28 Plainer side of the Victorian wing, facing the churchtown on the west. The Vicar's bedroom was probably that to the south with a window facing the church (right)



Fig 29 Principal reception room in the south wing of c1850 with particularly large windows facing the grounds on the east laid out with a carriage drive at that time



Fig 30 Fireplace, part altered, on the south in the main reception room of c1850. A second doorway probably lies behind the shelving on the west (out of shot)



Fig 31 Drawing room at the south end of the Victorian wing, with windows facing the Vicarage grounds on the east (left) and the boundary of its glebe farmland (right)



Fig 32 North wall of drawing room of c1850, with doorway giving access from the passage down the rear, west side of the south wing, and stove by a blocked fireplace



Fig 33 Doorway to the entrance hall and stairs of the Victorian south wing, with distinctive granite surround and good survival of original wood- and plasterwork



Fig 34 Drawing room passage, squeezed by the dining room (right), so showing how provision of rather grand reception space was prioritised in the new wing of c1850

A blocked opening on the east (right) of the passage by the far end of the part shown here probably marks a doorway which would have allowed the family and guests to cut out some of this rather dark and unattractive route, including the turn by the stairs



Fig 35 Conservatory at the main entrance, between the early house (right) and the wing of c1850 (left), with some early-mid 20C woodwork and a more recent roof



Fig 36 Interior of Conservatory, also showing detail of one of the mid-19C windows, this one lighting the service passage inserted within the south front of the early house



Fig 37 Second best bedroom in the south wing, with view over the grounds on the east



Fig 38 South end bedroom in the south wing, probably that of the Vicar, with window facing the Church as well as one over the garden



Fig 39 Spacious, well-lit stairway of c1850 rises against the west part of the south front of the early house (right), probably part cob and containing blocked window/s



Fig 40 West front of Stable (left) and Carriage House (right) of c1850, with face of local stone resembling that of the contemporary south and east facades of the house



Fig 41 Carriage House and Stable wing and early, east-west range of the house, from the rear (north). Other buildings formerly stood north of the Carriage House (right)



Fig 42 View from the Stable south to the Store it was built against, which probably served it as a harness and feed room; the modern oil tank occupies the south stall



Fig 43 Door on east of Stable, possibly replacing a taller one, and passage with window and peg rack (far right) which gave access to stalls behind and harness room to right



Fig 44 North stall of Stable, looking west to the 'head' end, with traces of stall partition, boarding, and varying wall finishes, and cobbled floor, here very well-preserved



Fig 45 North stall of Stable from the south, showing torched scattle slate roof with the headroom needed for horses, and the fall of the cobbled floor necessary to drain it



Fig 46 Wooden rack with pegs for horses' bridles or similar tack, fixed on the wall of the Stable passage behind the stalls, at the south (harness room) end of the east wall



Fig 47 Steps of worked stone, the lower one oddly sized so perhaps re-used, linking the later Stable with the Store on its south, probably its harness room



Fig 48 View from north stall across passage to east door of Stable, showing near-intact cobbling laid to fall to a drainage channel at the passage, and to curve to the door



Fig 49 Detail of stable floor, with above the scale, traces of the partition between the north and central stalls; and below the scale, a loose iron door hinge (looking south)



Fig 50 Carriage House showing large square doorway on the east, with modern door



Fig 51 Rear, west side of Carriage House, showing plain whitewashed rubble stone walls, torched roof of scantle slate with some later boarding, and cobbled floor



Fig 52 Detail of traditional roofing work at north end of west side of Carriage House



Fig 53 Floor in north east corner of Carriage House showing cobbling with wear patterns and limited modern repair, and one of the irregular threshold slabs of local stone



Fig 54 Entrance to the carriage drive approaching the rebuilt Vicarage of c1850



Fig 55 View from Church to Vicarage showing the plainer public side of the prominent Victorian wing, with the upper south end window possibly in the Vicar's bedroom
The clump of trees to the east (right) of the house originates from ornamental planting, shown on the 1880 map, in the carriage turning circle serving the Victorian house



Fig 56 Cubert churchtown, with the early 19th century Vicarage (numbered 647), on the parish tithe apportionment survey of 1840

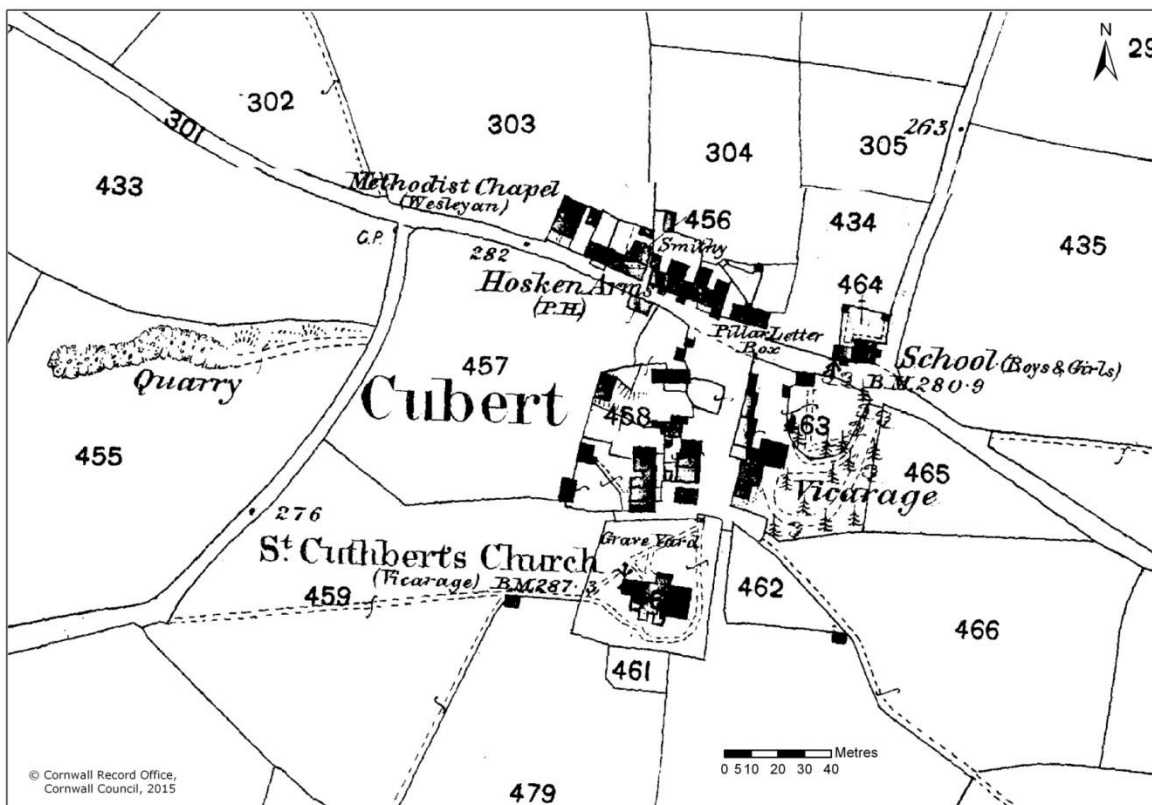


Fig 57 Churchtown, with Vicarage and grounds re-designed in the mid-19th century, as shown on the OS map of c1880

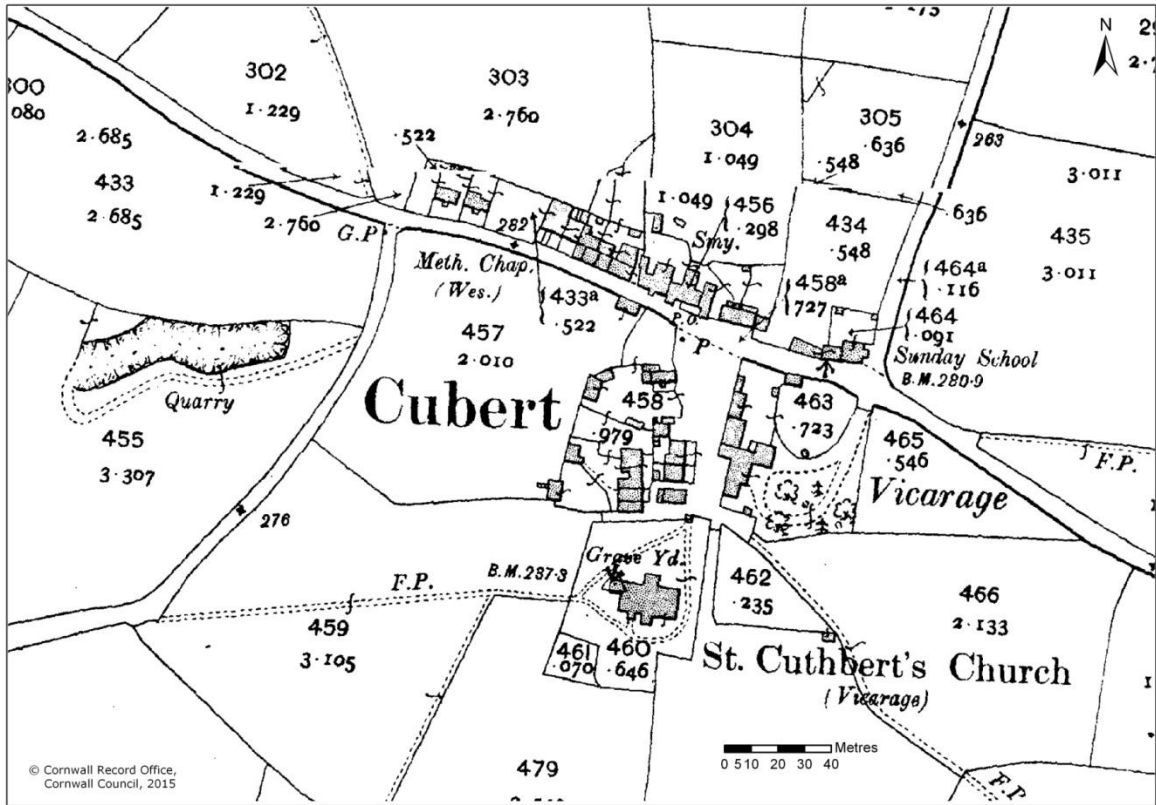


Fig 58 Churchtown on the 1908 OS revision; the Vicarage appears little changed apart from deciduous trees and a shed in the grounds

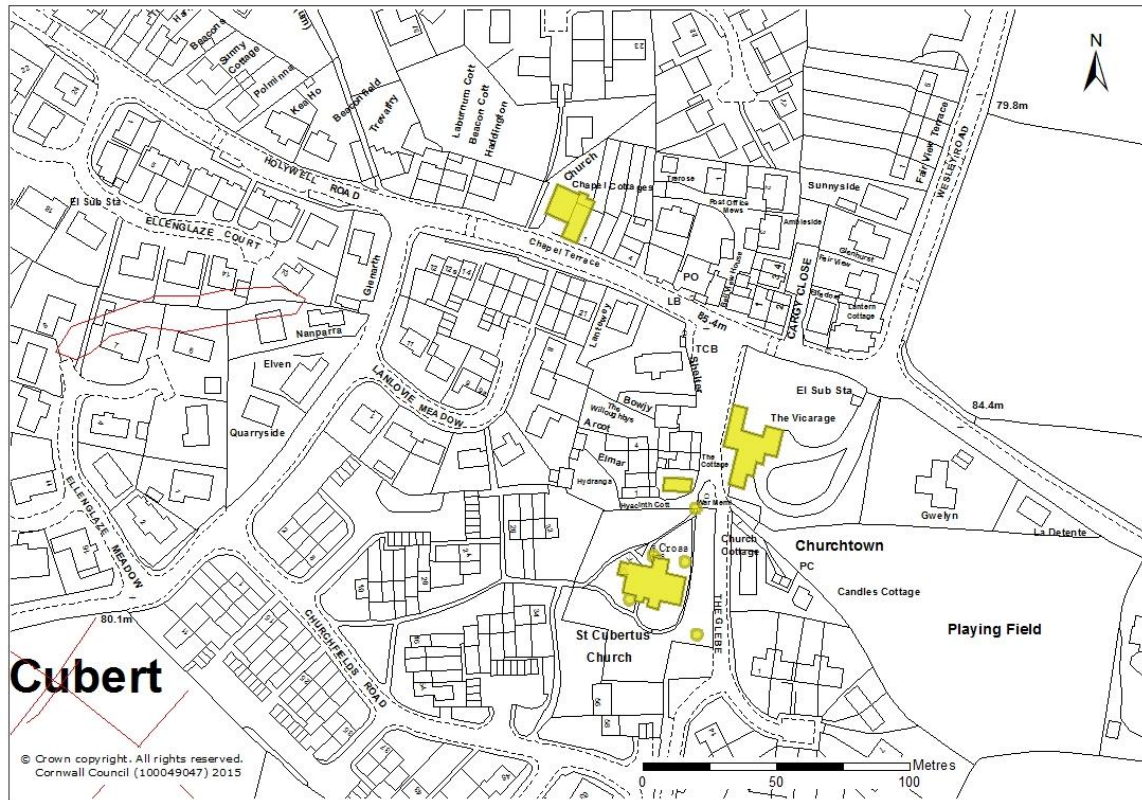


Fig 59 Ordnance Survey digital mapping of the site and its environs (2014), with LBs (in green) and NMP plot from air photos (in red)



Fig 60 Ground floor plan, showing main phases of development of surviving fabric, with historic room names quoted from terriers or suggested by the assessment



Fig 61 First floor plan, showing main phases of development of surviving fabric, with historic room names quoted from terriers or suggested by the assessment