



Poltesco Mill House, Cornwall Historic building record



Cornwall Archaeological Unit

Report No

2015R036

Report Name

Poltesco Mill House, Cornwall, Historic building record

Report Author

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Event Type

Historic building record

Client Organisation

The National Trust

Client Contact

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Monuments (MonUID)

Listed Building No. 1157998

Fieldwork dates (From)

4/12/2014

(To)

5/12/2014

(Created By)

Jo Sturgess

(Create Date)

May 2015

Location (postal address; or general location and parish)

Poltesco Mill House, Poltesco, Grade Ruan

(Town – for urban sites)

(Postcode)

TR12 7LR

(Easting) X co-ord

SW 72370

(Northing) Y co-ord

15665



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1 Project background

In November 2014 Cornwall Archaeological Unit was commissioned by James Parry (National Trust Archaeologist), to undertake an historic building record of Poltesco Mill House, near Ruan Minor, located at NGR: SW 7237 1566 (Figs 1 and 2). The work was carried out in order to enhance the understanding and interpretation of the building and to inform urgently needed repair works to the property whilst temporarily unoccupied. It was also intended as an update for the Trust's existing Vernacular Building Record undertaken in 1990 (Upson, 1990). The Mill House and Mill at Poltesco are fine examples of structures which are part of a late 17th/18th century milling complex and both buildings are Grade II Listed.

The Listed Building description for Poltesco Mill House is as follows:

Farmhouse, circa late-C18 with mid-C19 gabled projection. Stone rubble with granite lintels over openings. Scantle slate roof gabled on right with brick chimney stack in gable end. Projecting wing on left with rubble stone ground floor and whitewashed brick first floor. Hipped scantle slate roof. Rendered brick chimney on south slope and tall brick chimney to rear. L-shaped plan. 2 storeys, asymmetrical. Ground floor: entrance near junction at projecting wing with partly glazed C20 door. On right, 12-pane sash (without horns) directly above. 12-pane horizontal sliding sash window on ground floor of projecting with 16-pane sash (without horns) directly above. Interior not inspected.

2 Location and setting

Poltesco lies approximately 0.5km to the north-east of Ruan Minor on the east coast of the Lizard peninsula (Fig 1). The mill complex lies in the Poltesco Valley on the western side of the settlement fronting Poltesco Lane which leads to Ruan Minor (Fig 2) and includes the Mill House, the corn mill, a piggery, a stable, a privy, a field system, a former orchard, a leat and a mill pond. The complex is located on the north facing slope of the upper part of the Poltesco stream valley at a height of between 30m and 40m OD. This area lies within the parish of Ruan Minor with the Poltesco stream forming the northern boundary of both the mill complex and the parish. Poltesco Mill House is built just above and to the south-west of the mill. It is surrounded by gardens and orchards, once part of its small holding.

The underlying geology of the area comprises Lizard Complex Peridotite and Serpentinite. Igneous Bedrock formed approximately 354 to 417 million years ago in the Devonian Period (British Geological Survey website).

3 Brief historic background

During the later medieval period the study area was part of the estate or manor of *Trethvas Lucies Rosuic* (in Landewednack). There were two watermills for the estate which were located at Poltesco and Treal. Poltesco mill is believed to date to the 13th century (Unwin 1975, 25 and pers. comm; Johns 2003). In 1429 Trethvas passed to the Reskymers of Mawgan, who retained it until the beginning of the 17th century as part of their estate of *Reskymer Meneage* (Johns 2003). In about 1768 Trethvas was bought by Thomas Fonnereau, and it seems likely that at this time he commissioned new estate maps to be drawn up including the c1770 Trethvas estate map which shows his land at Poltesco (Fig 4; Johns 2003).

The present house, without its front wing is shown as a rectangular structure in plan on the c1770 Trethvas estate map (Fig 4). This rectangular building is also shown on the Map of Ruan Minor c1770 (Fig 5) with another building located to the east of it within the area of the present front garden.

By 1842, as shown on the Tithe map (Fig 7), a narrow wing (approximately 3.5m wide) had been added to the southern end of the front elevation extending 4m eastwards.

Also shown on the Tithe map along the frontage to the north of the wing is what appears to be a narrow porch protruding approximately 1m. The second building to the east shown on the c1770 map of Ruan Minor had been demolished by 1842 by which time two other houses had been built within the grounds, one immediately south-east of the Mill House and the other to the north of it which still survives unroofed. The 1841 Census records show that William Rutter, the miller, was living here at that time with his family. By 1851 Edward Rutter had become the new miller and occupant of the house and by 1861 it had passed into the hands of Solomon Rutter. In 1871 William Wearne replaced Solomon Rutter as the miller and he was still recorded as such in 1891.

At some point between 1842 and 1880 (as shown on the c1880 OS map, Fig 8) the plan of the Mill House had changed indicating a period of remodelling. This involved the widening of the east wing along with the demolition of the porch on the frontage and the insertion of new large windows in the north half of the frontage to match the new wing. It also involved the rebuilding of the north gable end and probable 2m reduction in the length of the building here which would explain the lack of a substantial kitchen chimney breast and also complete remodelling of the roof structure which may have involved the removal of a gable at the south end of the original rectangular building.

Between c1880 and c1907 (Fig 9) a wash house/ dairy was added as an extension to the rear of the kitchen.

The house is historically important in association with the mill and particularly for retaining a high proportion of early internal features (National Trust Vernacular Buildings Survey Lizard: Poltesco Mill House; PP/20 1990). The house was clearly built as a home for the miller and his family and was used as such until the early 20th century.

4 Aims and objectives

The aim of this project was to update the existing National Trust Vernacular Building Record (VBR) for Poltesco Mill House. The previous survey and record was carried out in April 1990 by VR Upson. Recording of the house also completed a detailed study of the whole tenement (Sturgess and Thomas 2013).

5 Working methods

Work comprised an assessment of existing historic sources, photographic survey, description, analysis and annotation of existing measured drawings.

5.1.1 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. The main sources consulted were as follows:

- Cornwall HER
- Images of England online listed buildings database
- National Trust VBR
- Early maps and photographs (see Section 8.1)
- Published histories (see Section 8.2)

5.1.2 Fieldwork

Recording of the Mill House included the following:

- A complete photographic record of the building was made by way of both black and white film (see Appendix 1) and digital images. Colour photographs were taken with a digital camera (at a resolution of 8 million pixels or higher). The

directions of the black and white archive photographs were also recorded (see Appendix 1).

- Description and analysis of the building fabric was undertaken on site (recorded as notes and as annotations to existing survey drawings).

5.1.3 Post-fieldwork

All site materials were prepared for long term storage. This included:

- Archiving of drawings, photographs, paperwork and digital files.
- Filing of digital colour photographs and limited image editing (eg, composition, lighting) where appropriate.
- Creation of an archive report.
- Completion of the English Heritage OASIS record (online access to archaeological investigations).
- Preparation of CAU and National Trust Archive Index.

6 Updated vernacular building record

6.1 Building details

Property Name Poltesco	Address Ruan Minor, Cornwall	Building Name Poltesco Mill House
Parish Grade-Ruan	OS Grid Reference SW 7237 1566	Surveyor/Date of Survey J Sturgess/5.12.2014
NT Reference PP/20 site 92522	Original Use Residential	Current Use Unoccupied
Date(s) of Construction The earliest parts may be 17 th century. Visible builds are mostly 18 th and 19 th century.	Statutory Designation (s) Listed: Grade II	NT SMR Reference 92522
Walling Materials Serpentine stone rubble, re-pointed with lime mortar. Some cement-based re-pointing. Brick-built upper storey of east wing and alterations elsewhere.	Roofing Materials Nailed, lap-jointed, A frame trusses. Slate covering on softwood rafters and laths.	Flooring Materials Ground floor: slate flagstones, cement screed. Upper floors: timber planks on joists.
Description: Two-storey stone and brick-built mill house with later (19 th century) two-storey wing extending eastwards from the front to form an L-shaped plan. Late 19 th or early 20 th century single-storey, gabled wash house/dairy extension to the north end of the rear elevation with adjoining single-storey, 20 th century bathroom lean-to to the south. The roof of the Mill House is in very poor condition with many missing areas of slate. This is allowing rainwater to enter the building and if left unchecked will cause rot damage to the timberwork.		

<p>Architectural/Historic Significance: Important in its association with the mill and for retaining many early internal features.</p>	<p>Landscape Significance: Attractive house in a prominent position adjacent to the road.</p>
<p>Notes/Qualifications Regarding Survey: The survey of the Mill House was carried out in advance of repair works.</p>	
<p>Additional Information Sources for this Building (s): Upson, V R, 1990. <i>National Trust Vernacular Building Survey</i> Sturgess, J and Thomas, N, 2013. <i>Poltesco Mill, Archaeological assessment and Interpretive historic building survey</i></p>	
<p>Copies & CDs of this report held at: NT SW Region Cornwall Office; NT Swindon Office, Heelis (Archaeological Archive); Cornwall Council HBSMR/ County Records Office; NMRC, Swindon</p>	

6.2 General building description, phasing and analysis

At the time of the survey the building had been recently vacated by the previous tenants and cleared internally. The slate roof covering had failed leaving large holes in the roof causing ingress of water which was beginning to soak floorboards at first floor level.

The two-storey house is now L-shaped in plan with two later single-storey extensions to the rear (west) (Figs 14-19). It is cut into the hillslope to the south and west where a narrow excavation for drainage immediately next to the walls reveals the footings of the original building at a depth of approximately 1m below ground surface at the south-west corner of the house.

The original part of the house is built from roughly coursed, faced serpentine rubble blocks with small serpentine snecks between the blocks and serpentine quoins. Incorporated within the original walling there are also occasional sections of reused French Burr millstones along with a granite central section. This type of millstone made from multiple sections of Burr stone attached to a central eye of local stone and bound by a wrought iron hoop probably first dates from the early 17th century when the term 'burrs' first appears in documents (Watts 2002). This would fit with a late 17th or 18th century date for the house. Most of the stone-built part of the building has been heavily repointed with modern lime mortar. Where original openings survive they have serpentine jambs and lintels, whilst later or altered openings comprise a mix of materials including granite, brick and serpentine jambs and granite or timber lintels. The 19th century east wing is constructed from serpentine rubble at ground floor level and brick at first floor level which is likely to be a replacement for earlier cob walls. The L-shaped roof structure is gabled to the north and hipped to the south and east. Adjoining the north end of the west elevation is small single-storey gable-ended wash house/ dairy built of serpentine rubble with brick jambs at the window opening. To the rear of the wash house, built as a lean-to, is a single-storey concrete block-built extension constructed for use as a bathroom in the mid 20th century.

During the survey five major phases of construction and remodelling were identified. Although the initial construction date remains unknown it seems likely that the house was first built in the 17th or 18th century. The first available plans of the house were surveyed in the second half of the 18th century in c1770 (see Figs 4 and 5) and from these plans it is clear that the original building was a rectangular structure aligned north-south. For a basic plan indicating the locations of the numbered phases of the house see Figure 13.

Phase 1 (18th century or earlier)

The phase 1 rectangular-plan building is likely to have had either gables or hips at either end. It was constructed from serpentine rubble and faced blocks and had

serpentine quoins, jambs and lintels. Much of the south and west walls of this phase 1 building survive and amongst the serpentine rubble there are occasional fragments of reused white French Burr millstone in the walling (see Figs 19 and 31). The phase 1 house would have comprised two rooms at ground floor level (a kitchen to the north and a parlour to the south) divided by a central passage with a door opening at the front and back and two rooms (chambers) at first floor level. The parlour (now a study and store room) appears to have had another external door opening at the east end of the south wall (Fig 19) and an original window opening at the west end of this wall indicating that there was no chimney originally at this end of the building and that the southern room was not heated. In the west wall of the store room there is another small original window opening. The kitchen at the north end of the building would have had a large chimney breast, possibly protruding externally, but there is evidence that this end of the building was taken down and rebuilt in the 19th century during phase 3 when the present east wing was added, leaving no trace of the original chimney breast (Fig 23). Evidence for the rebuilding of the north wall in the 19th century includes the lack of a large chimney breast, the use of occasional pieces of brick in the wall build and the narrower width of the wall. Here the width is 0.6m but to the south of the kitchen door opening there is a marked difference. Here the width of the original wall is 0.65m with a protruding base measuring 0.8m in width (Figs 34 and 35).

Much of the front (east) wall of the original building was removed when the first east wing was added during phase 2. The southern half of the original wall was replaced with the present narrow brick wall (Fig 54) that divides the study from the living room. In the south-east corner of the study the remains of the truncated earlier front wall are visible at ground level (see Figs 55 and 56). The north half of the original front (east) wall has also undergone major remodelling in the 19th century with the insertion of two large windows and possible re-facing of the external surface. These windows have granite lintels and blocks of granite used in the jambs, which was not a material utilised in the original build (Fig 20).

Phase 2 (c1770 to 1842)

During phase 2 (which appears stylistically to have occurred either in the late 18th century or at the turn of 19th century) the southern half of the front (east) wall was demolished and a narrow east wing was added (approximately 3.5m wide) to the southern end of the front elevation extending 4m eastwards. Also along the frontage to the north of the wing, what appears to be a narrow porch protruding approximately 1m is shown on the 1842 Tithe map (Fig 7). Although this possible porch structure was demolished during phase 3 a remnant section of its north wall remains *in situ* in the north wall of the phase 3 east wing where it adjoins the earlier house (see Figs 17 and 22). It seems likely that much of the present south wall of the east wing is part of the phase 2 build since it incorporates a stone built chimney which doesn't quite reach the top of the wall (Figs 19 and 29). This chimney indicates that the phase 2 wing was approximately 0.5m lower in height than the later, replacement phase 3 wing and that the first floor walls of the phase 2 wing were almost certainly constructed from cob. When the wing was first added it is likely to have had a thatched (steeper) roofline, which was replaced during phase 3 with a (higher) slate roof over the whole building. Alterations were also made internally during this phase 2; it seems probable that the staircase was moved from an earlier location along the back wall in the present store room to its current location, and the wide timber planking that now forms the walls of the hallway and staircase was inserted as a replacement. It also seems likely that the first floor structure in the southern half of the house at least was renewed at this date along with internal partition walls.

Phase 3 (1842 to c1880)

Phase 3 represents a major episode of remodelling. During this period the east wing was widened to the north and heightened causing the removal of the phase 2 porch structure. At this time the two large windows were built into the east wall of the wing and elsewhere in the original part of the building large window openings were inserted

to replace smaller openings including the two windows in the front (east) wall of the phase 1 building (Fig 16) and another two in the south wall of the phase 1 building, the ground floor window blocking the earlier door opening (see Fig 19). Also at this time it appears that the north wall of the phase 1 building was demolished and rebuilt (probably 2m to the south) to incorporate a narrow chimney within the thickness of the wall. Once the north wall and east wing were completed an entirely new roof structure was built and slate covering added. With the rebuilding of the north wall a new external rear doorway was created in the west wall of the kitchen. Half a 19th century millstone has been reused here as a threshold. At this date the ground floor of the east wing had become the new parlour and partition walls were added to the old parlour to create the present study and store room. Alterations here also included the insertion of a chimney with ground floor fireplace in the south wall of the study (now blocked, Fig 55).

Phase 4 (c1880 to c1907)

During phase 4 a single storey wash house or dairy was added as an extension to the northern part of the rear (west) wall of the house. This is shown on old postcards as having a chimney which has since been removed (see Figs 11 and 12). A fireplace could either have been used to boil water for washing clothes or for heating milk to make clotted cream.

Phase 5 (mid 20th century)

In phase 5, probably c1950, a lean-to concrete block-built extension was added to the south of the phase 4 wash house/ dairy (Fig 25). This became the new bathroom and was accessed internally via the original back door.

6.3 Exterior elevations

6.3.1 East (front) elevation

(See Fig 16)

This elevation comprises the phase 2/3 east wing to the south and the altered phase 1 wall to the north. The east wing elevation is probably part of the phase 3 build comprising serpentine rubble wall at ground floor level and white painted brick at first floor level. The two window openings are part of the phase 3 build but now have replacement modern sash windows to match those that were removed.

The phase 1 serpentine rubble wall to the north has most probably been refaced or partially rebuilt since the two large window openings are clearly later 19th century insertions with granite used in the jambs and a granite lintel in the ground floor opening. Both sash windows are modern replacements to match those removed. The front door opening appears to be original with serpentine jambs and a replacement timber lintel. It now has a modern half-glazed door.

6.3.2 North elevation

(See Fig 17)

This elevation comprises the phase 2/3 east wing to the east, the phase 3 rebuild of the phase 1 north wall and the north wall of the phase 4 wash house/ dairy extension. The east wing elevation is part of the phase 3 build comprising serpentine rubble wall at ground floor level and white painted brick at first floor level, although at the point where it meets the phase 1 house, a narrow strip of earlier walling relating to the phase 2 possible porch structure survives.

The north gable of the original house was probably rebuilt during phase 3. It is constructed from serpentine rubble but has occasional brick used as snecking and a brick-built chimney.

The phase 4 wash house/ dairy is also constructed from serpentine rubble and has original openings including a window opening with brick jambs and a modern sash window and a door opening with serpentine jambs, timber lintel and 19th century ledged and braced door.

6.3.3 West (rear) elevation

(See Fig 18)

This elevation comprises the west gable of the phase 4 wash house/ dairy extension, the phase 5 bathroom extension and the phase 1 west wall. The west gable of the wash house/ dairy is constructed from serpentine rubble and has been repointed with a cement mortar. The chimney on this gable shown on old photographs (Figs 11 and 12) has been removed.

The phase 5 concrete block-built bathroom lean-to has been finished with a cement render.

Behind these two extensions lies the west wall of the phase 1 house. Much of the first floor walling has been rebuilt (probably during phase 3 when the north wall was rebuilt). It is constructed from small, un-coursed serpentine rubble containing occasional fragments of brick and within this rebuild a window opening has been inserted. The first floor window opening has brick and serpentine jambs and a modern replacement sash window. The phase 1 walling below the upper rebuild is very different in character; it is built from large, roughly coursed serpentine blocks and contains a small, original window opening towards the south end. This opening has serpentine jambs and lintel, a slate sill and contains a 19th century four-pane window. Incorporated within the south quoin there is a square central section of a composite millstone made from granite (c17th or 18th century). At the base of the southern half of the wall the footings have been exposed. They comprise very large, serpentine blocks which protrude approximately 0.3m from the face of the wall.

6.3.4 South elevation

(See Fig 19)

This elevation comprises the phase 1 south wall to the west and the phase 2/3 east wing to the east. The phase 1 building would originally have extended as far as the narrow inserted window in the east wing. The phase 1 wall has an original, small window opening at ground floor level to the west with granite jambs and lintel and an inserted slate sill. It has an internal 18th or 19th century shutter and modern timber ventilation grille. To the west of this, two large window openings were inserted during phase 3 after the removal of the original phase 1 front (east) wall. This is also evidenced by the use of granite in the west jambs. Both openings have modern replacement sash windows designed to match those that have been removed. The ground floor window opening has been inserted in the position of a phase 1 door opening which can be seen as a blocking between two straight joints in the walling below the sill. A cement rendered brick chimney stack springing from the roof just to the west of the two windows was also inserted during phase 3. The breast is incorporated within the width of the wall and serves an inserted phase 3 fireplace at ground floor level. At the base of the phase 1 half of the wall the footings have been exposed. They comprise large, serpentine blocks which protrude approximately 0.3m from the face of the wall.

The east wing elevation is probably part of the phase 2 build comprising serpentine rubble walling at ground floor level and white painted brick at first floor level with the exception of a serpentine rubble-built chimney located in the central part of the east wing elevation. This rubble chimney structure does not extend to the full height of the present wall, falling 0.4m short, which indicates that it is likely to have belonged to a slightly lower phase 2 structure. The first floor brick walling is likely to be a phase 3 replacement of phase 2 cob walling. The narrow window at ground floor level to the west of the chimney is an insertion, probably added during phase 4 in the late 19th or early 20th century.

6.4 Interior ground floor

(See Figs 13 and 14)

The ground floor now comprises six rooms, as well as the hallway and staircase. The earliest (phase 1) part of the house includes the kitchen, the hall, the staircase, the

store room and the study. Slate flagstone surfaces run through all these rooms except the study which has a concrete screed floor.

Phase 1 part of the house

Kitchen

Probable 18th century (phase 1 or 2) features that still survive within the kitchen include three first floor joists with ovolo mouldings in the southern half of the room including one above the hallway partition. The joists in the northern half of the kitchen have 19th century bead mouldings and were probably inserted when the north wall was rebuilt during phase 3. A cupboard in the north-west corner of the kitchen, built against the rebuilt north wall has a 19th century ledged plank door. The fireplace in this wall is now blocked. The inserted door opening from the kitchen to the wash house/dairy has half a 19th century granite millstone reused as a threshold. The door itself is a 19th century ledged and braced plank door. There is a window seat associated with the inserted phase 3 window opening in the east wall.

Hallway and staircase

The hall partition wall and staircase encasing walls are constructed from wide timber boards, suggesting an 18th or early 19th century date (probably phase 2). The below stairs cupboard has HL-hinges which also indicates that the hall construction dates to the 18th or early 19th century. Interestingly boards of the same width as those used in the hall construction have been used as flooring in bedroom 4 above the store room. This may indicate that bedroom 4 and the store room were the location for an earlier staircase, bedroom 4 possibly being created at the same time as the present staircase, although this is unproven. The northern muntin and board wall of the hallway has a blocked door opening at the east end adjacent to the front door and the present opening has surviving pintles, although it now holds a sliding door. The floorboards above the hallway are removable to serve as a coffin/ furniture hatch. The staircase itself is also late 18th or early 19th century along with its fairly plain handrail and square balusters set along the landing.

Store room

This room has two 19th century ledged plank doors with nailed spear-ended strap hinges dividing it from the base of the stairs and study. The 19th century horizontal planked partition wall dividing it from the study replaces an earlier partition wall here, the southern end of which survives as a short section of lath and plaster wall. It is possible that this is the original location of the stairs. The bead moulded joists above are 19th century in date. The inserted larder shelving is 20th century.

Study

Inserted 19th century (probably phase 3) features within the phase 1 part of the ground floor include the planked partition walls dividing the study from the store room and hall, a brick-built partition wall dividing the study from the living room and replacing the southern half of the phase 1 front wall. Other 19th century features in this room include a blocked fireplace in the south wall, a window seat as part of the 19th century window insertion and the bead moulded joist and floorboards of the first floor above.

Phase 2 and 3 part of the house

Living room

This room lies within the east wing extension. It is divided from the phase 1 part of the house by a brick-built partition wall constructed during phase 3 which replaced the southern half of the phase 1 front wall. It has an original phase 3 window opening with window seat to match those inserted in the kitchen and study as well as phase 3 bead moulded exposed joists in the floor above which are the same as those in the study, store room and north end of the kitchen. Phase 3 features which have been removed include the fireplace which was replaced c1930s by a tiled fire surround and replaced again by a modern granite fire surround (Upson 1990), and also a replacement 20th century door in the west wall.

Phase 4 part of the house

Wash house/Dairy

This room dates to the late 19th or early 20th century and retains an original ledged and braced external door in the north wall and its original roof structure with simple A-frame trusses. There is likely to be a blocked flue or fireplace in the west gable wall, although this was not visible at the time of the survey. The floor is now concrete. The east (phase 1) wall protrudes into the room 0.15m to the south of the inserted door opening, indicating that it is earlier than the section of walling to the north of the door.

Phase 5 part of the house

Bathroom

This lean-to extension was built in the mid 20th century and contains a modern bathroom suite. The door, which utilises the original back door opening of the phase 1 building, suggests a c1950-60s date.

6.5 Interior first floor

(See Figs 13 and 15)

The first floor now comprises 4 bedrooms, a landing and staircase. Historic floorboards remain *in situ* in all these rooms. The earliest (phase 1) part of the house includes bedrooms 1, 3, 4 and the landing.

Phase 1 part of the house

Bedroom 1

This room was remodelled in the 19th century during phase 3 when the house was extended to the north. It has a bonnet ceiling extending into the phase 3 roof space. It also has a (phase 3) 19th century cast iron fireplace and timber surround in the north wall, with what appears to be a boxed-in flue to the west, serving a possible stove in the kitchen below. The floorboards also appear to be part of the phase 3 remodelling and to the west of the doorway they have been cut to provide a coffin/ furniture hatch giving access through the floor into the hallway below. The door to the room is ledged and planked with L-hinges suggesting an 18th or early 19th century date (phase 2) although it has been rehung in a phase 3 frame and the south partition wall here is constructed from lath and plaster.

Bedroom 3

Bedroom 3 was either created or remodelled during phase 3 after the removal of the southern part of the phase 1 front wall. Its three partition walls are lath and plaster and the door appears to be a phase 2 ledged and braced door with L-hinges rehung in a phase 3 frame. The floorboards are also part of the phase 3 remodelling.

Bedroom 4

Bedroom 4 was probably created during phase 2. The partition walls separating it from the staircase and bedroom 3 are lath and plaster and the door, as with bedrooms 1 and 3, appears to be a phase 2 ledged and braced door with L-hinges rehung in a phase 3 frame. The wide floorboards in this room, however, are likely to relate to the phase 2 remodelling of the house and it seems probable that the staircase was moved from this location along the rear wall to its current location during phase 2.

Landing

The landing area appears to have been created as part of the phase 2 interior works but was extended eastwards during phase 3 when new floorboards were inserted. The small loft hatch door is ledged and braced with spear ended strap hinges.

Phase 2 and 3 part of the house

Bedroom 2

Bedroom 2 was created during phase 3 but possibly retains its phase 2 southern wall. The partition wall between bedrooms 2 and 3 is lath and plaster and contains a phase 2 ledged and braced door with L-hinges rehung in a phase 3 frame. At the east end of the south wall there is a small cupboard built into the wall with a fielded single panel door hung with H-hinges which suggest a phase 2 date.

7 Recommendations

It is recommended that the following features are retained.

- Doors and door furniture (except modern)
- Internal partitions
- Slate floors
- First floor joists
- Floorboards wherever possible
- Stairs and balustrade
- Cupboards
- Shutter to window in store and loft hatch door
- Fireplace and surround in bedroom 1
- Fireplace opening in living room (the stone surround is not in keeping)
- Roof structure
- Chimneys

If any below floor or ground works are proposed as part of the renovations then it is recommended that mitigation in the form of an archaeological watching brief is undertaken during any associated groundworks.

8 References

8.1 Primary sources

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

Tithe Map and Apportionment, c1840. Parish of Ruan Minor (licensed digital copy at CRO)

1695 Lanhydrock Atlas showing Poltuskey in the Manor of Predannack Wollas, Grade (a copy by Anthony Hitchens Unwin of Charles Henderson's tracing of the original map)

c1770 Trethvas estate map (held at CRO)

c1770 Map of Ruan Minor (held at CRO)

c1809 Ordnance Survey First Edition 1 inch map

Old photograph and postcard images

8.2 Publications

Johns, C, 2003. Poltesco Valley, Cornwall, Preliminary archaeological and historical survey. HE report

Sturgess, J and Thomas, N, 2013. *Poltesco Mill, Archaeological assessment and Interpretive historic building survey* CAU report

Unwin, A, 1975. Some Local Watermills. *The Lizard* **V 3**, 25-8

Upton, V R, 1990. *National Trust Vernacular Building Survey* (includes the corn mill and mill house)

Watts, M, 2002. *The Archaeology of Mills and Milling* Charleston

8.3 Websites

<http://www.heritagegateway.org.uk/gateway/> English Heritage's online database of Sites and Monuments Records, and Listed Buildings

9 Project archive

The CAU project number is **146444**

The project's documentary, digital, photographic and drawn archive is maintained by The National Trust. Copies of information (held in electronic formats) are also held by Cornwall Archaeological Unit, as listed below:

1. Electronic drawings stored in the directory ..\CAD ARCHIVE\Sites P\Poltesco Mill House HBR 2014
2. Digital photographs stored in the directory ..\Images\Sites M-P\Sites P\Poltesco Mill House HBR 2014
3. Copies of project administration in ..\Projects\Sites P\ Poltesco Mill House HBR 2014
4. This report text is held in digital form as: G:\CAU\HE Projects\Sites P\ Poltesco Mill House HBR 146444\ reports\ Poltesco Mill House historic building record 2015

English Heritage/ADS OASIS online reference: [cornwall2-210881](#)

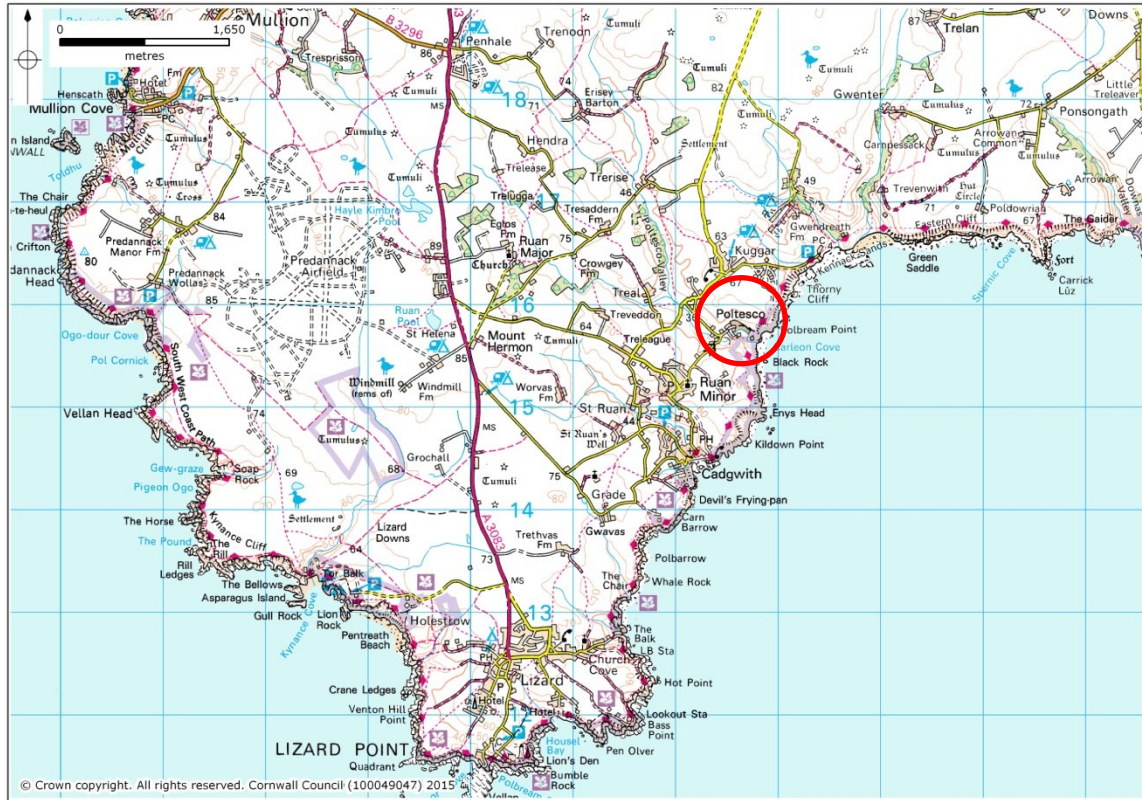


Fig 1 Location map

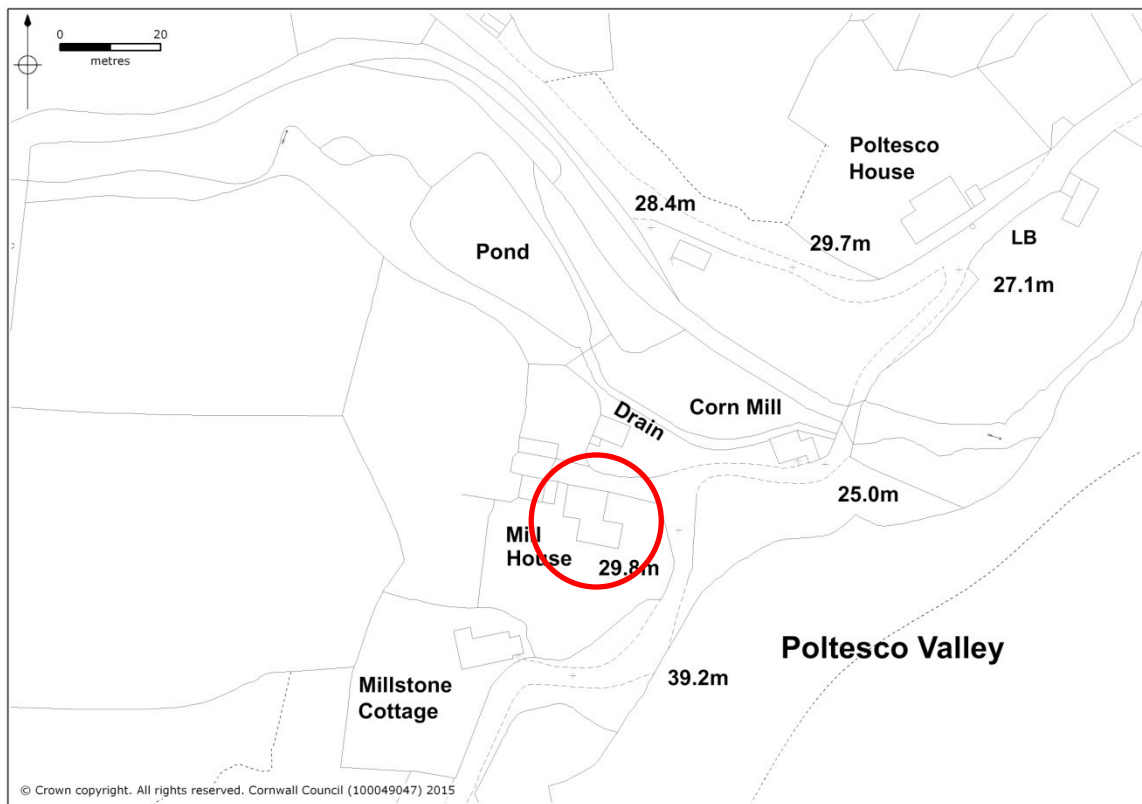


Fig 2 Site extent

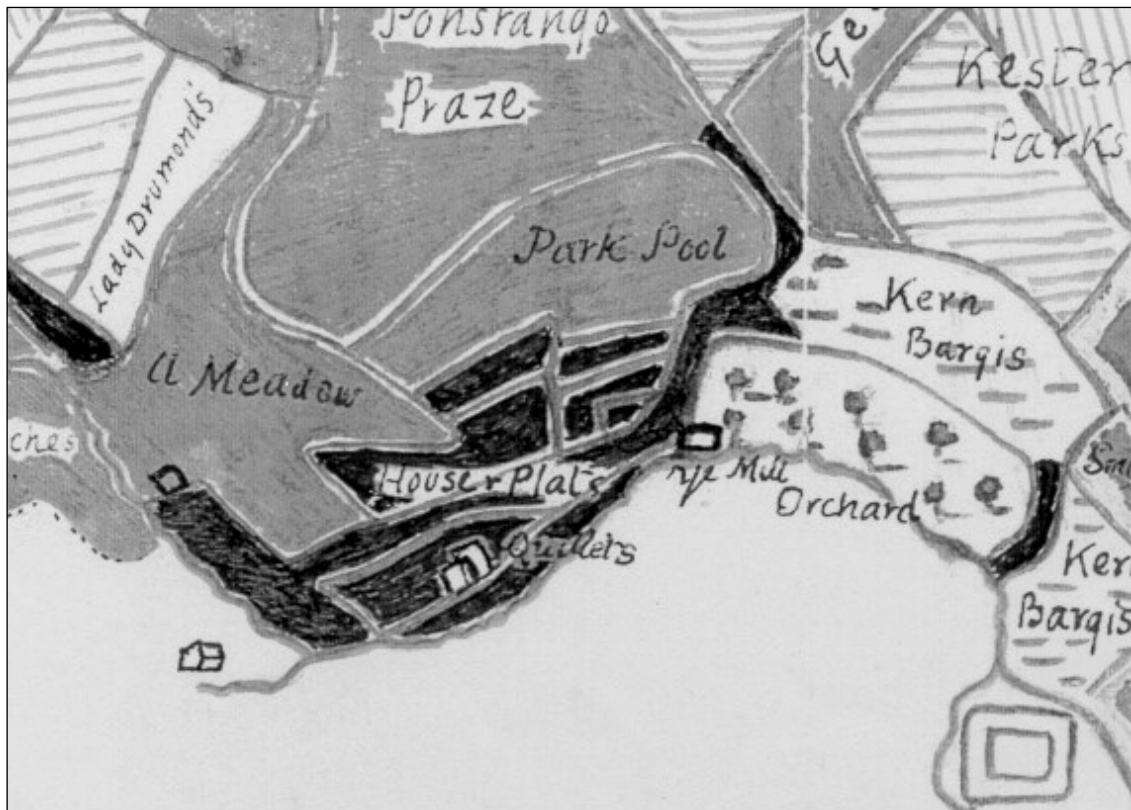


Fig 3: Detail from the 1695 Lanhydrock Atlas showing Poltuskey in the Manor of Predannack Wollas, Grade (a copy by Anthony Hitchens Unwin of Charles Henderson's tracing of the original map)



Fig 4: Detail from the c1770 Trethvas estate map showing Poltesco Mill, **92519**, Mill House, **92522**, and the mill pond, **92521** (traced from the original at the CRO by Anthony Hitchens Unwin)

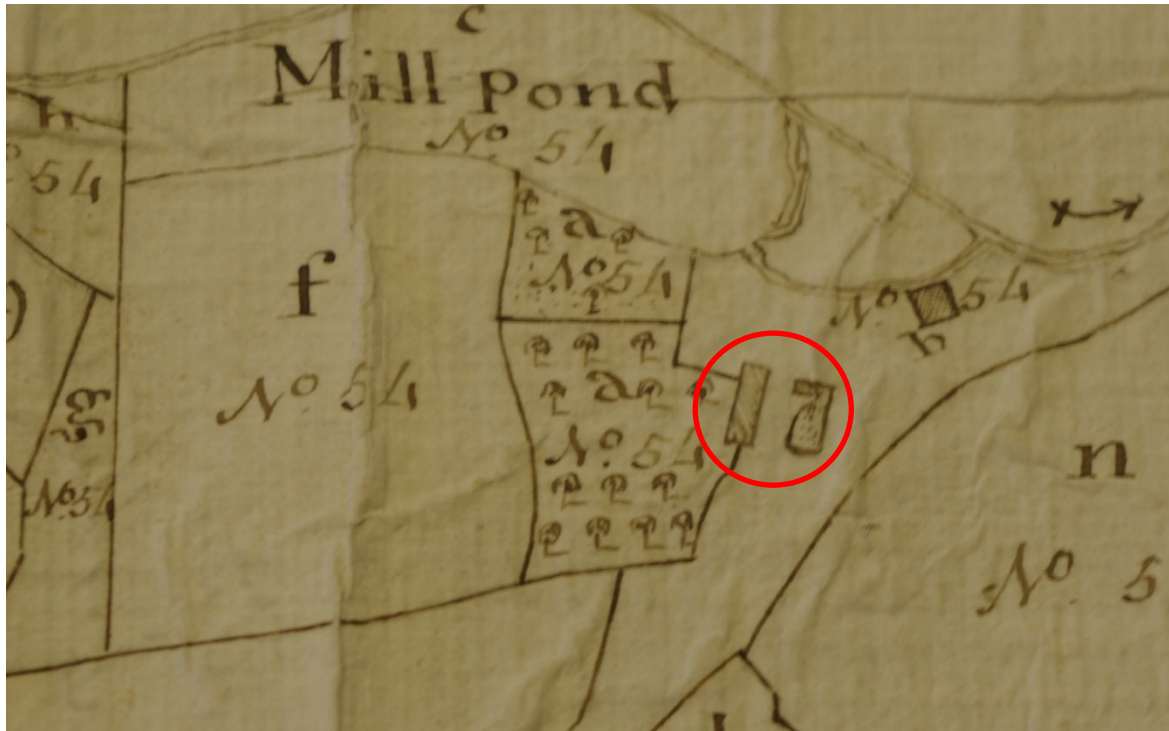


Fig 5: Detail from the c1770 Map of Ruan Minor showing Poltesco Mill House (CRO: J/1/1508)



Fig 6: Ordnance Survey First Edition 1 inch map c1809



Fig 7: Tithe map (the parish of Ruan Minor) 1842

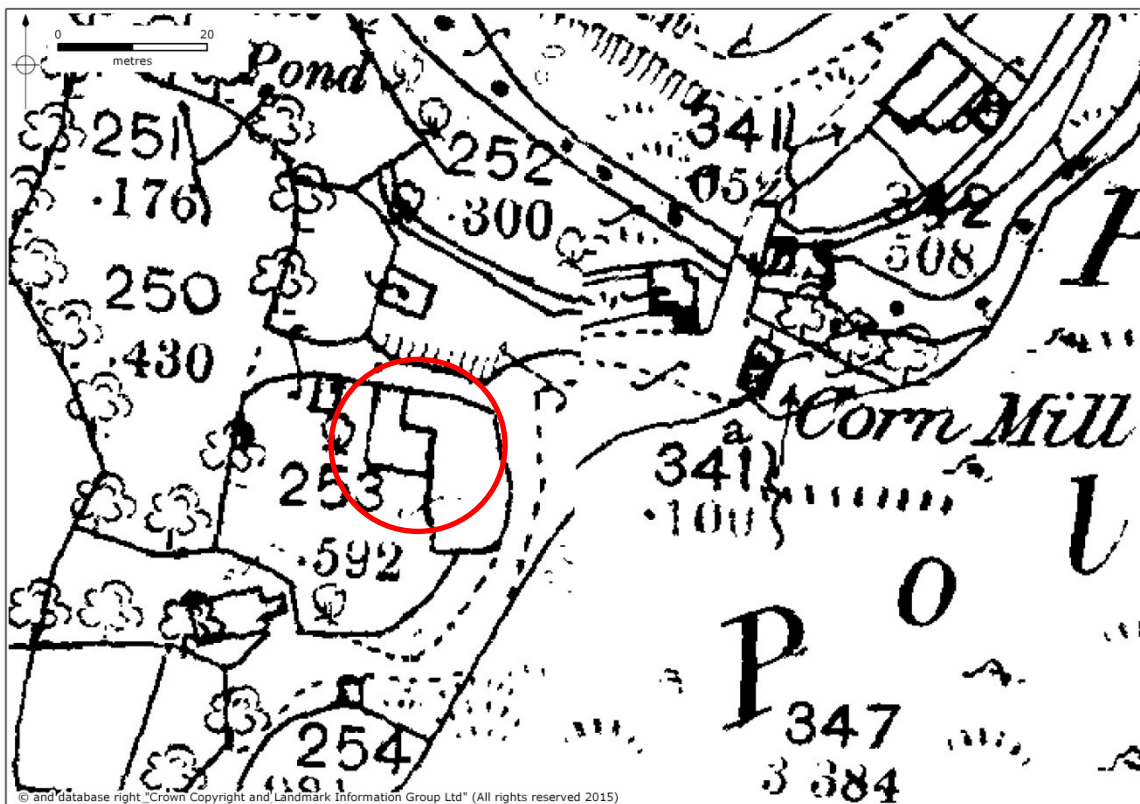


Fig 8 First Edition of the Ordnance Survey 25 Inch Map, c1880

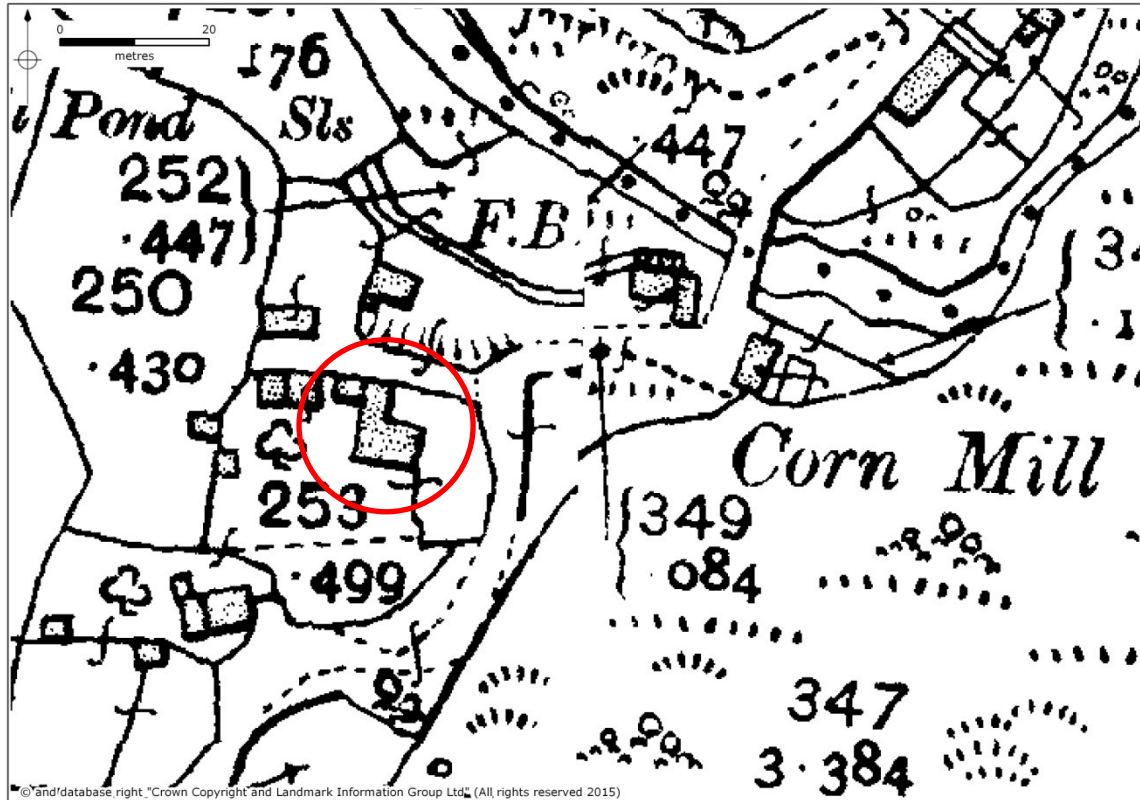


Fig 9 Second Edition of the Ordnance Survey 25 Inch Map, c1907



Fig 10 Poltesco Mill, **site 92519**, Poltesco Mill House, **site 92522**, and former house **92609** (now ruined) not dated (image kindly supplied by Sarah Legge via Jeff Lee)



Fig 11 Postcard view of Poltesco Mill, **site 92519**, and Poltesco Mill House, **site 92522**, in 1906 (from Ivey nd)



Fig 12 Postcard of Poltesco Mill, **site 92519** and Poltesco Mill House, **site 92522** not dated (image kindly supplied by Sarah Legge via Jeff Lee)



Fig 13 Phase plan of the Mill House

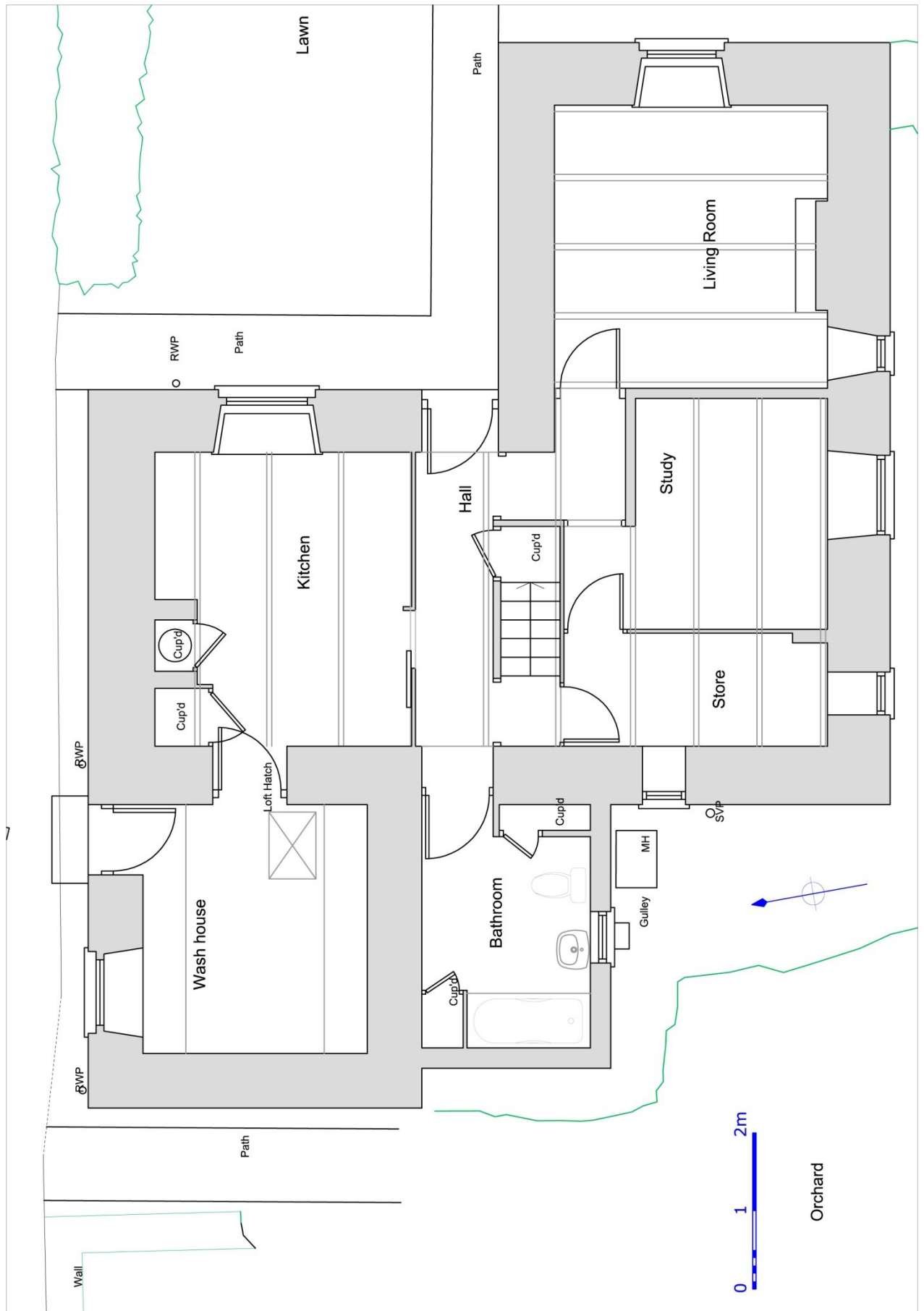


Fig 14 Ground floor plan

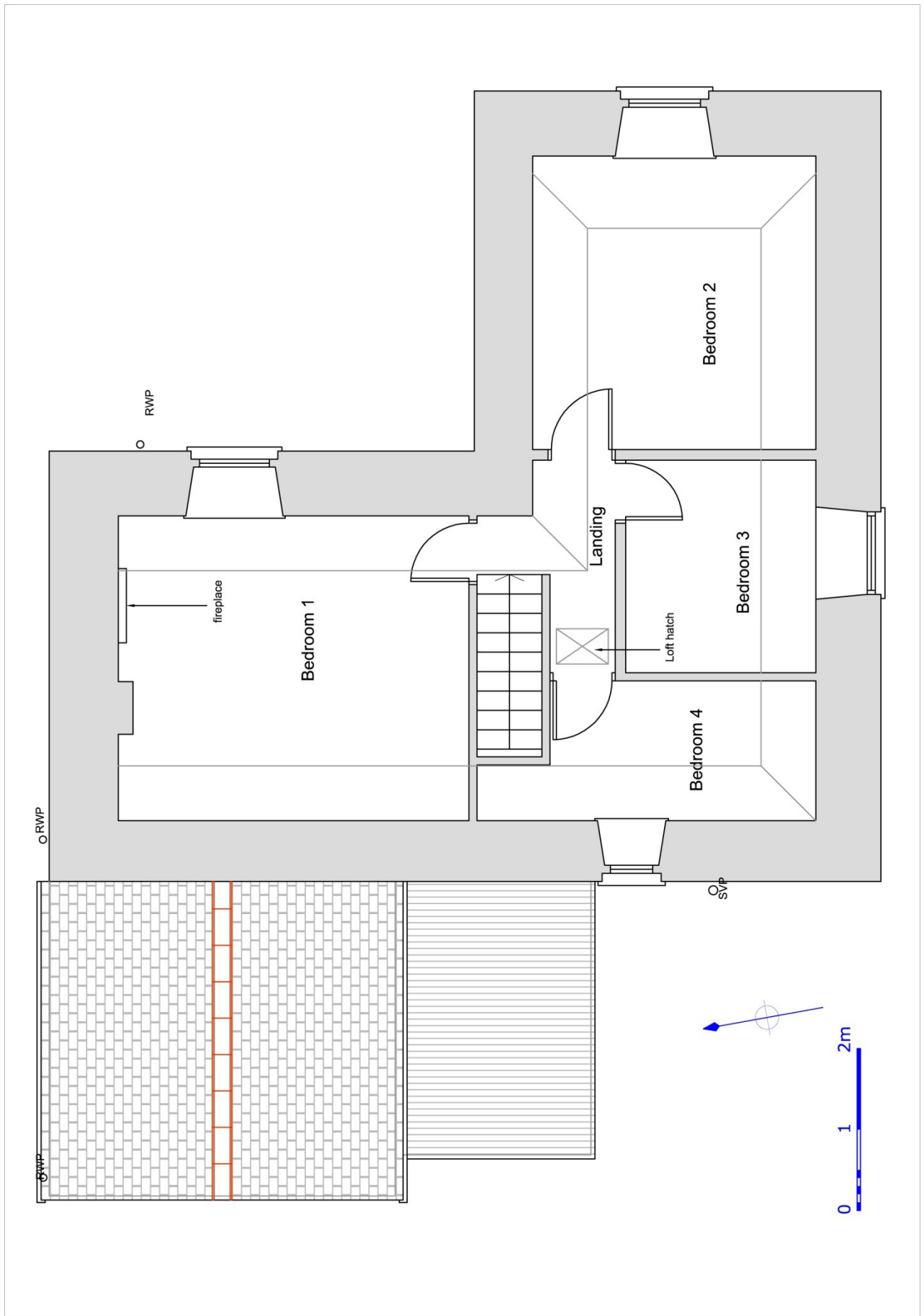


Fig 15 Phase plan of the Mill House

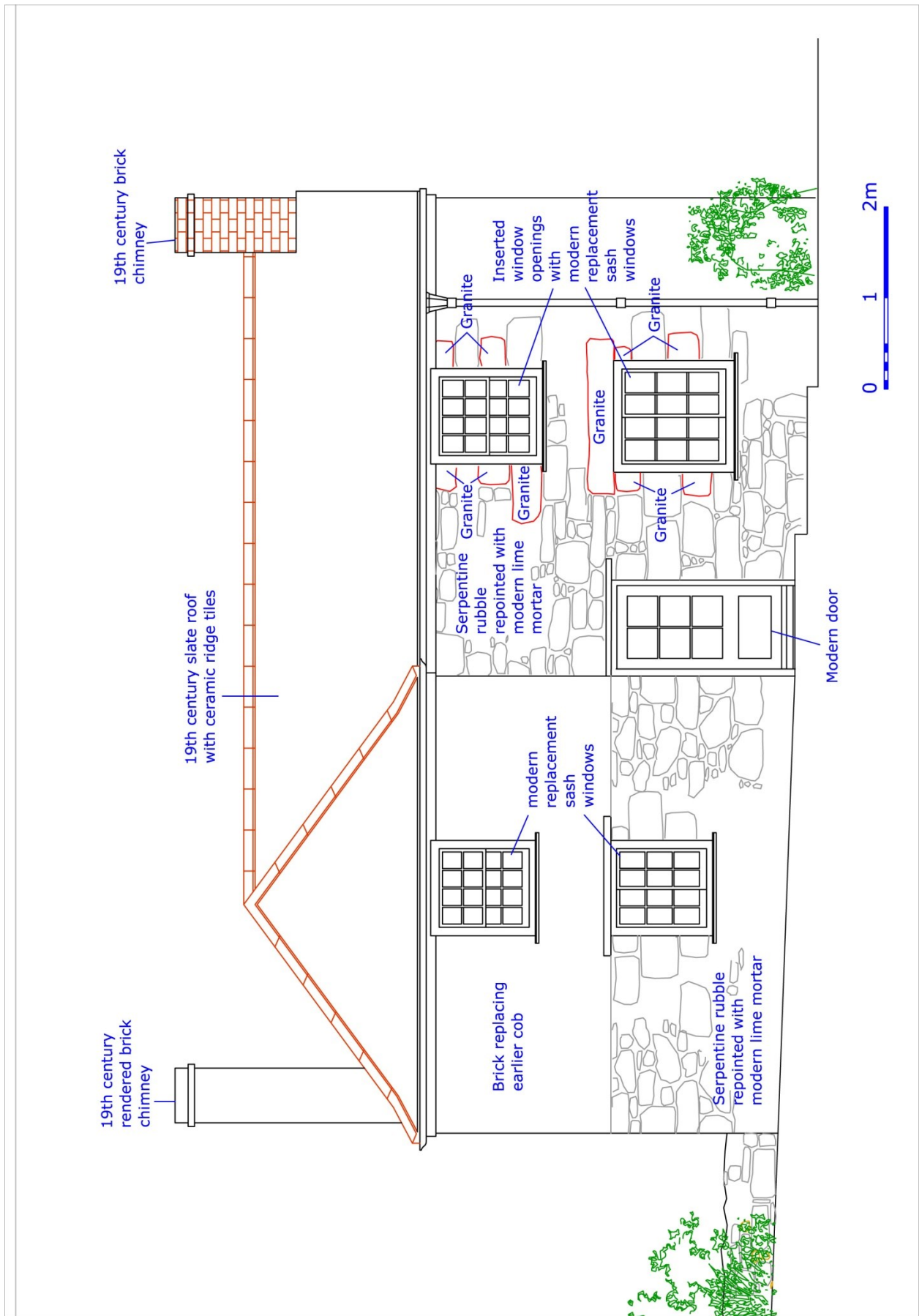


Fig 16 East (front) elevation

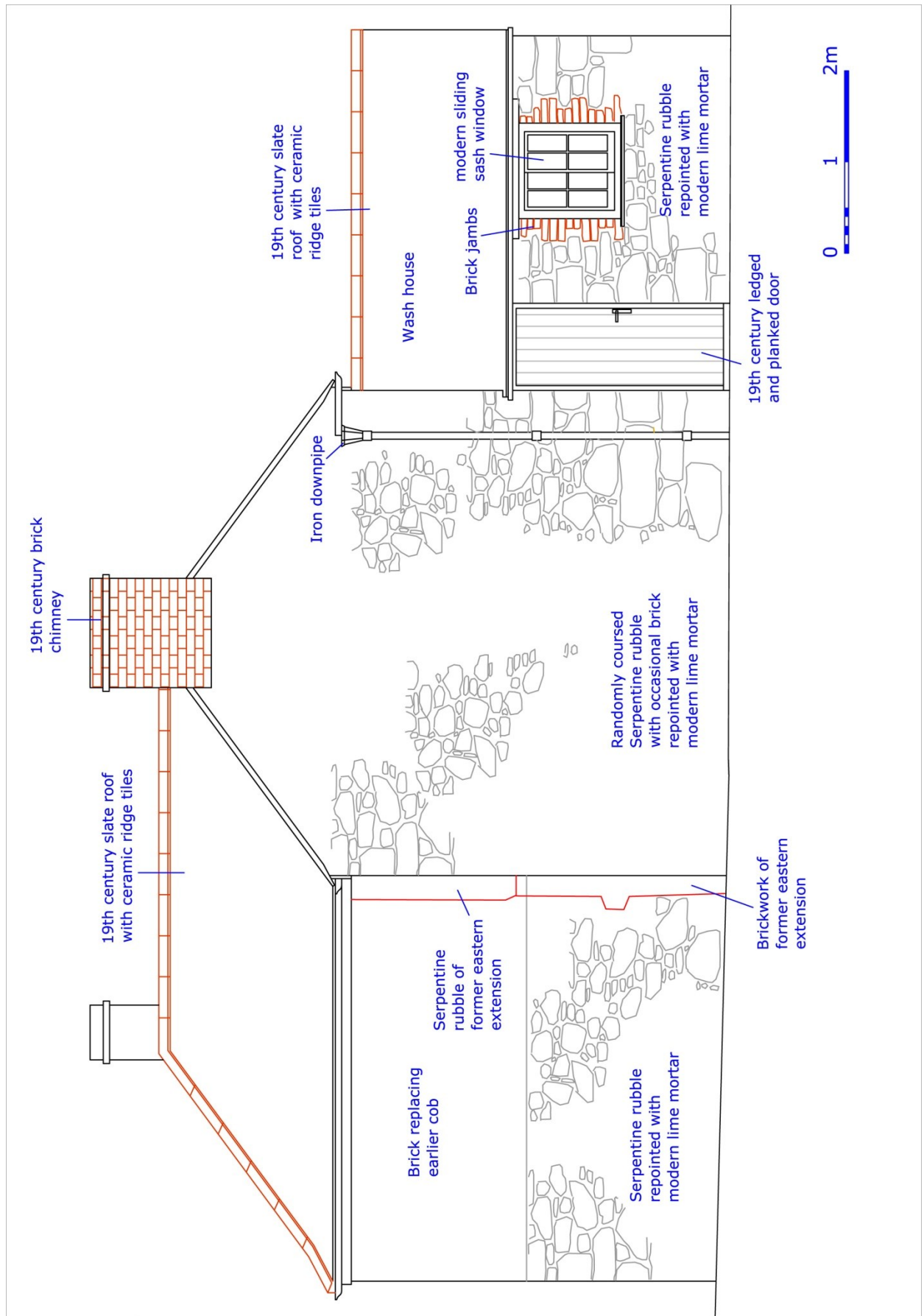


Fig 17 North elevation

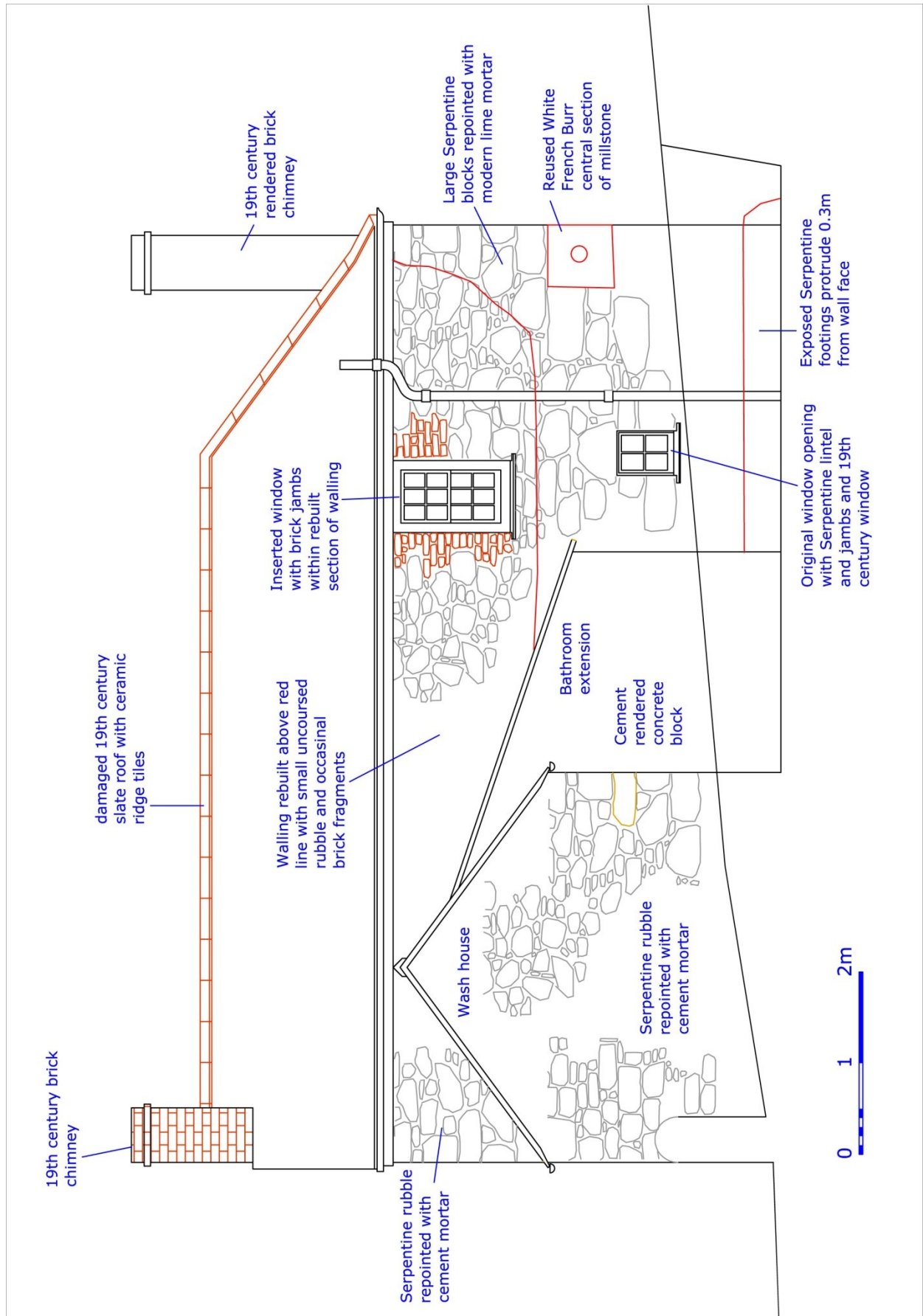


Fig 18 West (rear) elevation

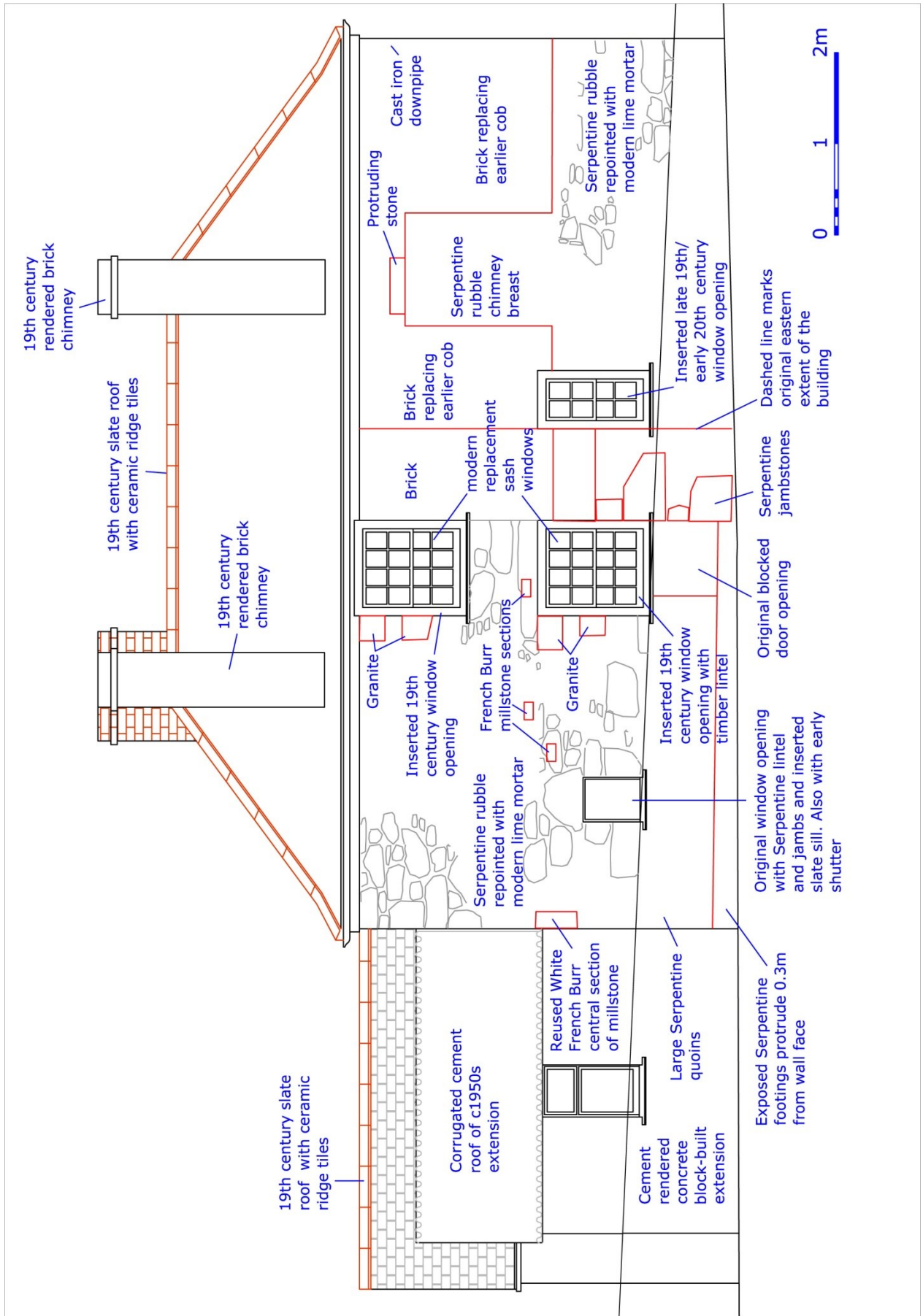


Fig 19 South elevation



Fig 20 East (front) elevation



Fig 26 West elevation



Fig 21 East (front) elevation



Fig 27 South elevation (west end)



Fig 22 North elevation of east wing



Fig 28 South elevation



Fig 23 North elevation



Fig 29 South elevation of east wing



Fig 24 North elevation



Fig 30 South elevation



Fig 25 West elevation



Fig 31 Reused centre of composite millstone



Fig 32 Interior wash house looking west



Fig 36 wash house roof structure looking west



Fig 33 Interior wash house looking north-west



Fig 37 wash house roof space looking east



Fig 34 Interior wash house looking east



Fig 38 Half 19th century millstone reused as threshold between wash house and kitchen



Fig 35 Former back door from kitchen showing differing wall widths either side



Fig 39 Interior kitchen looking west



Fig 40 Interior kitchen looking north



Fig 44 Interior kitchen floor looking east



Fig 41 Interior kitchen looking east

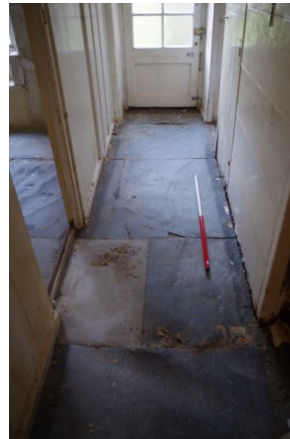


Fig 45 Interior hall floor looking east



Fig 42 Interior kitchen looking south showing 18th or early 19th century planked wall

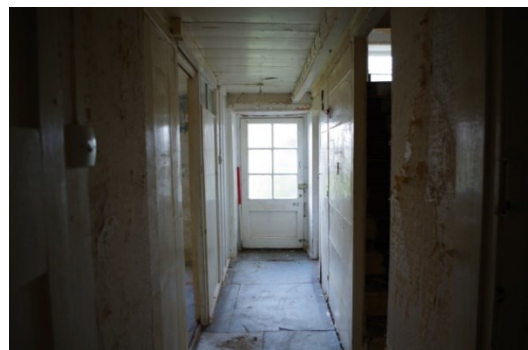


Fig 46 Interior hall looking east



Fig 43 Interior kitchen showing early joists



Fig 47 Interior 18th or early 19th century planked wall in hall looking east



Fig 48 Interior below-stairs cupboard in hall



Fig 52 Interior living room looking north-west



Fig 49 Interior hall south of stairs looking east



Fig 53 Interior living room looking south



Fig 50 Interior hall south of stairs looking east



Fig 54 Interior living room looking south-west



Fig 51 Interior living room looking east



Fig 55 Interior study looking south showing truncated former front wall to left, blocked inserted fireplace to right and former door opening with inserted window



Fig 56 Interior study showing remaining base of demolished front wall



Fig 60 Interior store room original window opening in south wall



Fig 57 Interior study showing inserted 19th century planked wall



Fig 61 Interior store room looking south-west with original window opening in west wall



Fig 58 Interior study looking south-west showing inserted 19th century planked wall abutting earlier partition



Fig 62 Interior bathroom looking east



Fig 59 Interior store room looking south with original window opening



Fig 63 Interior bathroom looking south-west



Fig 64 Interior bathroom looking west



Fig 65 Interior base of stairs looking south



Fig 66 Interior staircase looking east



Fig 67 Interior staircase looking west



Fig 68 Interior landing looking west



Fig 69 Interior landing looking east



Fig 70 Interior bedroom 1 looking north



Fig 71 Interior 19th century fireplace in north wall of bedroom 1



Fig 72 Interior bedroom 1 looking north-east



Fig 76 Interior bedroom 2 looking west



Fig 73 Interior bedroom 1 looking south-west



Fig 77 Interior bedroom 3 looking north



Fig 74 Interior bedroom 2 looking east



Fig 78 Interior bedroom 3 looking south



Fig 75 Interior bedroom 2 looking south with late 18th or early 19th century cupboard



Fig 79 Interior bedroom 4 looking north



Fig 80 Interior bedroom 4 looking south



Fig 81 Interior bedroom 4 looking west with inserted 19th century window opening



Fig 82 Interior bedroom 4 wide floorboards



Fig 83 Interior loft hatch door (probably reused shutter)



Fig 84 Roof timbers looking north to brick wall at north end



Fig 85 Roof timbers looking north



Fig 86 Roof timbers looking east into east wing



Fig 87 Roof timbers looking south at south-west corner

10 Appendix 1: Archive photographs

10.1 Film 1



1 (1)



1 (5)



1 (2)



1 (6)



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1 (7)



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1 (9)



1 (13)



1 (10)



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1 (15)



1 (12)



1 (16)

10.2 Film 2



2 (1)



2 (2)



2 (3)



2 (4)



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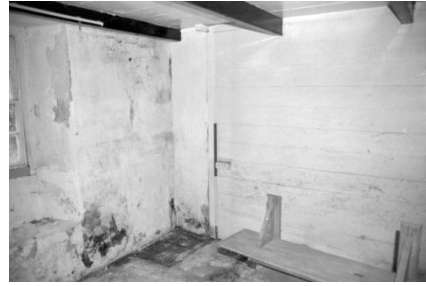
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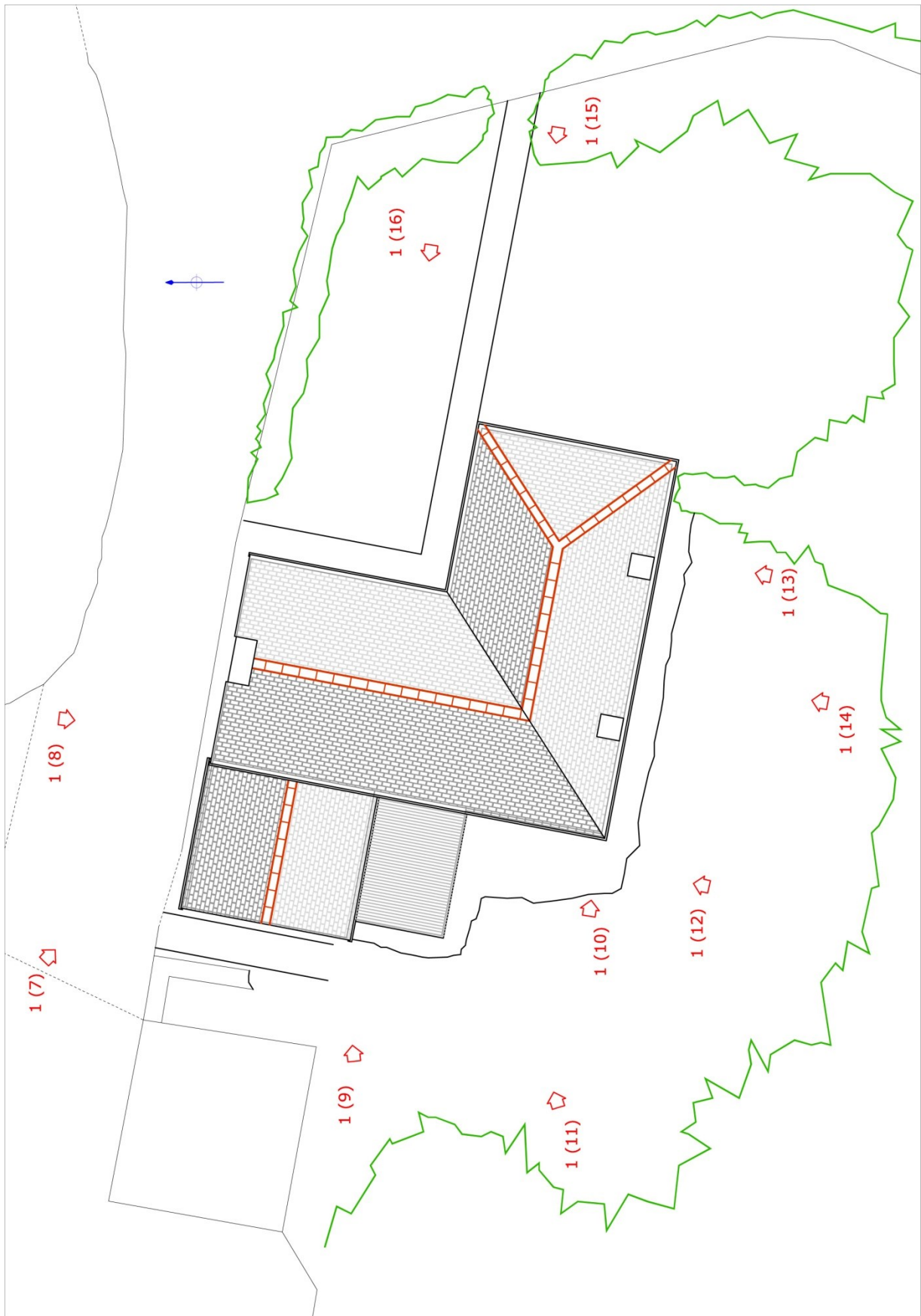


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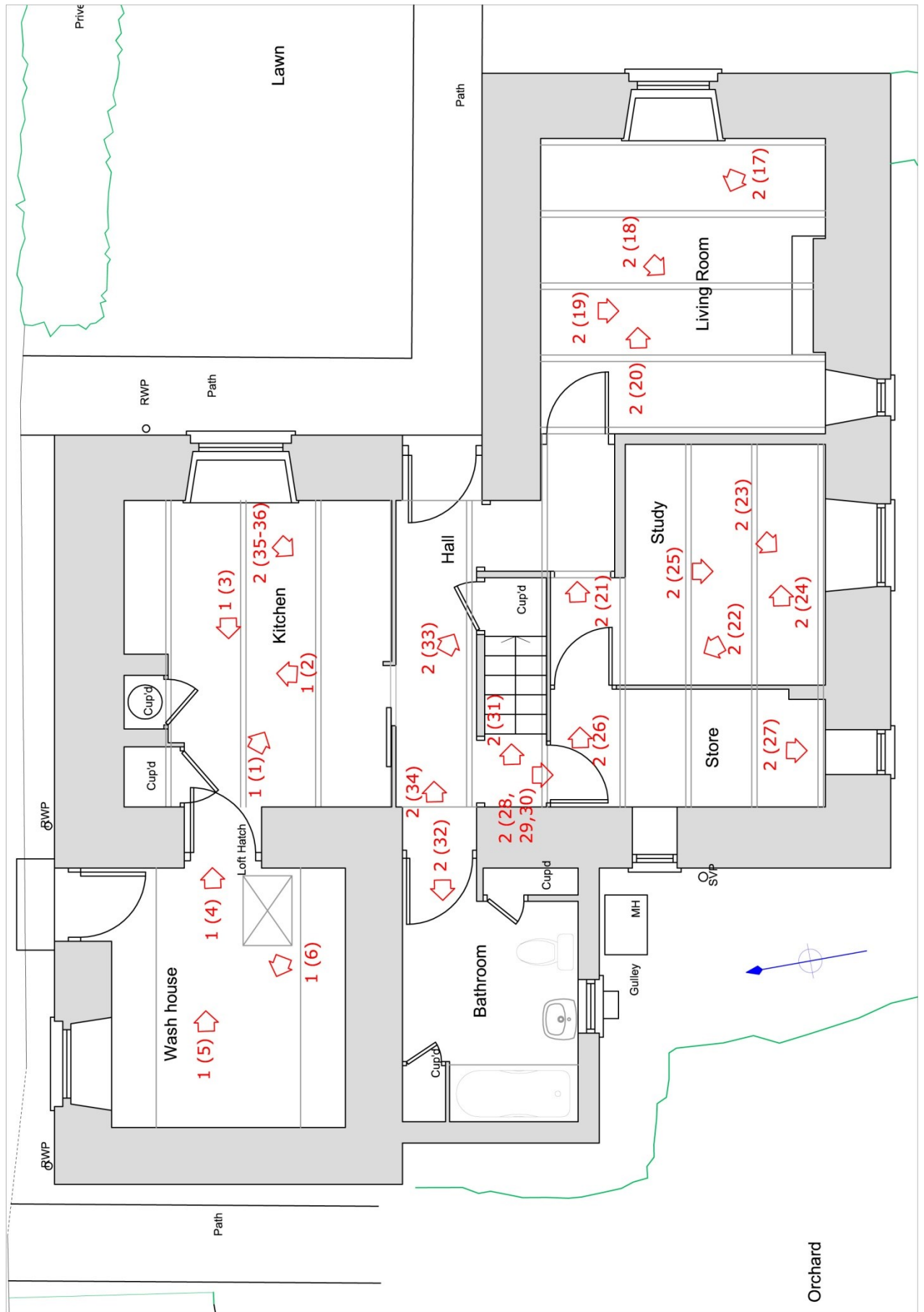


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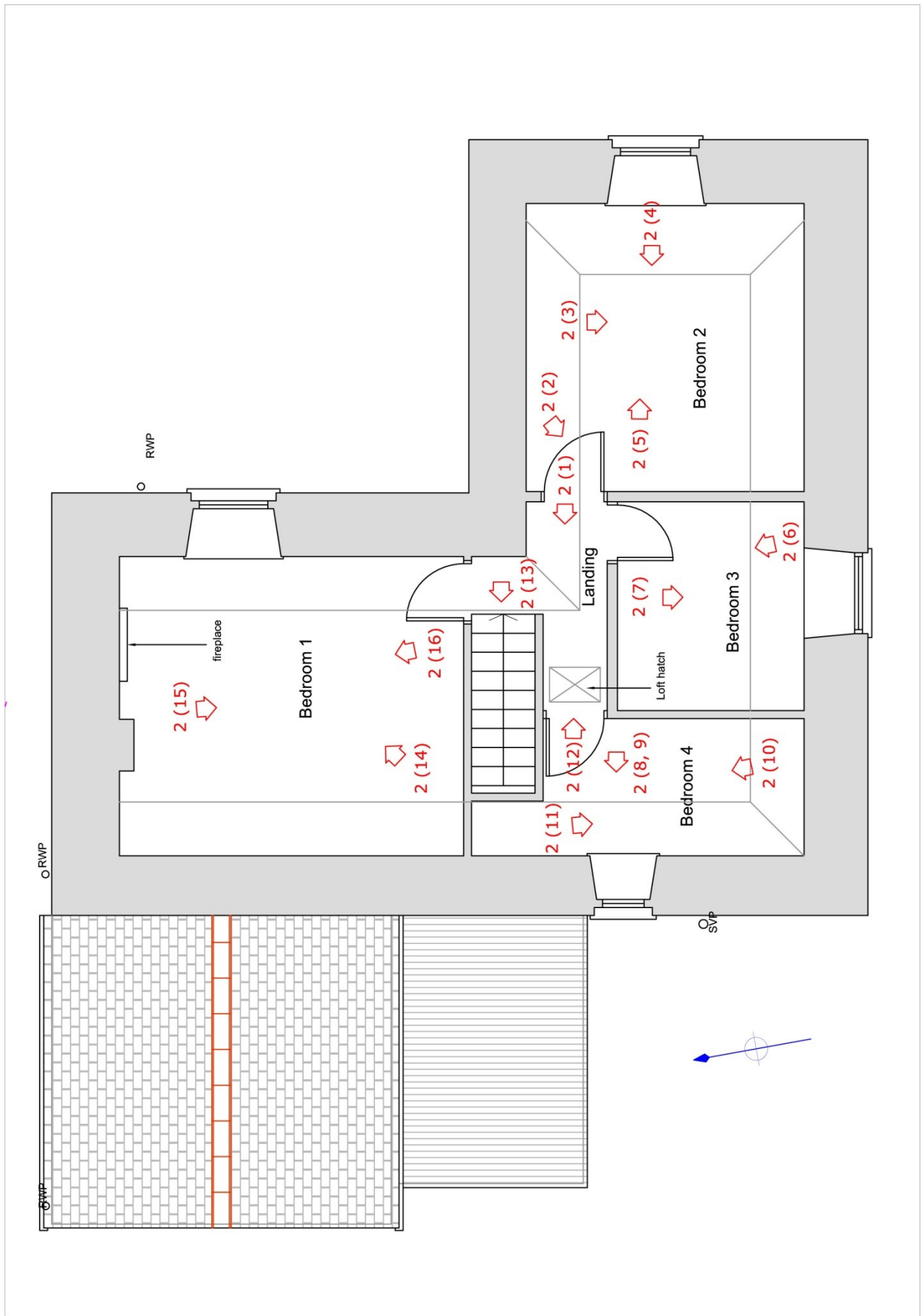
10.3 Photograph direction plans for films 1 and 2



Exterior photographs (film 1)



Interior ground floor photographs (films 1 and 2)



Interior first floor photographs (film 2)