



Bradley Manor
Historic building record and landscape assessment

Cornwall Archaeological Unit

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Bradley Manor, Devon

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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

'Lower Bradley House' Lithograph by Newman and Co, published by G Daimond of Newton Abbot c1855.

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Fig 323 Lodge: Ground floor and basement plans.

Historic illustration

Fig 324 Bradley Vale, Newton Abbot, Devon, by William Spreat (1816–1897).

Abbreviations

CAU	Cornwall Archaeological Unit
CIfA	Chartered Institute for Archaeologists
CRO	Cornwall Record Office
HER	Historic Environment Record
MDV	Monument number in Devon HER
NGR	National Grid Reference
NT	National Trust
OD	Ordnance Datum – height above mean sea level at Newlyn
OS	Ordnance Survey

1 Summary

Cornwall Archaeological Unit (CAU) was commissioned by the National Trust to undertake a historic landscape assessment of 32.5 hectares of its estate centred upon Bradley Manor, including a detailed historic building record of three of its historic buildings.

This assessment and historic building record draws on the comprehensive work of previous research and surveys to provide an up-to-date archaeological assessment and historic building record for the project area to Level Three of the National Trust Historic Landscape Survey guidelines with an additional historic building recording stage. The results will feed into the Conservation Management Plan (CMP) for the property.

The project had three main components:

- A detailed measured survey of the exterior of the Manor House and Pound House in the form of a laser scan survey.
- A detailed historic building record of the Manor House, the Pound House and the Lodge.
- A landscape assessment of the entire project area to record each monument, structure and building.

Overall, the assessment identified 234 structures, sites and features and provides a statement of significance for the property.

Recommendations for the historic buildings include:

- Extensive dendrochronological dating to help clarify various construction phases of the Manor House.
- Watching briefs to be carried out during any plaster/render or floor removals or during groundworks in or around the buildings.
- The creation of a digital archive to include all material held at the house in the Scriptorium.
- Retention and conservation of the interior of the Pound House including all machinery.

Recommendations for the landscape include:

- Opening up views to and from the house.
- Management of the meadows.
- Management the woodland.
- A comprehensive geophysical survey of the lawn and gardens.
- Vegetation clearance to potentially reveal 'lost' features.
- Measured survey and description of prehistoric earthwork features and historic structures.
- Small scale targeted excavation and palaeoenvironmental sampling.
- Creating new designations for a number of structures/features.
- Further research.
- Recording family and local memories.

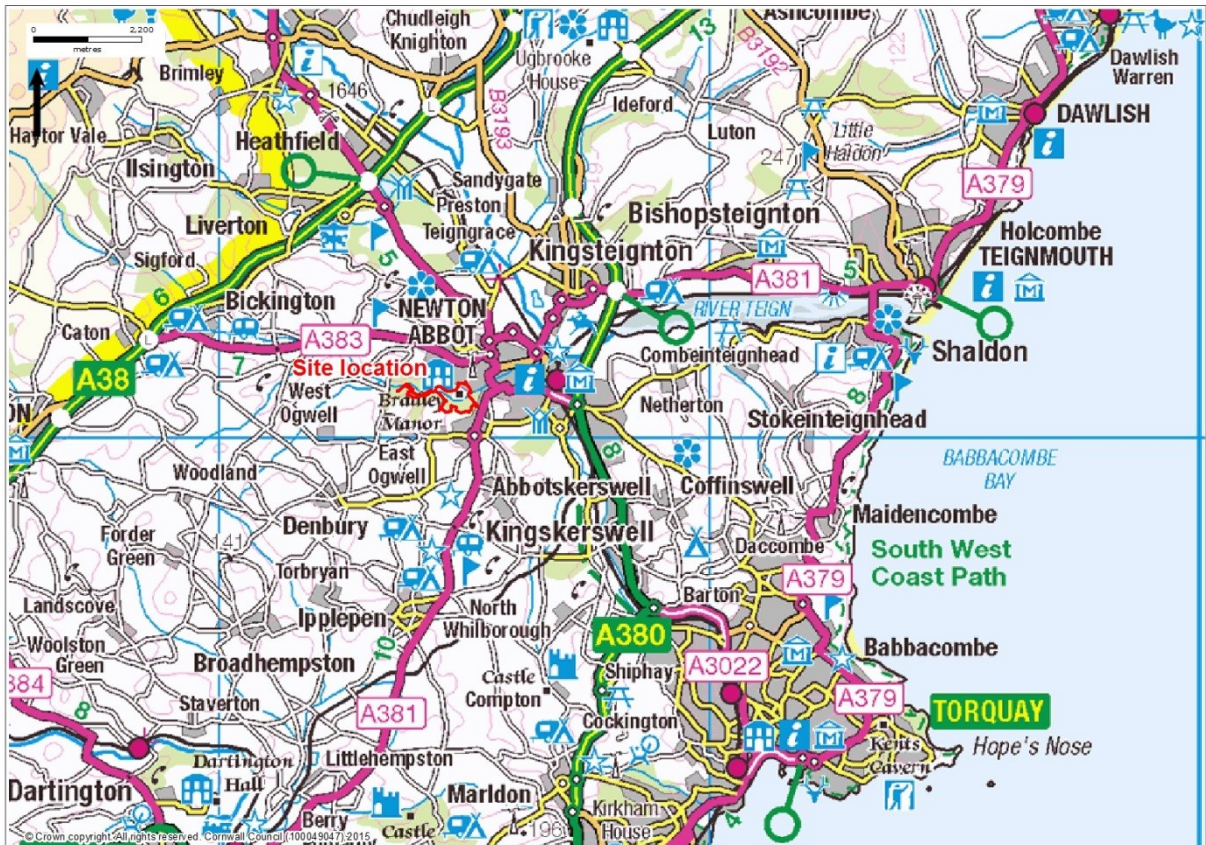


Fig 1 Location map.

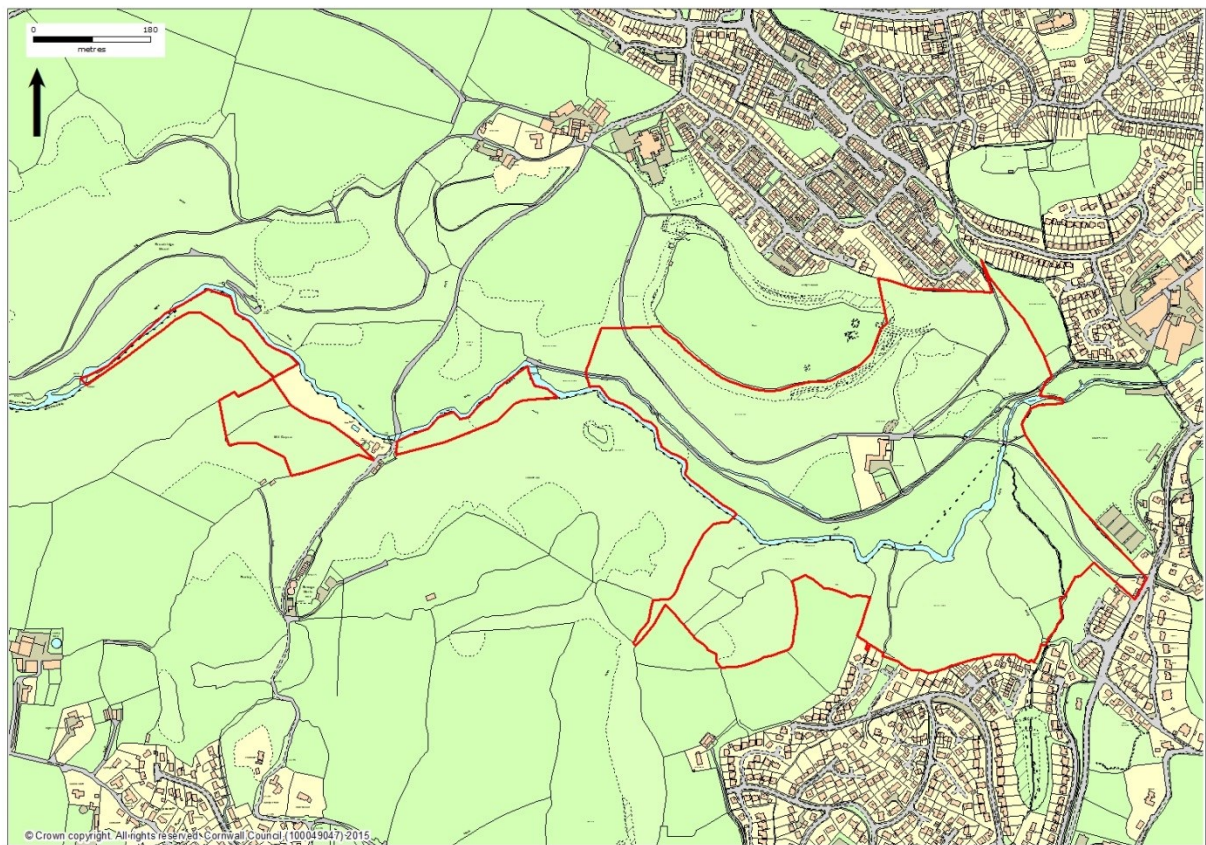


Fig 2 Site extent (shown in red).

2 Introduction

2.1 Project background

Bradley Manor is located on the western outskirts of Newton Abbot, approximately 450m north-west of the Totnes Road (A381), within the valley of the River Lemon at NGR SX 84851 70859 (Fig 1). The house (a Grade I listed building) along with its associated buildings, structures and landscape, now in ownership of the National Trust, has been identified as being in need of a historic landscape assessment along with historic building records in order to inform both its current management and interpretation and a forthcoming Conservation Management Plan.

Bradley Manor was the medieval manor house of Highweek (formerly Teignwick) parish. It was successively home to the families of de Englishville and Bushell in the 13th and 14th centuries, and that of the Yarde family from the early 15th to the mid 18th centuries. Like many long occupied houses, Bradley Manor retains evidence of the multiple phases of its development, beginning with remnants of an early house (possibly as early as the 13th century) through to the 20th century.

In order to fully assess and understand the known archaeological resource, Cornwall Archaeological Unit (CAU) was commissioned by Jim Parry (Archaeologist for Devon and Cornwall) of the National Trust (NT) in December 2015 to undertake a landscape assessment of its estate centred upon Bradley Manor (Fig 2), including an historic building record of its principal historic buildings.

The extent of the study area is shown on Figure 2.

2.2 Aims, objectives and scope

The aim of the project was to produce a historic landscape assessment as well as a historic building record which would provide a wide-ranging understanding of the development of both the buildings and landscape, assessing the significance of various elements and providing guidance on future management of the project area and its historic features.

The intention was to produce the equivalent of a Level 3 historic building survey, as defined by Historic England. This building record included the Manor House, the associated complex of buildings immediately to the south of it (The Pound House) and the Lodge located to the east on Totnes Road. It was designed to provide a base source of information from which any future actions or development associated with these buildings could be informed.

The principal aim of the landscape assessment was to gain a better understanding of the character, distribution, extent and importance of the archaeological remains which exist in the project area and to understand its development through time. The principal aim of the historic building record is to create a detailed measured survey and enable further understanding of historic development of the property. The objectives for both the assessment and historic building record are to create an archaeological record of the site which will provide information that is sufficiently detailed to inform decisions to protect and manage the archaeological resource. The study will also identify those areas that lack sufficiently detailed information for the drawing up of future management recommendations and suggest future types of work to address this.

2.3 Methods

All recording work was undertaken according to the Chartered Institute for Archaeologists *Standards and Guidance for Archaeological Investigation and Recording*.

2.3.1 Desk-based research

During the desk-based research 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. Archives which were consulted, including maps and pictorial material, included all of those specified in the project brief and any others that were

found to be relevant. Documentary research focused principally on sources that were likely to provide substantive detail about specific features/buildings within the project area and the development of the historic landscape and buildings.

The main sources consulted were as follows:

- Devon HER.
- National Trust HBSMR.
- Images of England online listed buildings database.
- Early maps (see Section 10.1).
- Documentary material held in Devon Archives and Local Studies Service, Somerset Archives and Local Studies Service and Cornwall Record Office.
- Online source and resources (see Section 10.2).
- Manuscript and newspaper sources (see Section 10.3).
- Material held in the Scriptorium at Bradley Manor (see Section 10.4).
- Secondary and printed sources (see Section 10.5).

2.3.2 Fieldwork: archaeological and landscape assessment

A rapid walkover survey was carried out to locate and record previously unidentified archaeological and historic features (including historic boundaries), check the survival of those indicated by documentary sources and mapping and describe and assess sites already known. The Ordnance Survey 2nd edition 25in: 1 mile map (1905) was used as a base-map, with reference to the tithe maps for Highweek, East Ogwell and Wolborough (1840s) and to modern mapping while fieldwork was in progress.

All parts of the defined survey area were examined as far as was practicable and safe. The work was conducted in pre-defined blocks to ensure comprehensive coverage and recording was carried out on pre-prepared base mapping bearing details of known and documentary sites. Ten-figure National Grid locations were recorded for all discrete features using a Garmin E-trex 10 hand-held GPS unit. In the field this typically indicated accuracy of $\pm 3\text{m}$, occasionally reduced to $\pm 5\text{-}6\text{m}$ under denser tree cover. Descriptions and dimensions of features were noted in the field.

The survey attempted to cover all parts of the present National Trust property. In practice, however, some areas were found to be very overgrown, making access difficult or impossible. Progress through and visibility within some of the woodland areas was rendered extremely difficult by the large quantities of fallen timber. Detailed inspection of the area immediately to the north of the house was limited by the presence of beehives. Lone working and health and safety considerations also precluded entering some of the deeper and more overgrown historic quarry sites.

The following data were recorded for all identified features:

- Location
- Monument type
- Description and rough dimensions
- Estimated period / date
- Condition
- Brief details of any specific management recommendations
- Photograph
- Sketch plans for complex features were created if appropriate.

2.3.3 Fieldwork: Historic building record

Manor house

- A laser scan survey of the exterior of the house was undertaken using a Faro Focus laser scanner. Elevation drawings were created from the scan data and then taken back to site where they were annotated to show changes in build, phasing, blocked openings and other architectural and construction details.
- Existing floor plans were also annotated to show changes in build, phasing, blocked openings and other architectural and construction details.
- Colour photographs of exterior and interior elevations and architectural details were taken with a digital camera (at a resolution of 8 million pixels or higher). Photographs included a metric scale bar, except where Health and Safety considerations made this impractical. Plans showing directions from where each photograph was taken were also produced.
- Descriptions of the building were made in note form and by annotation of plans and elevations to record its fabric and construction, its phased development through time and architectural details. Notes were taken to describe the interior room by room.

Pound House

- A laser scan survey of the exterior and interior of the building was undertaken using a Faro Focus laser scanner. Exterior elevation drawings as well as a ground floor plan were then created from the scan data. These were taken back to site and annotated to show changes in build, phasing, blocked openings and other architectural and construction details.
- Colour photographs of exterior and interior elevations and architectural details were taken with a digital camera (at a resolution of 8 million pixels or higher). Photographs included a metric scale bar, except where Health and Safety considerations made this impractical. Plans showing directions from where each photograph was taken were produced.
- Descriptions of the building were made in note form and by annotation of the plan and elevations to record its fabric and construction, its phased development through time and architectural details. The interior was described room by room.

Lodge

- Colour photographs of exterior and interior elevations and architectural details were taken with a digital camera (at a resolution of 8 million pixels or higher). Photographs included a metric scale bar, except where Health and Safety considerations made this impractical. Plans showing directions from where each photograph was taken were produced.
- Descriptions of the building were made in note form and by annotation of the plan and elevations to record its fabric and construction, its phased development through time and architectural details. The interior was described room by room.

2.3.4 Post-fieldwork

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

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

2.4 Location and setting

Bradley Manor is located on the western outskirts of Newton Abbot, Devon (NGR SX 84851 70859), within the valley of the River Lemon. The river flows from the Haytor area of Dartmoor, and is joined by the River Sig and Langworthy Brook before joining the head of the Teign estuary at Newton Abbot (Fig 1). The assessment area is divided into three parcels of land positioned along the river valley which in total cover an area of 32.5 hectares (Fig 2).

The River Lemon greatly affects the property's landscape setting and topography: The property straddles both banks of its meandering course, and includes flat valley bottoms and water meadows flanked by steep-sided, wooded hillslopes. The slopes rise from 15m OD to a maximum of 70m OD at Berry Down hillfort, an Iron Age hillfort which dominates the local landscape.

Buildings within the property include the manor house, the Pound House (a cider house and stable block) and a lodge house (located on the Totnes Road). There are several other built structures within the property including bridges and a network of leats and sluices constructed to provide water power to a number of mills once located along the valley bottom.

2.5 Geology

The underlying geology of the property is dominated by the limestone of the Chercombe Bridge Limestone Formation however west of the Ogwell Mill Road is an outcrop of tuff, an igneous rock, part of the Foxley Tuff Formation. In the valley bottoms alluvium forms the superficial geology masking the underlying bedrock (British Geological Survey, Geology of Britain viewer website).

3 Designations

There are three listed buildings within the assessment area.

Bradley Manor is a Grade I listed building (List Entry No. 1256765). The listed building description is as follows:

Manor house. Early C13, remodelled for Richard and Joan Yarde after 1402; late C15 extension and later work, principally in C19. MATERIALS: limewashed roughcast over local limestone rubble, Cornish (originally local) slate roofs with stacks to the valleys flanking the centre, gable ends of the rear block, and the slope and ridge of the rear wings. PLAN: L-plan, the original C13 hall-house to the south was altered and retained as part of a rear left wing to a planned, early C15 house. It was originally a 2-storey building with upper hall, the upper floor being approached by an external stair, and was extended to west in late C15 to make large upper chamber. The early C15 through-passage hall with a solar to the right (north), a projecting service end and 2-storey porch to the left, has a chapel (consecrated 1428) projecting to the NE. The porch and chapel were connected in the late C15 by a passage forming a late C15 front. Projecting to the south from the rear-left (SW) corner of the south wing is a C17 service wing. EXTERIOR: 2 storeys. Late C15 east front, of 5-window range with leaded windows, has five uneven forward-facing gables, that to the left, altered late C19, is set back, the chapel to the right projects forward; the long roof-line of the early C15 hall is visible behind. The chapel has a hoodmould over a 3-light window with panel tracery; the left return has two 2-light cinquefoil-headed windows under flat-arched hoodmoulds. The other gables, articulated by off-set buttresses, have original mullioned and transomed oriel windows of 2 and 3 cinquefoil lights with ogee arches to the upper panels, mask stops of symbols of the four Evangelists to the hoodmoulds (traces of early bright red and green paint were discovered, some are restored), and late C19 castellation. The gable to the right has a smoothly-corbelled rectangular 2-light oriel window supported by a central off-set buttress. Below, two plain 2-light windows, flanking the

buttress, have similar hoodmoulds and low transoms. The gable to the right-of-centre, slightly wider, has a central buttress supporting a 3-light oriel window set in a narrow canted bay. To the left is a small single-light window with a plain label mould. To the right is a stack to the valley, to the ground-floor right is a 2-light window similar to that of the oriel, to the left are pointed granite arches to the porch, the original door with a ring handle; the left side of the porch has a similar arch to the former service end. The gable to the left-of-centre has a 2-light oriel window in a rectangular bay supported by an inverted triangle springing from a central foliate corbel with a plain shield to the front; simple brackets below the moulded sill with circular and square bosses to the coved lower edge. A 2-light window below has an ornamental band under the hoodmould and grotesque mask stops. The left-hand (south) gable to the service end, reconstructed C19, has an oriel window similar to that of the gable to the right, directly below it is a plain 4-light window. The rear (west) elevation, altered C19, has a long lateral roof to the hall with a lower hip-roofed projection to the left; a hip-roofed half-dormer to a tall 4-light window over a horizontal 9-light window, both to the upper end of the hall; a central single-storey canted bay with 3 lights to each facet has a hipped roof up to the eaves. The pointed-arched doorway to the rear of the through passage is to the left of the gabled 2-storey service end with 2-light windows to right of each floor, that to the ground floor has a hoodmould. The rear wing incorporating the C13 building projects westward. The 4-window north side in the rear courtyard is early C19, the gabled west end has a 2-storey C19 canted bay with a stable range extending to the right. North elevation has first-floor 2-light windows at eaves level, 2-light ground-floor windows have hoodmoulds. The C17 service wing running north-south has a wide segmental arch flanked by blind 4-light mullioned and transomed windows and other smaller windows. INTERIOR: the east end of the C13 house was rebuilt as a kitchen (the left-hand gable). 4 rough crossbeams; in the south wall is a massive fireplace of three roughly-dressed granite slabs that shares a flue with a brushwood oven to the left. The unheated service room to the south, left, of the porch and hall has 3 chamfered crossbeams with run-out stops resting on stone corbels. There were formerly 3 entrances, two remain, that from the south side of the porch and another just inside the porch into the screens passage. The panelled screen to the right is C17, repositioned from the former Mermaid Inn at Ashburton. The west end of the passage has a similar granite arch doors at each end have restored wooden bolts. The great hall is the full height of the house; it has 3 purlins to each side of a simple early C15 five-bay arch-braced collar beam roof on a decorative wallplate, once painted with red and yellow and decorated at the foot of each truss with a small carving. Some colour on the wallplate remains. Arms of Yarde and Ferrers in NE corner. To the centre of the east wall is a fireplace similar to that of the kitchen; to the north-east end is a wide pointed arch to the former bay window to the upper end of which 2 carved capitals to the impost remain, now filled with a richly-carved wooden screen of c1530-40, linenfold to the base, arabesques to the top, a door to the ante-chapel on the east front and a C20 tympanum. Painted on the upper part of the north wall is the upper part of an Elizabethan coat of arms. Beyond the hall is the parlour and solar (unseen), extended by one bay into the hall in the late C16, projecting into the hall with Tudor arms on dividing wall; it has a chimney in the north wall, a window seat under a 9-light window and a winding stair to the solar. The solar is lit by a half-dormer, both now altered. The early C15 chapel to the north-east, has a plastered wagon roof with significant bosses at the intersection of the ribs including the arms of Yarde and Ferrers. Flanking the 3-light panel-traceried east window are 2 high granite corbels for statues or candles. Early C15 west window, formerly an external window to parlour. The front half of the freestone top of the rubblestone altar was found serving as a gate post and recovered in 1927. The upper floor of the west wing, the former house, was extended in late C15 to make a large upper

chamber approx 13m long. It has an arch-braced collar-beam roof with wind braces below the purlins. Evidence for remarkable surviving late C15 decorative schemes: restored east end is stencilled with black fleur-de-lys on a white ground; on the east wall is an unusual sacred monogram IHS with symbols of the Passion; on the south wall is a painted striped curtain. The room to the east was richly appointed in the late C17. It has a very fine coved ceiling ornamented with realistic fruit, flowers, swags and large shells above the cornice, full-height bolection-moulded panels flanking a cyma-moulded panel, two 2-panel doors and a fireplace with overmantel. The room in the south-east corner has an early C17 grand plaster armorial overmantel with a carved oak surround on the south wall. An early C19 corridor on 2 floors, with stairs, was added to the east side of the rear wing, to the first floor are 2 pointed-arched doors with intersecting panelling to the top and 2 rows of 4 pointed-arched panels below. A remarkably complete medieval manor house, including evidence for late medieval decorative schemes. Full description with plans in Pevsner and National Trust guide. (BoE: Pevsner N & Cherry B: Devon: London: 1989-: 587; National Trust: Guidebook: 1989-).

Bradley Manor Lodge is a Grade II listed building (List Entry No. 1256760). The listed building description is as follows:

Lodge to Bradley Manor (qv). Mid C19. Squared Devon limestone, triple-pitched slate roof with three forward-facing gables, the two to the right are crested, with rendered stacks to the centre of the left return, left-of-centre valley and rear right. 3-unit plan with 2-storey rear left wing. EXTERIOR: single-storey with basement to the left on a sloping site; 3-window range. Plinth. The outer gables, shaped like oriels, have slightly projecting brattished panels (some repaired with concrete) with rubblestone voussoirs to shallow segmental arches over slender 2-light small-paned casement windows. The slightly lower central gable has a canted bay, probably later C19, of larger stone blocks with a brattished parapet and similar windows. To the right return is a slate-roofed gabled porch with fixed small-paned windows to the returns and a Tudor arch leading to a 4-panel door. INTERIOR: not inspected.

The gate piers and railings to the north-east of Bradley Manor Lodge are also listed Grade II (List Entry No. 1256763). The listed building description is as follows:

Gate piers, gates and railings immediately to the east of Bradley Manor Lodge (qv). Mid C19. Plain squared Devon limestone piers, wood and metal gates, wrought and cast-iron spearhead railings. The wide gate has long/short metal railings through a horizontal wooden bar and wooden quadrants springing from the inside of each corner which cross to meet the upper and lower wooden rails and form a lozenge shape at the centre. The spearhead railings attached to the right-hand pier curve forward and outward for approx 4m. Included for group value with Bradley Manor Lodge (qv).

Besides the listed buildings, a Scheduled Monument, Berry Down hillfort (named Berry's Wood hillfort in the list description) (List Entry No. 1003843), lies partly within the northern section of the assessment area and also extends northwards outside the area. Another designation within the assessment area includes all the woodland as part of the River Lemon Valley Sites of Special Scientific interest (SSSI).

4 Previous work

Pervious work involving the recording and/or analysis of the buildings and surrounding landscape at Bradley Manor include the following:

Between 1927 and 1931 Cecil Firth (owner of the property) formulated a structural development history of the house.

Early National Trust guide books for Bradley Manor were produced in 1933 and 1940.

From the 1930s to the 1970s Cecil's daughter, Diana Firth (Diana Woolner from 1939) kept notes and records during repairs to the house undertaken through the 1930s, the later 1940s, 1959-60 and the early 1970s (Blaylock 2005). From the accumulated notes and her knowledge of the building and its associated history Diana produced the text for the National Trust guide books for Bradley Manor in 1955, 1978 and 1989.

James Lees-Milne's study of the house culminated in an article in *Country Life* (Lees-Milne 1944).

In 1979 a National Trust Management plan for Bradley Manor was produced (Lutley 1979).

In 1984 a National Trust archaeological survey of Bradley Manor and the surrounding landscape was carried out (National Trust 1984).

In 1998 an archaeological watching brief was undertaken during the excavation of a pipe trench for a new water supply (Brown 1998).

In 2005 recording work was undertaken during the raising of selected floorboards in the house. This was accompanied by some analysis of phasing in parts of the house and an overview of the archive held at the house (Blaylock 2005).

In 2013 a conservation report on the cider press and mill in the Pound House was undertaken (Wallis 2013).

In 2014 a watching brief was carried out during the removal of small section of the Ante Chapel floor (Parry 2014).

In 2014 a rapid archaeological assessment of Berry Down hillfort was undertaken (Parry 2014).

5 Site history

5.1 Prehistory and the Roman period

Neolithic and Bronze Age occupation in the area around Bradley is attested by a number of unstratified casual finds. Worked flints have been recovered from loose soil in the old kitchen garden at Bradley; three were formerly displayed in the chapel and are still held at the house (NT 100026) (Fig 59). On the basis of photographs of these items Anna Lawson-Jones (pers comm) suggests that all three 'appear to be knife or cutting related, the penknife-shaped piece in particular is a fairly typical Mid-Late Neolithic to Early Bronze Age tool shape, while the well-formed long blade is typical of knives for the Mid-Late Neolithic and Early Bronze Age, when a range of large knife forms were in use.' Three flint scrapers provenanced only as coming from Ogwell and said to be Neolithic in date are in the Ashmolean Museum's collections (AN1941.998-1000).

A small assemblage of worked flint was also recovered from the limited area excavated in 1962 within Berry Down hillfort (Devon HER MDV 14570), on the hill within Berry's Wood to the north of Bradley. This is not mentioned in the published report on the work (Gallant and Silvester 1985) but has been described by Miles (1976) and Keene (nd). Berry Down therefore represents another Devon site where earlier occupation is attested within an Iron Age defended hilltop enclosure (*cf*, for example, Gent and Quinnell 1999).

The Berry Down finds, together with small numbers of flints known from other sites nearby (for example, Devon HER MDV 14387, 17741, 80974), a group of Neolithic flints from Dainton, near Ipplepen (Gallant *et al* 1985, 28) and a large lithic assemblage from North Whilborough, approximately 4 km south of Bradley, which includes probable Mesolithic, Neolithic and Bronze Age material (Berridge 1985), all attest to use of the limestone hills and ridges in this area in later prehistory. A greenstone implement, approximately 22cm long, and another possible implement in a local stone were reported to have been found in the bed of the River Lemon in 'Bradley Vale' in 1875 (Pengelly 1875, 200-1) (NT 100026). The precise find spot is unknown. These finds and

the small quantity of worked flint from the garden at Bradley noted above are significant as indicators of some use having also been made of the river valleys during the prehistoric period. The presence of a substantial spring at the base of the hillslope near the house may have made the area a focus for occupation. Deposition of stone tools, particularly axes, into rivers has elsewhere been interpreted as having ritual connotations (for example, Condit and O'Sullivan 1999, 28-30), but there is no indication in the case of the implements from the Lemon of whether the items were originally deposited directly into the river or had been removed from an adjacent context by erosion or by shifts in the course of the river.

Early Bronze Age activity in the area is potentially represented by a possible cairn or barrow (NT 160045) identified during fieldwork on the ridge to the south of the Lemon valley (Fig 60). Other possible barrows have been recorded from air photographs in ridge-top locations to the north-west of Bradley (Devon HER MDV 21097, 21098, 21099) and a cluster of four barrows lies just over 2.5 km to the south at Dornaford, Ipplepen (National Heritage List for England (NHLE) no 1003825). Field systems of probable Middle Bronze Age to Iron Age date have been identified over much of the limestone plateau to the south of Bradley. These include an area at East Hill, East Ogwell, where surveyed earthwork features extend to within about 100m of the southern boundary of the Bradley National Trust property; a saddle quern, sherds of Iron Age type and an undecorated spindle whorl have been recovered from this area, suggesting contemporary settlement somewhere in the near vicinity (Gallant *et al* 1985, 25-6). No traces of fields have been identified around the hillfort on Berry Down but it is possible that comparable use was made of the ridge top here prior to construction of the hillfort. In the wider area part of a Late Bronze Age socketed axe is known from within the built-up area of Newton Abbot (MDV 32094) and a Middle Bronze Age Trevisker pot has been excavated from a pit at Kingsteignton (MDV 113917). The Kingsteignton – Bovey Tracey area also appears to be a 'hot-spot' for Later Bronze Age metalwork deposition and is notable as the location of the Zitherixon wooden figure, radiocarbon dated to the Early Iron Age, and of a wooden 'canoe' (Pengelly 1875; 1883; Devon HER MDV 41995).

The univallate hillfort on the summit of Berry Down (Berry's Wood) was discovered in 1949 by Mrs Diana Woolner (*Western Morning News*, 20 December 1949; Gallant and Silvester 1985). The name of the hill probably refers to the earthworks of the *burh* or defended site (Gallant and Silvester 1985, 39) but could also possibly derive from artificial 'buries' or 'berreys' which may formerly have existed in a rabbit warren (NT 160109) within the hillfort enclosure (*cf* Williamson 1997, 99). Mrs Woolner carried out excavations on a roundhouse at the eastern end of the hillfort in August 1962 and a survey of the earthworks was carried out by Norman Quinnell of the Ordnance Survey Archaeology Division in 1980 (Gallant and Silvester 1985). The hillfort is a Scheduled Monument (NHLE 1003843).

The earthworks (NT 100025) on the eastern and southern sides of the hillfort (Fig 12) and a hollow way approach (NT 160107) to the eastern entrance currently lie within the National Trust property boundary; consideration has been given to purchasing the remainder of the hillfort site (Parry nd) but to date this has not taken place.

The elements of the hillfort falling within the current National Trust property include a spread stone bank which at its greatest extent is 10-12m wide and more than 2.5m high on its outer face. Outside the rampart a discontinuous shallow ditch or terrace 4m wide and 0.3m deep is present in places with a counterscarp up to 5m wide and 0.75m high extant sporadically below the ditch. Where all three elements (bank, ditch and counterscarp) are present the defences are approximately 23m across. To the west, close to the south-west 'corner' of the hillfort, where the slopes to the south are particularly steep, there is little trace of the stony rampart and no indication of a ditch or counterscarp. A deposit of loose stone resembling scree (NT 160184) on the upper slope in this area could have been created to provide an additional aural warning of an approach to this portion of the defences. The intermittent and variable character of the

earthworks, including the absence of an inner face of appreciable height on much of the enclosing rampart, is paralleled at another nearby hillfort site, Denbury, in Torbryan parish, which lies 4 km to the south-west of Berry Down (Probert and Dunn 1992).

The hollow way (NT 160107), leading up the hillslope to the eastern entrance of the hillfort, forms an impressive approach. Mrs Woolner suggested that it was embanked, although Quinnell apparently found no evidence of this (Gallant and Silvester 1985, 40). Fieldwork during the current project indicated that the north side of the hollow way cuts into the natural landform but that the south side was in fact enhanced by a bank approximately 8m wide and up to 0.5m wide. Where this bank reaches the entrance it turns south to become a counterscarp to the ditch which lies outside the main rampart at this point. The function of the bank on the south side of the holloway appears to have been to increase the sense of enclosure experienced when approaching up the slope, focusing the view on the entrance ahead. When the entrance was reached the roundhouse excavated by Mrs Woolner at the eastern end of the enclosure would probably have been prominent on the skyline immediately in front.

The excavation on the roundhouse produced South Western Decorated pottery (Peacock 1969), indicating a date for some element of the occupation of the hillfort in the period between the fourth and the first centuries BC (Quinnell 1999, 52; 2011, 184-5). The pottery evidence suggests that occupation at Berry Down hillfort overlapped with that at the nearby site of Milber Down (Quinnell 1999, 52; 2011, 207). Other finds from Berry Down included decorated spindle whorls, iron objects and animal bone (Gallant and Silvester 1985). Two glass beads have also been found on the hillfort and fragments of saddle and rotary querns were recovered from within the roundhouse and also apparently dumped onto the stony enclosing rampart; it has been suggested that deposition of the latter may have resulted from clearance when the site was being prepared for use for a large public fete in 1855 (Bradley archive: undated description and sketch of broken quern from 'outer side of Bank S. side' in 'Interleaved scribbling book'; Gallant and Silvester 1985, 39). The finds from the excavation were retained by Mrs Woolner (Gallant and Silvester 1985, 49) but their current whereabouts is unknown.

Stirling (1830, 69) proposed a 'Roman station' at Castle Ditch, Highweek, claiming that 'vestiges of the encampment' consisting of an 'oblong square', with a triple ditch 112 feet by 90 feet, were still visible. It is probable that he was referring to the remains of the medieval motte and bailey castle at Castle Dyke, Highweek (Woolner and Woolner 1953; Higham 1988, 144; NHLE 1002492). It is likely that the continuation of the Roman road which crossed the Teign at Teignbridge passes somewhere in the vicinity of Newton Abbot, possibly close to the line of the Totnes road (Weddell 1985, 78; 1987, 81; Fox 1973, 169). A casual find of a Roman coin from beside the Totnes Road south of Bradley, a gold late-Roman *solidus* from somewhere in the vicinity of Newton Abbot and a bead from Berry Down hillfort of a type most frequently found on Roman-period sites (Devon HER MDV 8703; MDV 15497; Gallant and Silvester 1985) hint at some activity in the near vicinity of Bradley during these centuries. An early Roman-period farmstead formed part of the earthworks complex at Milber Down (MDV 8653) and Roman period finds from nearby field systems on the limestone plateau to the south of Bradley indicate more extensive occupation in the area (Gallant *et al* 1985).

5.2 The early medieval period

Activity in the wider area around Bradley in the early post-Roman period is indicated by an inscribed stone at East Ogwell church (Radford 1969), only a little over 1 km to the south-west. The inscription has been dated by Charles Thomas (1994, 281) to the mid 6th century, the presence of the memorial suggesting the existence of a Christian settlement somewhere nearby at that time.

More comprehensive evidence for settlement in the period before the Norman Conquest is provided by place-names. Oliver Padel shows a dense distribution through south Devon of names in Old English *tun*, with the meaning 'farmstead, estate', marking out

the intensive Saxon influence in this region (Padel 2007, fig 16.3, 223). Saxon place-names are almost completely dominant in the area around Bradley: Ogwell, for example, is first documented in the boundary clauses of a charter of 956 AD for estates at Ipplepen, Dainton and Abbotskerswell (Hooke 1994, 152-5), Holbeam and Wolborough were both recorded in Domesday in 1086, as was the royal estate of *Teigtun* of which Bradley formed part (Thorn and Thorn 1985; Weddell 1987). Teignweek was first recorded in c1200, Highweek c1270 and Chercombe in 1294, (Gover *et al* 1931-2, II, 461-2, 473-4, 524). The name Bradley itself, deriving from the Old English *brad leah*, 'broad clearing', is first documented in 1238 in the form *Bradelegh juxta Teynbrigg* (*ibid*, II, 474).

A significant part of Saxon influence in the 8th and 9th centuries is likely to have been achieved by incoming English-speakers taking on existing estates and farms, but it is also likely that there was some secondary settlement, infilling areas of the landscape not previously occupied (Padel 2007, 227). The occurrence of particular woodland-related place-name elements, including notably *leah*, 'clearing', as in the Bradley place-name, has sometimes been taken to indicate the creation of such new farms through clearance of former wooded areas (for example, Hatcher 1988, 240). However, it is not necessarily the case that names in *leah* indicate clearance: the word can also mean 'glade' or 'open land in a wood' (Cameron 1982, 187) and in later Old English *leah* may refer to pasture or meadow (Gelling 1993, 199). Names in *leah* may also simply indicate a settlement in the vicinity of woodland (*ibid*). Names of this type are particularly frequent in Devon (Gelling 1993, 203) and there are several other examples in the area around Bradley. Morley, first documented in 1289, and Chipley (1333) both lie upstream, adjacent to the Lemon, perhaps hinting at exploitation of meadow land along the bottom of the wooded river valley (Gover *et al* 1931-2, II, 465, 474). However, Metley (1370), nearby in East Ogwell parish, and Lee (1330) in Bickington, both lie on steep hillslopes, well away from river meads, so there is no clear pattern for use of the *leah* element in the near vicinity (Gover *et al* 1931-2, II, 462).

The only exception to the near universal dominance of names from Old English in the wider area around Bradley is that of the River Lemon, said to derive from a Celtic word for 'elm' (Gover *et al* 1931-2, I, 8). This place-name was first documented in an undated (probably 11th century) recitation of the boundary of what was later the Bishop of Exeter's manor of Ashburton (Fox 2012, 174-9). As Harold Fox points out, where this boundary passes through the area a short distance to the west of Bradley, the description of the bounds suggests a 'complicated, probably partly enclosed, landscape' which incorporated elements such as a dairy farm (*wic*), a road (*weg*), a great dike (that is, a land division), fords and an enclosed farm (*ibid*, 178; *cf* Hooke 1994, 217-24). The mid 10th century charter bounds for the area to the south of Bradley, around Ipplepen and Abbotskerswell, similarly recorded indications of enclosure and other activity, again including a road and dairy farm (Hooke 1994, 152-5). Highweek parish, within which Bradley lies, was formerly part of a large Saxon royal estate centred on what is now Kingsteignton; although Highweek had rights of burial from 1427 it did not formally become a separate parish until 1864 (Weddell 1987, 81). The existence of a similarly well-settled and complex landscape in this area, including satellite settlements, is suggested by the *Anglo-Saxon Chronicle* account of the invading Danish army in 1001: the Danes moved west from their initial incursion into Hampshire and 'came into Devonshire . . . And they burned Teignton, and also many other goodly towns that we cannot name . . .' (Ingram 1823, 173-4). Harold Fox (1999, 273) glosses this passage as 'many goodly manors', emphasising that here too there were subsidiary rural settlements. The effects of the disruption were probably relatively brief: evidence from Domesday suggests that the area around the Teign estuary was well populated by the later 11th century, falling within a much more extensive zone of settlement lying inland from the south Devon coast (Ravenhill 1999, map 15.1).

As a place-name, therefore, 'Bradley' may describe the setting of a settlement which had existed prior to the Saxon influence over of this part of Devon, which was renamed by an English speaking family or group who took possession of it, or it may have been a

new settlement of the later Saxon period. In either case the name is likely to refer to the notable topographic feature which the historic settlement occupies, the 'broad *leah*' of pasture and meadow lying along the valley floor (Fig 61). Woolner (2008, 10) suggests a possible alternative derivation of the name from that of a local family, Broda, documented in the 13th century, but also points out the aptness of a topographic interpretation of the name.

While its Old English name is certainly appropriate for its location, Bradley's topographic situation stands out as extremely unusual when compared with other medieval settlements in the adjacent area, particularly those of some status. Very few lie on or closely adjacent to the edge of a river flood plain, as Bradley does; most are in fact sited on the well-drained valley and ridge sides within their arable fields. Bradley, by contrast, lies at the foot of a steep wooded slope, on the edge of the flood plain of the River Lemon, and is surrounded on three sides by riverside meadows; the nearest arable fields recorded by the tithe survey in the 1840s were more than 500m from the house. (The two orchards to the north-east could perhaps have been arable in the medieval period but this would have been very limited in extent, less than 5 acres (2 ha)).

This location may reflect a particular function for the site at an early point in its history, such as a dairy farm; a number of place-names with *wic* in the vicinity, including Highweek, suggest that such holdings were widespread in the area in the early medieval period. An alternative is that it began as the site of a mill. Mills are typically located at the edge of flood plains where a water supply can be obtained from a leat following the contour along the base of the valley side, as the leat supplying mills downstream from Bradley, first documented in the 14th century, still does. An interesting parallel for Bradley's location and other elements of its history is offered by a house named Traymill, earlier *Mulle* (= mill), located in the Exe valley south of Bickleigh, described and documented by the Devon historian W G Hoskins (1952a). As at Bradley the house was cut into the base of the valley-side rising from the edge of the flood plain. Despite its origins as a mill, however, Traymill had become the centre of a landed estate by at least the first decade of the 13th century (*ibid*, 126) and a substantial new 'mansion' was built there c1400 and an oratory licensed in 1408-9 (*ibid*, 130-1). Hoskins found no visible traces of a former mill on the site and suggested that it may already have ceased to be a manorial mill by the time the new high-status house was built (*ibid*, 133). It seems at least possible that a similar sequence lies behind the location of Bradley. This could potentially explain channels and alluvial deposits found adjacent to the house during a watching brief in 1998 (Stewart Brown Associates 1998). (For further discussion see section 8.9, 'Gardens and a designed landscape').

5.3 The medieval period

Earlier commentators identified Bradley with the Domesday manor of *Bradellie*, held in 1086 by Haimeric de Arques (for example, Harris 1886; Firth 1933), but more recent work indicates that the property fell within the royal estate of *Teintone*, subsequently known as Kingsteignton (Watkin 1926; Thorn and Thorn 1985, 1, 10 and notes; Weddell 1987). *Teintone* had been held by Baldwin prior to the Conquest, at which time it paid tax for a notional one hide and one virgate of land, although it is likely that these were beneficially low estimates applied to a former royal estate and that the holding was in fact considerably larger. In 1086 *Teintone* was recorded as having land for 16 ploughs, one of which was on demesne land. Three slaves held a virgate of land and 14 *villani* and 30 *bordarii* occupied the remaining hide. The estate was recorded with four acres of meadow, 15 acres of woodland and 30 sheep (Thorn and Thorn 1985, 1, 10). The stated acreages and livestock numbers represent considerably larger areas, the latter probably indicating a significant extent of rough ground grazing.

As with large estates elsewhere in Devon, the *Teintone* estate was divided in the post-Domesday period (*cf* Hoskins 1952a, 125). Part became the manor of Teignweek (later Highweek or Bradley) which, in c1155, was granted by Henry II, together with half the

hundred of Teignbridge, to a royal official named Lucas Pincerna (Alexander 1936, 188). Lucas is sometimes described as Henry's 'butler', but it is clear that he was a Norman noble, the title of butler suggesting that he was part of an inner circle of functionaries to the royal household. In c1166 the estate was granted to Lucas's son John (*ibid*) and subsequently came to his son, Luke FitzJohn. It was confiscated by King John in c1202 when FitzJohn 'left the king's service and joined the king's enemies in Normandy' (Hardy 1833-4, I, 5). Property which FitzJohn's wife Eustachia de Courtenay had held either as her own inheritance or as dower from her first husband was returned to her in 1204 and in the following year the sheriff of Devon was ordered to allow her to hold the manor of Teignweek for an annual payment to the king of £15 (Hardy 1833-4, I, 5, 28). In the same year the manor was valued at £10 without stock, £15 when stocked with 10 oxen, 100 sheep, 5 cows and 1 draught animal; however, there were then only 8 oxen, 3 cows and 1 draught animal on the manor (Hardy 1835, 130). In 1219 Highweek was valued at £6 and held from the king by Henry de Pont Audemar as royal bailiff; two years later a payment of 100s per year was being made to Eustachia de Courtenay, so presumably her claim to the lands was still recognised (*Liber Feodorum*, I, 264; Harris 1886, 223; O'Brien 2013).

The degree to which any of these individuals were personally involved with or had direct knowledge of the manor of Teignweek estate is unknown. The administration of the manor is also obscure. The earthwork remains of a motte-and-bailey castle survive at Castle Dyke, Highweek, but nothing is known of its origins or use. Higham (1988, 144) has suggested that it is likely to date to the late 11th or 12th centuries – that is either to the early post-Conquest period or, as Woolner and Woolner (1953, 137) suggest, to the civil war period during the reign of Stephen (1135-54). The site lies within the Teignweek estate and may have functioned as the manorial centre before Bradley took on the role (Woolner and Woolner 1953, 137; Woolner 2008, 9); the use of Highweek as an alternative name for the Teignweek estate, first recorded c1270, may lend some support to this idea (Gover *et al* 1931-2, 472-3). On the other hand, the first documented occurrence of Bradley in 1238 as *Bradelegh juxta Teynbrigg'* (*ibid*, II, 474) suggests that the western portion of the former *Teintone* estate was already known as Bradley and hence that the primary settlement of the manor was already in its current location.

In the 1190s the neighbouring manor of Wolborough was granted to the newly-founded Abbey of Torre by William Brewer (Beresford 1988, 423; Weddell 1991). In common with many other major landowners in the south-west at this period the abbey founded an urban settlement on its newly acquired lands to function as a focus and stimulus for trade (*cf* Kirkham and Cahill 2011, 307). By c1200 a 'new town' based on a market place and single principal street had been laid out on the south bank of the River Lemon (Weddell 1985); grants of rights to hold fairs and markets made by Henry III in 1220 (Letters 2013) probably only confirmed what was already taking place. Further grants of rights to fairs and markets were made in 1269 (*ibid*). The new town, subsequently known as Newton Abbot, was situated just outside the southern boundary of the manor of Teignwick, which followed the River Lemon.

In 1234 Henry III granted Teignwick for life to his 'beloved and faithful' follower, Theobald de Englesqueville, a soldier and possibly the son-in-law of Eustachia de Courtenay (Alexander 1936, 192; *Liber Feodorum*, I, 612; II, 1372; Fine Rolls 19 Henry III, 29 (www.finerollshenry3.org.uk/content/calendar/roll_034.html#it030_015)). The record of Bradley as a place-name in the Devon Assize Rolls in 1238 may have been associated with the new tenure (Gover *et al* 1931-2, II, 474). In 1246 Henry granted Theobald the right to hold weekly markets (Letters 2013; Beresford and Finberg 1973, 94-5) and a few days later made a grant enabling him to 'make his profit' from his tenure, 'to wit, by assessing burgages in the said manor, and leasing them to whom he will' (*Cal Pat Rolls Henry III*, III, 495; *cf* Watkin 1926, 250; Alexander 1936, 188; Beresford and Finberg 1973, 94-5). In the following year, the manor of Teignweek was granted to Theobald in hereditary right (Letters 2013). De Englesqueville was thus empowered to establish a town within his manor, and this he planted on the north bank

of the Lemon, directly opposite Torre Abbey's new town. This situation of adjacent new towns divided by a watercourse and under different lordships has been claimed to be 'almost unique' in Europe (Beresford 1988, 423) but there are in fact several other examples in the south-west, including Kingsbridge and the adjacent Dodbrook in Devon (Cathy Parkes, pers comm) and, in Cornwall, Truro and Newham, Lostwithiel and Penknights, and East and West Looe (Kirkham 2003, 14; Berry *et al* 2008; Cahill Partnership and Cornwall Archaeological Unit 2002).

Before his death in 1262 Theobald de Englesqueville gave Teignwick with 'rent in the township of Nywton, etc' to his 'kinsman and foster-child', Robert Bussell, with royal confirmation of the bequest the following year (Watkin 1926, 251-2; Alexander 1936, 188-9). Robert died in 1269, leaving his estate to his five year-old son, Theobald, under the guardianship of Henry de Bickleigh and his wife Matilda; the latter was possibly Theobald's aunt and the couple may have held the tenancy of Bradley (Alexander 1936, 192; Woolner 2008, 10). If Bradley were not already the primary settlement of the manor it may have been this period of guardianship which made it so: Henry was noted as holding the power of 'furcae' (gallows) – that is, of capital punishment – as well as the assize of bread and ale, both presumably by right of his position as guardian to the heir to the property (*Rotuli Hundredorum* 1812, 82; Harris 1886, 226). Equally, the proximity of Bradley to the new town may have made it a convenient centre from which the latter's development and administration could be overseen; the de Bickleighs may have occupied a house which had already become established as the manorial centre.

Woolner ascribes construction of the first known masonry house on the site, now part of the south range of the present building complex, to the Bussell (later Bushel) family during the second half of the 13th century (Woolner 2008, 10, 21). This appears to have been based on the discovery of a blocked, round-headed arch opening in the south wall of the central section of the south range (Fig 55). The discovery of this round-arch opening suggests a date from the 12th or 13th centuries for this part of the building suggesting that the Bussell were not necessarily responsible for its construction.

Robert Bussell's death precipitated a period of uncertainty which appears to have lasted for some years. The manor and its rents and other income were seized by the sub-estcheator of Devon and held on behalf of the king for several months; the sheriff of Devon took cattle from Henry de Bickleigh's 'fold' in respect of alleged debts of Robert. Some of the inhabitants of the 'Novelevile' – de Englesqueville's new town, subsequently Newton Bushel – claimed that they held the right to the borough and market and to the assizes of bread and ale. In August 1274, five years after Robert's death, Theobald and his guardians were said to have been ejected from 'his free tenement of Bardele [*sic*]', but regained possession more than a month later (*ibid*). The estate was eventually returned to Theobald and his guardians on the king's orders (Harris 1886, 224-6).

In 1309 William Bussell, probably Theobald's son, was granted two four-day fairs annually 'in his manor of Bradlegh' (Watkin 1926, 253; Alexander 1936, 189). When he died in June 1346 William was recorded as holding the manor of Teignwick and a third of the hundred of Teignbridge. His estate was recorded as a house and garden (almost certainly at Bradley) worth 6s 8d per annum, a dovecote (2s), two mills (26s 8d), 40 acres of arable (6s 8d), four acres of meadow (6d) and 40 acres of pasture (3s 4d), together with rents from free tenants and villeins amounting to 114s 7d and other income from tenants' labour and services and the manorial court (Harris 1886, 227-8).

The Bussell family continued as lords of Bradley manor and Newton Bushel through the 14th century. During the 13th or 14th century the south range appears to have been remodelled and extended to the west and to the east and north to include part of what is now the buttery (room 6). Some features in the house have been attributed to the 14th century, such as one of the arches in the screens passage and the painted shield of arms of the Peniles family on the north wall of the first-floor 'Fleur de Lys room' in the south range, because the only known connection with that family is of that period

(Woolner 2008, 21, fig 4, 34-7); Emery, however, suggests that it dates to the early 15th century (Emery 2006, 501n).

It is likely that here, as elsewhere in Devon, the Black Death of the late 1340s had a catastrophic impact not only on population but also on the local economy (Shrewsbury 1970, 60-1; Hoskins 1972, 61). The duration of this impact may have been mitigated (or recovery accelerated) by the influence on the manor's economy of the two new towns adjacent. William Bushel's successor, either William or John, died in 1359 (Harris 1886, 228; Alexander 1936, 193), at which time the annual value of the manor appears to have increased by more than 15 per cent over that recorded in 1346 (Harris 1886, 228). In part this may have been due to the influence of the woollen industry. At the end of the 14th century Newton Bushel was recorded as one of a number of towns in south Devon with a modest involvement in cloth production and the existence earlier in the century of fulling mills at Chudleigh, documented in 1308, and Bovey Tracey (1326) suggests that the industry may have been significant in the area over a longer period (Chope 1912, 569n, 577-8; Fox 1999b, maps 40.6).

In the early years of the 15th century Bradley passed from the Bussels to the Yarde family. The widow of the last of the male Bussel line was living at Bradley but gave up her life interest in the property to Richard Yarde, who had married her niece, Joan Ferrers; Richard and Joan are said to have ceased using the Yarde family arms and adopted those of Bussel (*Cal Pat Rolls* 1910-11, II, 263-4; Alexander 1936, 193-4; Woolner 2008, 10-11; cf Harris 1884, 440-1). The couple came into possession of the property in about 1405-6. It is possible that the east range of the house already existed at this date, but also possible that they were responsible for its construction; their arms are carved on the roof timbers of the Great Hall. In 1428, a licence was granted for a chapel and it seems likely that this was the approximate date of the construction of the chapel at the north end of the east range (Woolner 2008, 11, 23f; Oliver 1840, 180).

At some point in the 14th or early 15th century, as part of the initial building programme of the east range, a gate house and courtyard were constructed on its east side. Stirling referred to it in 1830 as a 'fine piece of masonry' (Figs 26-9) and in addition to its arched entrance it had first floor accommodation with two fine two-light windows and a fireplace; '[O]ver its mantle-piece, until lately, the arms of the Yardes were painted on the stucco, with their pedigree' (Stirling 1830, 79; Woolner 2008, 28). Inclusion of the Yarde pedigree in the decoration certainly suggests that it was intended to convey a social message and Emery (2006, 501) affirms that a gate house of this kind made a social statement rather than being intended for defence; it seems probable that at Bradley, as elsewhere at this period, the gate house accommodation was intended for prestigious guests.

Alexander Woolner's plan of Bradley (Woolner 2008, 24-5) suggests that the space between the east end of the chapel and the inner face of the precinct wall which accompanied the Gate House was narrow, perhaps as little as 2m wide. (A sketch plan added to a 19th century drawing attributed to Edward Ashworth indicates a similarly narrow space (Fig 33). This, together with structural evidence, indicates that the Gate House and courtyard wall were built at about the same time as the great hall and solar in the east range, but prior to the addition of the chapel, which was subsequently fitted into the northern part of the yard adjoining the eastern side of the house.

There were formerly also northern and western ranges, located to the west of the east range, but these were demolished in the mid 18th century (Stirling 1830, 82). Both the north and west ranges are likely to have been added at a later date in the 15th century. This created a double-courtyard layout, with its impressive hall occupying the central cross range. Such a layout was used nearby at Dartington in the 1390s, although on a very much larger and grander scale, and Emery (2006, 501), noting connections between the Yardes and the Earl of Huntingdon's circle, suggests that this may have influenced the design of Bradley. The double-courtyard form was widely used across southern England and had 'become the norm for high-status houses by the second quarter of the 15th century' (*ibid*, 33).

The Yarde family was becoming, during the 15th century, in Stirling's phrase, 'a family of considerable note' (Stirling 1830, 87). They were well placed to share in the growing prosperity of the Devon economy through their town of Newton Bushel. They may also have had a direct involvement in the developing cloth industry, although there is no early evidence for this: when Richard Yarde died in 1557, however, he passed three fulling mills to his son Gilbert in addition to three corn mills and his other property (Woolner 2008, 12).

In 1428, the same year that the chapel was licenced at Bradley, the Yardes made at least a substantial contribution to the costs of completing a new church at Highweek (strictly a chapel-of-ease to Kingsteignton), including a 'Bradley aisle'; they asserted their pedigree through the inclusion on the font of the arms of Yarde, Ferrers and de Anglesqueville, as well as those of Bishop Lacy who consecrated the new structure (Stirling 1830, 70, 71; Harris 1884, 442; NHLE 1257209); the Yarde and Ferrers arms were also displayed in the chapel at Bradley, together with those of Courtenay (presumably referring to Eustachia de Courtenay) and of Bishop Lacy (Woolner 2008, 31), again asserting the pedigree of the property and family.

Richard Yarde of Bradley was appointed a Justice of the Peace for Devon in 1434 and was Sheriff in 1442-3 (Woolner 2008, 11; Stirling 1830, 67). At about this date he founded or contributed to a chapel of St Mary in Newton Bushel, with a decorated east window again featuring the arms of both the Yarde and Ferrers families (Stirling 1830, 67-8; NHLE 1256934; Woolner 2008, 11). The arms of Ferrers and Yarde also appear in glass at Wolborough church, suggesting an extension of the family's influence beyond their own parish of Highweek into Newton Abbot (Stirling 1830, 43).

Prosperity arising from probable involvement in the cloth industry, returns from land, mills and urban properties and control of Newton Bushel's markets and fairs is likely to underpin the addition in the later 15th century of the north and west ranges, an extension to the south range and a new eastern front to the east range at Bradley. This new frontage featured a series of fine foiled and traceried windows, elaborating and enhancing the façade presented to those arriving at the house by its main approach, as well as creating several additional rooms. Emery (2006, 501, fig 121) suggests this new façade dates to c1470-90 and it may therefore have been added shortly after Gilbert Yarde inherited the property in the late 1460s. Stuart Blaylock has emphasised the architectural and social sophistication of the addition: 'a *de facto* double depth plan, no matter how shallow or otherwise rudimentary, is generally unusual outside the very topmost level of society before the 16th century . . .' (Blaylock 2006, 30).

Clearly the Yardes were asserting their position with contemporary, high-status architectural design. The hood moulds of the windows in the façade have finely carved label stops, and those of the Ante Chapel windows represent the Four Evangelists (Fig 58). A bracket above the Buttery window may have held the family's arms. The visibility of these features, although originally partly concealed from outside by the gate house and wall, was enhanced by being brightly painted (Woolner 2008, 33-4).

At some point, probably in the late 15th century, a 'banqueting room' was created by extending the south range westwards and installing a new wind-braced collar beam roof. The first floor room – evidently intended to be impressive and to convey particular messages about the family's social status to their guests – was decorated with a stencilled Fleur de Lys design and then later again painted with a striped design which Emery (2006, 501) suggests can be dated to about 1500. There is also a sacred I.H.S. Christogram, dating to the same period as the Fleur de Lys design, on the east wall of the room.

It seems likely that at the same time in the late 15th century, rather than in the 16th century, as suggested by Diana Woolner, changing social conventions were reflected in the repositioning of the wall dividing the hall from the parlour, reducing the size of the hall and enlarging the private spaces represented by the parlour and the solar above (Woolner 2008, 40).

In the early 16th century the Yarde family had lands not only in the manor of Bradley, with a third of Teigngrace, and Newton Bushel, and their original estate at Yard in Malborough, but also property at Churston Ferrers, 'Surly Castle' and Little Dartmouth; in the 1550s they were recorded holding land in Ogwell, across the River Lemon from Bradley, and in east Devon at Yarcombe and Bishop's Clyst (Stirling 1830, 87). The holdings at the latter may relate to Thomas Yarde's marriage c1525 to the niece of Bishop Vesey of Exeter; he was bailiff for the bishop's estate at Bishop's Clyst prior to inheriting Bradley (Woolner 2008, 12). Through this marriage the Yarde family was linked to the cosmopolitan world of Henry VIII's close supporters and these associations and allegiances were made manifest in the immediate sphere of Bradley. In 1532-3 Thomas or possibly Richard Yarde sponsored the installation in Highweek church of a fine carved screen commemorating Henry's marriage to Ann Boleyn (Bradley archive: Highweek return for Dean Jeremiah Milles parochial survey, c1750; Woolner 2008, 12, 37-40; Riall 2013, 47-50; 2015, 20-1). This does not now survive but appears to have been closely comparable with several other carved works featuring contemporary early Renaissance *all'antica* motifs and symbolism which appeared in south Devon at about the same time and which can be attributed to immigrant Breton craftsmen (Riall 2013; 2015; Allan 2014). Among these is the splendid double-sided screen which divides the Hall from the Ante Chapel at Bradley (Woolner 2008, 12, 37-40), (Figs 101 and 102).

A large 16th century royal coat of arms of Elizabeth I displayed on the repositioned wall between the Parlour and the Hall symbolised links with and loyalty to the Tudor monarchy (Woolner 2008, 41). The banqueting room in the south range may also have been re-decorated in the 16th century, using motifs and colouring apparently intended to resemble the contemporary panelled wooden screens (Woolner 2008, 37, pl XI; Stirling 1830, 82).

5.4 The early post-medieval period

Further alterations were made around the end of the 16th century, with the union of Gilbert Yarde to Judith Hele in about 1595 marked by the construction of a new fireplace in the Great Chamber decorated with the crests of both families; some additional accommodation was also created (Woolner (2008, 14, 41, pl III). This included major remodelling of the kitchen range.

A stair tower linking the parlour with the solar at the north-west corner of the east range was constructed in the 17th century, replacing an earlier 15th century stair tower, and at the same time the parlour was remodelled. Also in the 17th century a threshing barn was constructed adjoining the south range. At some point in the late 17th or early 18th century the Panelled Room was created in the south range by the addition of panelling and a highly decorative plaster ceiling.

The early post-medieval local economy around Newton continued to focus on woollens and also the leather industry, which appears to have been significant in the area from at least the 16th century (Havinden 1999, map 42.3). Additionally, proximity to a number of ports and demand from the developing Newfoundland trade also provided stimuli to the local agricultural economy: cider production for distant markets and for supplying ships was increasingly important from the Elizabethan period (Hoskins 1972, 94; below, section 8.4, 'Orchards and cider production'). From the early 17th century an element of the growing fruitfulness of the agricultural economy of the area was the ready availability of lime (Havinden and Stanes 1999, map 37.5; Havinden 1999, 339-41, map 42.2). It is unclear how early this was exploited in the area around Bradley: a lime kiln on the estate was referred to in 1745 (Somerset Archives DD/L/2/64/7) and the respondent to Dean Milles survey for Highweek c1750 reported that the typical manures in the parish in the mid 18th century were lime and dung (Bradley archive: Highweek return for Milles survey). At the end of the 18th century the agrarian writer Robert Fraser said of the wider South Hams area that it was 'in point of richness of soil, abundance of grain, fruit, sheep and cattle, perhaps not to be equalled by any district of similar extent in Great Britain' (Fraser 1794, 20; cf Havinden and Stanes 1999, map 37.4).

Thomas Yarde, jointly with Vincent Calmady of Lew Trenchard, is said to have purchased the manor and borough of Newton Abbot (although without the markets and fairs) from the Crown in 1557 (Oliver 1842, unpaginated addenda and corrigenda; Harris 1899, 286n); the manor of Wolborough, with the markets and fairs of Newton Abbot, was sold separately. The purchase price for Newton Abbot was £284, the annual rent less than £7, but presumably the acquisition was worthwhile in terms of enhanced influence in the locality. Westcote, writing in the early decades of the 17th century, described Newton as a 'pretty little market town, made of two' (Westcote 1845, 439). At some point the Yardes purchased the markets and fairs of Newton Abbot, bringing those of both towns under their control; the market in Newton Bushel was suppressed and combined with that of Newton Abbot (Stirling 1830, 20, 85). Stirling suggests that this took place in 1633 (*ibid*) but the markets and tolls of Newton Abbot, as well as the manor and borough, were listed as part of the Bradley estate in a deed of 1623 and so may have been acquired earlier (Devon Archives 231M/T/4).

Newton itself would have represented a significant source of local demand, with an estimated 710 households in 1660 (Barry 1999, table 53.1); the returns from the market (and perhaps also the expectations attached to his position as proprietor of the town) evidently made it worthwhile for Gilbert Yarde to provide new facilities for butchers within the market in 1684 (Stirling 1830, 20). This Gilbert was an Exeter merchant, mayor and alderman, and served on the Commission of the Peace for Devon until excluded under James II's Test Act in 1688 (www.historyofparliamentonline.org/volume/1690-1715/member/yarde-gilbert-1673-1707).

The Yarde's property had been divided between heirs in the second half of the 16th century (Stirling 1830, 87; Woolner 2008, 13-14), with Bradley thereafter the principal residence of a rather smaller estate than previously. Sir William Pole, writing before 1635, noted that Gilbert Yard 'hath his manner & dwelleth at Bradlegh, the capitall howse of ye same' (Pole 1791, 269). Later in the century members of the family at Bradley were recorded in Highweek parish registers and by memorials in the church (Harris 1884; Stirling 1830, 72). In 1695 the marriage of Gilbert Yarde (born 1673), son of the Exeter merchant, to Joan, daughter and heiress of Henry Blackaller, brought the estate of Sharpham, on the River Dart in Ashprington parish, near Totnes, to the family (Risdon 1811, 677); the young couple left Bradley to reside at Sharpham soon after 1698 (Woolner 2008, 17) and the house was then occupied by Gilbert's brother James and later by Gilbert's son, also Gilbert (Woolner 2008, 17).

The construction of the 17th century barn range attached to the south of the south range (known as the 'coachhouse') has been attributed to Gilbert and Joan Yarde, prior to their departure for Sharpham; Woolner (2008, 42) suggests that a coach house was required because they anticipated travelling between Sharpham and Bradley. However, the building was clearly purposefully designed as a threshing barn and contemporary accounts of roads in Devon make it doubtful that travel by coach between the two houses would have been feasible. Celia Fiennes, travelling through Devon on horseback in 1698 (that is, at exactly the same period as suggested for the coach house), took the direct road between Exeter and Plymouth through Chudleigh, noting of the part west of Ashburton:

'the wayes now became so difficult that one could scarcely pass by each other, even the single horses, and so dirty in many places and just a track for one horses feete, and the banks on either side so neer . . . all their carriages are here on the backs of horses with sort of hookes like yoakes stands upon each side of a good heighth [sic], which are the receptacles of their goods, either wood furse or lime or coal or corn or hay or straw, or what else they convey from place to place; and I cannot see how two such horses can pass each other or indeed in some places how any horse can pass by each other, and yet these are the roads that are all hereabouts . . . (Morris 1982, 200).

This route via Ashburton had become a post route, part of one of the eight 'main running post roads' in the country, earlier in the 17th century (Hoskins 1972, 543n; Bennett 2007, 82-6). Fiennes' description implies that conditions were poor even on this 'official' route between Exeter and Plymouth, however, and wheeled traffic in the later 17th century appears generally to have taken the northern route via Crediton and Okehampton (Bennett 2007, 78-9).

A purpose-built late 17th century structure to house a coach at Bradley therefore seems unlikely, and the two-storey building open to full height which was added to the south of the house was clearly constructed purposefully as a threshing barn (Figs 76-78); the building was not referred to as a coach house until the manor house was advertised for sale in 1879 (*Western Times*, 17 October 1879). This new barn almost certainly replaced an earlier one. The false windows on the western side of the new range are part of the original fabric (*cf* Woolner 2008, 42) and indicate that there was an intention to maintain an impressive appearance to the extended building complex. An approach from the west would probably rarely be used by visitors and therefore it seems likely that the western façade was in view from gardens or pleasure grounds on the west side of the house; the false fenestration was intended to make the house seem larger externally.

5.5 Bradley in decline, c1700 - 1909

Soon after the move from Bradley to Sharpham the Yarde family fell into serious financial difficulties. Gilbert Yarde (born 1673) became MP for Ashburton in 1705 but died two years later and an Act of Parliament in 1710 enabled part of his estate to be sold to pay his debts (www.historyofparliamentonline.org/volume/1690-1715/member/yarde-gilbert-1673-1707). Problems continued under his successors (Woolner 2008, 18). Sharpham was sold in 1748 (Devon Archives 90M-0/E/4) but the Bradley estate and other property in Highweek and East Ogwell had already been offered for sale in 1745 (Somerset Archives DD/L/2/64/7). In or before that year the manor of Bradley, together with the borough and markets of Newton, were mortgaged to a group which included Thomas Veale, a Plymouth lawyer (CRO CF/1/2451). In June 1750 a public sale of the remaining elements of the Yarde property was held 'pursuant of Advertisements published with the approbation of the said Gilbert Yarde and the greatest part of his Creditors, for peremptory Sale to the best Bidder' (*ibid*). At the sale Veale agreed to pay £9000, probably the sum of the original mortgage and in September 1751 the property was transferred to him.

It is unlikely that Thomas Veale ever resided at Bradley for any extended period. He had an established estate at Coffleet, adjacent to Brixton and Yealmpton, near Plymouth, and was described as 'of Coffleet' in 1747, 'of Plymouth' in 1755, 'of Yealmpton' in 1761 and in 1767 as 'late of Plymouth, now of Coffleet' (Plymouth and West Devon RO 34/71; 34/96; 264/1; 292/218). Nonetheless, he appears to have made some changes to the environs of the house, demolishing the north and west ranges around the western courtyard soon after he acquired it (Stirling 1830, 82) and, it is proposed below, sweeping away enclosed gardens and an orchard close to the house to create a landscape park setting (below, section 8.9, 'Gardens and a designed landscape').

After his death in 1780 Veale was succeeded by his nephew Thomas Veale Lane and subsequently by the latter's son, the Reverend Richard Lane (Stirling 1830, 20). The Lane family are known to have made occasional visits to Bradley in the 1820-30s (below) but continued to live at Coffleet. It seems probable, therefore, that after about 1700, when Gilbert Yarde moved to Sharpham, Bradley was not again permanently occupied as the principal residence of a gentry family until let to various tenants in the second half of the 19th century (below).

Thomas Lane died in 1817. It is unclear to what extent he made significant changes to the house, although he was probably responsible for the construction of the new two-storey corridor added to the north side of the South Range. Richard Lane recorded in

1819 that in the Great Hall 'about 40 years since was a carved wooden skreen like those in College Halls', presumably a decorative screen bounding one side of the screens passage, implying that it was removed at around the time Thomas Lane inherited (Bradley archive: copy of BL Add 9248, Lane to Lysons, 5 March 1819). A depiction of the house by the Reverend John Swete in 1793 shows crenellations on the northernmost oriel window on the east front. These crenellations are probably an original 15th century feature, but they may have been added by Thomas Lane as others were in the 1810s-20s (Fig 24). He purchased Pope's Meadow on the south side of the River Lemon in 1813 (Bradley archive: Robins sale prospectus, 1841) which later made it possible to create a completely new southern access route to the house from the Totnes road.

Thomas Lane was succeeded by his son Richard, who was also an absentee proprietor but evidently took a close historical interest in the property. He held original documentary material concerning Bradley, Newton and the Yarde family and provided information on these topics to the Lysons for their *Magna Britannia* volume on Devon, to Stirling for his account of the Newton Abbot area and to other historians (Bradley archive: copy of BL Add 9248, Lane to Lysons, 5 March 1819; Stirling 1830, 67n, 79n, 83, 88-9, 168; Jenkins 2010, 27n). He was also observant of features exposed during building work. In 1819 he noted that the eastern front of the house had been thought to be the oldest part, 'till lately when undergoing some repairs, it was discovered to have been added on to an older building, the interior wall being roughcast or vulgarly slapdashed and windows stop'd up which could have opened only into the open air . . . Fragments of Freestone Pillars cornices &c have been taken out of solid walls in which they must have been used for building materials on the pulling down some older work.' The mansion was, he noted, 'formerly Quadrangular but sometime since two sides were taken down, foundation of which is still visible' (Bradley archive: copy of BL Add 9248, Lane to Lysons, 5 March 1819; cf Stirling 1830, 79-80). It was presumably also Richard who reported that a few old coins had been found, none earlier than Henry VIII, when the last remains of the north and west ranges were removed (Stirling 1830, 82).

The Lane family made substantial changes at Bradley, the overall effect of which was to 'make the house more comfortable perhaps, but also to make it more Gothic than it had ever been before' (Woolner 2008, 18). The alterations undertaken in the late 18th or early 19th century included considerable work on the south range, which was probably the principal focus of the family's domestic arrangements. This included large new bay windows on the western gable lighting new reception rooms on the ground and first floor, with access provided by corridors accommodated in a new two-storey extension on the north side of the range. They may also have been responsible for inserting an arched doorway on the south side, the so-called 'Saxon entrance' (Woolner 2008, 44; cf Stirling 1830, 79), although this was probably an existing opening. Stone decoration on the east front of the east range was restored and, most conspicuously, a false gable added at the south end of this side of the house and crenellations added to some of the oriel windows (Woolner 2008, 45). These additions can be approximately dated from contemporary illustrations: the gable fronting the Kitchen Range is not shown on a drawing of 1816 attributed to Robert Hurrell Froude, Archdeacon of Totnes, and another of about the same period (Figs 26-7) but does appear on a pencil drawing by 'F.E.' dated 1828 (Fig 29). Although land had been acquired earlier the bridge across the Lemon which would eventually enable direct access to Bradley by a new drive from the Totnes Road was not built until 1826. The new drive led to the walled court on the south side of the south range and this appears to have replaced the Gate House as the principal entrance.

The alterations to the fabric of the house were not universally approved. An acerbic contributor to the *Gentleman's Magazine*, highly critical of the prevalence in Devon of the 'debased style of modern architecture . . . Gothic', acknowledged Bradley as being of 'extraordinary interest', but noted that it had 'lost much of its ancient beauty since it has been honoured by the occasional residence of its owner' (An architectural antiquary 1834).

As lord of the manor and proprietor of the borough, Lane was closely involved in urban affairs in Newton Abbot. In 1825-6 he reshaped part of the town with the construction of a 'range of genteel looking houses' and a new market house, the latter at a cost of more than £3000 (Stirling 1830, 28). He was also a justice of the peace and trustee of several Newton charities. He and his family used Bradley for occasional visits and must have maintained a basic staff there. In the early 1820s it was noted that he 'occasionally resides at the ancient mansion of Bradley' (Lysons and Lysons 1822, 271) and in 1830 that 'the family frequently pay an occasional visit to the ancient house' [*sic*] (Stirling 1830, 83). Lane's daughter Emily recorded a number of such visits in her diary. During the period April – October 1832 she and various members of her family made three long visits to Bradley, one lasting a little over a month, the other two each of about two weeks, as well as several shorter stays (Bradley archive: copy of Emily Lane's diary). During the longest sojourn at the house, from late July to the end of August, the family planned a large outdoor party, with tents erected on Broadridge Hill, but poor weather meant that the festivities had to be held at Bradley, with 80 guests sitting down to dinner in the 'Old Hall' and parlour; later the Hall was 'cleared and lighted and we returned there to dance'. The following year Emily spent her wedding night at Bradley, *en route* from Coffleet to a honeymoon in Paris, and during the summer twice went to picnic there from her new husband's house at Bickham, near Exeter. She recorded Richard Lane staying at the house for a night or two on several occasions, presumably while conducting business in Newton Abbot.

During the 1830s the Lane family became 'financially embarrassed' (Woolner 2008, 18). The Bradley mills were sold in 1838 (Bradley archive: Stooke auction prospectus, 1904) and in 1841 Bradley, together with the manor, the boroughs of Newton Abbot and Newton Bushel, some properties in the town and 350 acres of land, were advertised for sale with a London auctioneer (*Exeter and Plymouth Gazette*, 12 June 1841; Bradley archive: Robins sale prospectus, 1841).

Given the scale of the changes made at Bradley by Richard Lane, presumably designed for the family's domestic comfort during their visits and to impress other visitors, not least through adapting the house to current architectural fashions, it is surprising that the sale prospectus, after describing the house as 'very ancient', confided that 'in candour it must be proclaimed that it has been very much disregarded for many years . . . A new possessor will distinguish his taste from that of by-gone days, and, with pretty considerable outlay, render it a suitable appendage to the beautiful Woods that adorn it – nor is it improbable a more elevated spot would be selected to substitute another Mansion' (Bradley archive: Robins sale prospectus, 1841; *Exeter and Plymouth Gazette*, 12 June 1841). A guide to visitors to the Torquay area published in the same year described the chapel at Bradley as 'in a state of neglect and ruin' (Anon 1841, 82). The implication is that during at least the latter part of the Lane family's ownership only part of the house was maintained, probably the older south range which they had done much to extend and improve; other parts must have been allowed to run into decline.

The estate evidently did not sell (although the Newton markets and fairs appear to have been disposed of separately; they were not included in subsequent offers of the property) and it was re-advertised the following year. On this occasion the description of the condition of the house was less dismissive, although still leaving open the potential for building a new dwelling: 'The present Mansion of Bradley, though old and requiring repair and alteration, from not having been occupied as a Family Residence, might be inexpensively reinstated, or a new one could be erected on some one of the beautiful sites with which the Property abounds, at a cost less than might be expected' (*Exeter and Plymouth Gazette*, 26 February 1842). Again the estate appears not to have sold and it was re-offered by the original London auction-house in June 1842 (*Exeter Flying Post*, 2 June 1842).

On this occasion it was purchased by the Reverend Frederick Sandys Wall, an occurrence summarised by Woolner (2008, 18) as the 'worst thing that ever befell the old house'. Wall lost little time in making changes. Early in 1843 it was reported that

'Considerable alterations are being made at Bradley-house, the newly-purchased seat of — Waugh [*sic*], Esq. The old porter's lodge [Gate House] and the adjoining wall have been pulled down, leaving the chapel and east front quite exposed' (*Western Times*, 28 January 1843). Timber from the estate was sold: 231 oak trees were advertised in April 1843 and other timber, including 120 ash trees, in 1846 (*Exeter and Plymouth Gazette*, 8 April 1843; 21 February 1846). Wall also attempted to limit public access to the increasingly popular Bradley Woods. In 1849 the *Exeter and Plymouth Gazette* (4 August 1849) noted that searchers after the picturesque would find

' . . . few spots more sylvan and romantic than the well-known Bradley Woods near Newton Abbot. Now, however, picnic-pursuing pedestrians . . . are made to feel the evil influence which change of times and owners has had upon the "Auld Place." Fine old trees have been felled, and many shady avenues leading to sequestered spots, ruthlessly destroyed, whilst the green lanes and winding paths – still pleasant – are barred with substantial unpainted gates, fortified with a staring board announcing "Caution to trespassers" in the shape of declaration that they will be prosecuted as the law directs. Still the extent which the public are permitted to traverse is by no means contemptible, or unattractive On the other side of the stream, seated in a verdant meadow, is an ancient Tudor Mansion of handsome proportions and in excellent preservation. This is the Old House of Bradley, but it is now abandoned to the farmer who tenants it, the owner having, with very questionable taste, preferred to raise an expensive modern structure at the top of an adjacent hill, but which fails altogether to equal in its effect the deserted manorial hall.'

The 'expensive modern structure' referred to was Bradley Wood House, situated on the ridge to the north-west and served by a new carriage drive (NT 160126) (Fig 49). This new route appears to have been envisaged in the first phase of changes to the estate after Wall purchased it, with a new section bypassing the north side of Bradley shown on James Taperell's survey of 1844 (Bradley archive). This was extended as a new well-engineered scenic route cut through the woods to run directly to the new villa and provided with a lodge at the Totnes Road entrance to the estate (NT 100020) (Fig 51). These features were first shown on the Ordnance Survey 6 inch map of 1889 but both are likely to be mid 19th century in date (NHLE 1256760).

Wall also appears to have taken in hand the agricultural land on the estate, focused on a new farm complex located on the ridge to the north-west near his new house. This site was occupied only by a barn and cottage at the time of the Highweek tithe survey in 1842 but was shown with an extensive range of buildings on the Ordnance Survey 6 inch map of 1889 and described in 1904 as the 'Model Farm Buildings' (Bradley archive: Stooke sale prospectus, 1904).

Bradley itself was initially divided between the Reverend Wall's agent and two labouring families, at which time the hall is said to have served as a cider store or barn (Woolner 1978, 13; 2008, 19). A visitor in 1849 reported the house 'abandoned to the farmer who tenants it' (*Exeter and Plymouth Gazette*, 4 August 1849) and the young Augustus Hare, who visited in 1850 while staying with a relative in Exmouth, found the 'chapel used as a hen-roost and a peacock perched upon the altar' (Hare 1896, I, 287). The accommodation was subsequently renovated. Blaylock (2006, appendix 1; appendix 2, item 157) notes that the windows on the west side of the hall were altered in 1857: the two earlier windows were replaced with a single large bay window. The improvements were made initially for two of the Reverend Wall's wife's aunts: 'the Hall became the drawing room, the Chapel the dining room and the Parlour the kitchen' (Woolner 2008, 19, 45). From at least 1855 Bradley was occupied by Daniel Jennings, recorded in the 1861 census as a 'fundholder' and living there with his wife and two servants (*Western Times*, 30 June 1855; PRO RG 9/1407). Jennings was probably related to Wall's wife, whose maiden name was Jennings (Firth 1933).

The Reverend Wall died in 1867 (*Exeter and Plymouth Gazette*, 6 December 1867; *pace* Woolner (2008, 19) who states that this occurred in 1886). The Bradley estate went to

his daughter, Mary Ann Wall, 'well known locally for her charitable disposition', who continued to live at Bradley Wood House until her death in 1903 (*Exeter and Plymouth Gazette*, 22 October 1903). In 1879 the 'antique freehold residence . . . known as the "Manor House" ' was offered for sale, with two acres of gardens, orchards and paddock, and described as having '3 reception rooms, 5 bedrooms, bath-room, 3 attics, box-room, good kitchens, and offices. Also coach-house, stable, and loft, and a plentiful supply of excellent water' (*Western Times*, 17 October 1879). The advertisement also noted that the orchard and paddock 'form a very valuable Building site'. The property does not appear to have sold, however, and in 1881 the census recorded the tenant as Christopher Hellyer Beddick, a major in the Indian Army, with his family and servants (PRO RG 10/2082; RG 11/2163). From 1884 until 1909 or 1910, Bradley was the seat of John Webster, a London-born barrister, and his family (*Western Times*, 23 January 1917). At the 1901 census Webster's household consisted of himself, his wife and two daughters, his sister, another female visitor, a 'lady's companion', and four female domestic staff: a cook, lady's maid, parlour maid and housemaid (PRO RG 13/2056).

After Miss Wall's death in 1903, the estate, 'comprising an area of about 368 acres of rich Watered Meadow, Pasture, Arable, Orchard, and Wood Land, all within a ring fence, with boundaries well defined, producing an estimated and actual rental of £803 4s 6d per annum', was once again advertised for sale (*Exeter and Plymouth Gazette*, 10 June 1904; Bradley archive: Stooke sale prospectus, 1904). The bidding went to £18,500 but failed to meet the reserve (*Exeter and Plymouth Gazette*, 1 July 1904). The estate subsequently came into the hands of a local consortium and formed part of a much larger portfolio of lands advertised for sale in lots in 1909 (*Exeter and Plymouth Gazette*, 13 August 1909; Devon Archives 867 B/S/9; 547B/P/425; MATCH WALOGW1909). Bradley Manor house was offered with just over 41 acres of land and woods and sold at auction to Mr H M Firth of Ashburton for £3500 (*Exeter and Plymouth Gazette*, 10 September 1909; *Western Times*, 22 October 1909).

5.6 Bradley resurgent, 1909 - present

Firth bought the property on behalf of his eldest son, Cecil M Firth, an Egyptologist working for the Egyptian government, who was then in his early thirties. Cecil Firth and his family continued to live at Ashburton when on leave in Britain – he was described as 'of Ashburton' when he wrote to Newton Abbot Urban Council in July 1924 (*Western Times*, 15 July 1924) – and Bradley was again let to tenants. Mr and Mrs Francis Ermen were there in the period 1912-1916, their involvement in various charitable and benevolent activities as well as problems with trespassing at Bradley noted occasionally in local newspapers (*Western Times*, 22 March 1912; 21 June 1915; 1 September 1916; *Exeter and Plymouth Gazette*, 6 May 1912; 8 November 1912). From at least 1919 to 1924 Bradley was occupied by A R Stone, Esq, and his wife. The Stones took an interest in the gardens and evidently undertook some small-scale agricultural activity, selling a Guernsey heifer and calf and a cow in calf in 1921 and disposing of dairy utensils, a 'cob-sized crank-axle manure cart' and a wooden fowlhouse with a variety of household effects when they left the area in 1924 (*Exeter and Plymouth Gazette*, 15 March 1919; 9 December 1921; *Western Morning News*, 8 June 1923; 15 March 1924). In 1925 the house was occupied by a Mr and Mrs Moore, who in June hosted a visit by the Exeter Diocesan Architectural and Archaeological Society (*Exeter and Plymouth Gazette*, 23 June 1925).

In 1926 Bradley was advertised to be let unfurnished, from Lady Day the following year, 'for such term as may be agreed on' (*Western Morning News*, 29 May 1926). It was described as

'a fine old 12th Century MANOR HOUSE . . . Situated amid most charming surroundings, woodlands and vale, and with a consecrated Roman Catholic Chapel, with stone mullioned and transomed windows and "wagon" roof. The accommodation shortly comprises entrance hall, lobby, gentleman's lavatory, and w.c. apparatus, drawing-room with wide bay (formerly banqueting hall), dining-room, morning-room, 9 principal bed and dressing-rooms, 2 servants'

rooms, domestic offices, &c.; lodge entrance, stables and outbuildings. The old-world gardens and grounds are nicely laid out, and with the grass lawns and paddocks extend to about 5 acres.'

In the event the house was not let and C M Firth and his family came to live at Bradley in 1927, working on the restoration of the house and investigating its documentary and structural history (Blaylock 2006; *Western Morning News*, 30 November 1936). After Firth's death in 1931 it was recalled that:

'A few years ago he purchased Bradley Manor, Newton Abbot, including the ancient residence and part of Bradley Woods, and spent his annual leave in searching the records and carrying out excavation work to restore the manor to its original form. One of his discoveries was the original altar stone, with Gothic moulding, and the consecration cross cut in it. The stone had for years been used a gate post, but is now restored to its original position in the chapel' (*Exeter and Plymouth Gazette*, 28 July 1931).

Firth's widow Freda and daughter Diana carried on the work; the discovery of the Tudor Royal Arms in the Great Hall, for example, occurred when a ceiling and lath and plaster work were removed in 1936 (*Western Morning News*, 30 November 1936). Diana Firth published a booklet titled *Bradley Manor, Newton Abbot: a short history* (Firth 1933) and a short account detailing what was then known of the building and its story in the *Transactions* of the Torquay Natural History Society (Firth 1934-8). Extensive notes on the fabric of the house and research material on its history acquired at this period survive in the archive held at Bradley (Blaylock 2006).

Family photographs of the 1930s in the Bradley archive also show the shaping of the present gardens at the front and rear of the house (Fig 54). These were occasionally used for public events, as in July 1934 when the grounds were used for the first 'party' of the Devon junior branch of the English Folk Dance and Song Society, at which more than 300 members danced on the lawn (*Exeter and Plymouth Gazette*, 13 July 1934). A rather different use was made of the parcel near the house known as Stray Park Orchard (NT 160078). In the 1930s land here was made available to unemployed men from Newton Abbot for allotments and, with financial help contributed by Dorothy Elmhirst of Dartington, they were permitted to construct a substantial 'clubhouse', the brick-built base of which survives (A Woolner, pers comm) (NT 160093) (Fig 71).

After the death of Mrs Firth in September 1937 Diana Firth continued to live at Bradley but in 1938 donated the house and estate to the National Trust. She was quoted at the time as saying that her principal motive was that she wanted to ensure, 'so far as is humanly possible, that the place will never be spoiled. My father had taken so much trouble and pains in restoring it and keeping it as nice as possible that it would be a terrible thought that one day it may be broken up and destroyed' (*Western Morning News*, 25 June 1938). Diana Firth married Alexander Woolner late in 1939 (*Western Morning News*, 6 November 1939) and the Woolner family has continued to live at the house.

Some of the changes made in renovating the house by Firth and his wife, and subsequently by Alexander and Diana Woolner, together with observations on the fabric uncovered during the process, are reported in guidebooks to the house (Woolner 1978; 2008); others are documented in the substantial unpublished archive kept at Bradley (Blaylock 2006, appendices 1 and 2). Certainly, parts of the Gothic Revival additions made by Thomas and Richard Lane were removed and an eastern extension to the old kitchen (a pump house) built by the Reverend Wall in which the windows from the former Gate House had been reused was demolished, Victorian grates were taken out and a fine early Renaissance wooden screen which had at some time been made into a cupboard and painted was installed in the wide arched opening in the east wall of the Great Hall. Many historic features were uncovered and restored and several rooms brought back to more appropriate functions. As noted in the newspaper account cited above, part of the altar stone, including a consecration cross, which had been

rediscovered approximately 50 yards north-east of the house and had evidently seen use as a gatepost, was reinstated in the chapel (Woolner 2008). Additions were also made, such as the installation at the south end of the Great Hall of a 17th century wooden screen taken from the *Mermaid Inn* in Ashburton to form the screens passage (Woolner 2008, 28); granite paving from Ashburton town hall was used to re-floor the porch and a path on the east side of the house was made from cobbles from the same place (Blaylock 2006, appendix 1).

During World War II parts of the house were used by the Women's Voluntary Services for storing clothes (Woolner 2008, 46); a contemporary account of the house described it as 'partly used for war purposes' (Lees-Milne 1944, 379) and a photograph of the chapel filled with wellington boots is held in the archive at Bradley (Blaylock 2006, appendix 2). In 1942 a bomb fell in a spinney on the hillside behind the house but apparently caused little harm to the fabric (Woolner 2008, 46; Blaylock 2006, appendix 2, item 80). Records kept by the Woolner family include a copy of a letter dated 21 December 1942 requesting the buildings expert James Lees-Milne to visit to inspect for damage; an account of the wartime work of the staff of the Ministry of Works with concerns for historic monuments recorded the house as having been 'blasted' – that is, affected by blast damage – with temporary repairs undertaken by the owner with some degree of assistance from the Ministry (O'Neil 1948, 38). A barrel ceiling in the Fleur-de-Lys or Blue Room is said to have been removed for safety in 1943, 'subsequent to war damage' (Blaylock 2006, appendix 1; appendix 2, item 152).

Little is known of wartime activity in the surrounding landscape. Two concrete 'dragon's teeth' (NT 160150) now in the garden at Bradley suggest that there may have been some home defence activity in the vicinity. A sharply-cut ditch and accompanying bank of spoil (NT 160037) in woodland close to the south bank of the River Lemon has no obvious function either as a boundary or for drainage but could represent a military practice trench or defensive position intended to give a vantage point overlooking Bradley meadow, perhaps seen as a potential site for parachute or glider landings.

In the post-War period the north part of the house was leased to the Devon Girl Guides Association for a time for training and holiday camps (*Devon and Exeter Gazette*, 13 February 1948; *Torbay Express and South Devon Echo*, 12 September 1949).

In the 1950s Alexander Woolner produced careful surveys of the house and features such as the culverted water supply (NT 160164) which traversed the meadow to the west of the house known as The Lawn (Woolner 1978; 2008; Bradley archive: 'The Path of the Old Culvert', 1953). He also attempted to reconstruct the former position of the Gate House by using historic illustrations (Bradley archive). Considerable effort also went into historical research on the house (Bradley archive). In addition to their work at Bradley Diana and Alexander undertook a variety of other archaeological research during the 1950s and 1960s, with Diana particularly active. She became a Fellow of the Society of Antiquaries and published a paper in *Antiquity* on graffiti of second millennium BC ships which she had noted on uprights in a prehistoric temple during a visit to Malta (Woolner 1957). Together the couple published a brief account and survey of Castle Ditches, Highweek, details of a 'new' hillfort site they discovered at Brixton and of a number of stone rows and a stone circle which they identified on Dartmoor (Woolner and Woolner 1953; 1991; *Devon Archaeological Exploration Society Newsletter*, December 1962; June 1963; March 1966; *Devon and Dartmoor HER MDV 12983, 53417*). In 1962 Diana excavated a roundhouse in the hillfort on Berry Down which she had discovered in 1949 (Gallant and Silvester 1985), and soon afterwards published a note on the first medieval peat charcoal production sites known on Dartmoor (Woolner 1965-67; Newman 2014).

The process of restoration and of recording observations made in the course of maintenance and other work has continued under the National Trust. In the post-World War II period the Trust has carried out conservation work on the roof, which was also re-covered with Cornish slate (Woolner 2008, 47). The chapel roof was refurbished in 1993 and detailed recording carried out when floors were lifted to carry out electrical

work in 2005 (Woolner 2008, 31; Blaylock 2006). Watching briefs have been carried out on works in the grounds and assessments made of requirements for conserving features such as the cider press and mill in the pound house (Stewart Brown Associates 1998; Wallis 2013). A management plan for the property was produced in 1979 (Lutley 1979).

The house is now regularly opened to the public during the spring – autumn season; interpretation material is provided and there is an established team of volunteers to supervise and inform visitors. Basic management is given to the lawned areas and flower beds and shrubs adjacent to the house and the Great Meadow and Pope's Meadow (the Totnes road drive) are mown on an established schedule.

6 Historic building record results

6.1 Bradley Manor House

For elevations see Figures 313-319, for plans, room locations and phase plans see Figures 309-312.

6.1.1 Phasing and historic development of the Manor House

(See phase drawings: Figs 311-312).

Creating a phased development for the building has been achieved by gathering together all the available evidence to date. This includes extensive notes taken during past alterations and repairs, existing architectural details, visible relationships between different build phases and visual evidence for structural alterations and repairs.

It should be noted that a programme of carefully targeted dendrochronology would without doubt help to sharpen the sequence and clarify more specific dates for each phase.

The following construction phases have been identified for the Manor House:

Phase 1: Medieval- 12th or 13th century.

Phase 2: Medieval-13th or 14th century.

Phase 3: Medieval-14th or early 15th century.

Phase 4: Medieval-early 15th century.

Phase 5: Medieval-late 15th century.

Phase 6: 15th or 16th century.

Phase 7: c1600.

Phase 8: 17th century.

Phase 9: Late 18th and early 19th century.

Phase 10: 19th century.

Phase 11: 20th century.

Phase 1 (12th or 13th century)

The earliest part of the building lies within the South Range. It comprises the remains of a small, rectangular, stone rubble building aligned east-west. The building appears to have been approximately 9m long by 6m wide and has a surviving gable end to the east and side walls extending westwards. At ground floor level in the gable end there is what appears to be an original, square-headed, external door opening, and at first floor level at the east end of the south wall a straight joint, seen when external render was removed, indicates the location of another possible door opening and suggests that the original structure was a two-storey building. This door opening must have been reached via an external stair. Another feature that may be part of the phase 1 structure is the chimney shaft in the south wall. During repair work to the fireplace in the south wall of the Panelled Room (room 31) sawn-off stone corbels of an early fire hood were observed. The present first floor structure is a later insertion. It remains unclear as to

whether this building was ever a first floor hall with undercroft below, as has been suggested in the past, since it is equally possible that only a small portion of the original structure remains. By all appearances what remains could represent an early solar at first floor level with unheated cellar below.

Phase 2 (13th or 14th century)

During phase 2 (probably during the ownership of the Bussel family) the building was extended to the west and east with probable service rooms being added as a cross range to the east and a possible kitchen to the north-east within the present Buttery (room 6). It seems likely that at this point a cross passage (the present room 10) was inserted at the east end of the phase 1 building. The phase 1 external stair may have been replaced at this time by a spiral stair at the south end of the phase 1 gable wall.

Phase 3 (14th or early 15th century)

During phase 3 (either during the ownership of the Bussels or the Yarde) major building work was undertaken involving the initial construction of the east range to include a new screens passage and parlour with solar at first floor level at the north end and probable garderobe attached to the north gable. The east range then became the new frontage of the building and was entered from the east via a newly built gate house and walled courtyard. At this point the hall had a large oriel (bay) window and stair tower protruding at the north end of its east wall. The phase 2 service rooms at the south end of the newly built range were reconfigured at this point so that the present Buttery became two rooms, a buttery and pantry, separated by a central passage leading through to the kitchen beyond (the present Old Kitchen (room 8)). At the same time a covered, ground floor passage was added to the north side of the phase 1 building heading westwards to a staircase giving access to rooms 31 and 32 on the first floor.

Phase 4 (early 15th century)

Phase 4 saw the addition of a two-storey porch on the east front giving access to the screens passage, and it also saw the construction of the Chapel reputed to have been built in c1427, added as a wing to the north end of the east wall. This addition meant the demolition of the phase 3 stair tower (remnants seen in the south-west corner of the Chapel) and it may also have included the demolition of the adjoining oriel (bay) window. The stair tower was replaced by an external stair tower added to the north wall of the Parlour/Solar (rooms 2 and 23). These additions appear to have been carried out by Richard and Joan Yarde.

Phase 5 (late 15th century)

During phase 5 major remodelling was undertaken (possibly by Gilbert Yarde). This involved extending the east range eastwards, so that it was in line with the front wall of the porch, to create a new elaborate, gabled frontage. As part of this process, the earlier (phase 3) oriel (bay) window at the north end of the east wall of the hall may have been removed, although it may also have been removed during phase 4 when the Chapel was added. Also during phase 5, the South Range was extended westwards to create a large first floor room (possibly a banqueting hall as suggested by Stirling (Stirling 1830)) and storage below. It is also likely that this phase saw the construction of the north and west ranges (now demolished).

Phase 6 (15th or 16th century)

After the removal of the (phase 3) oriel (bay) window at the north end of the hall, the wall dividing the hall from the parlour appears to have been moved a short distance southwards. This was presumably undertaken to provide a larger parlour and may have been carried out at the same time as the addition of the new east frontage during phase 5. However, if the oriel window was removed during phase 4, the wall may have been inserted then. The wall appears to be contemporary with the roof structure of the hall which indicates that the hall roof has probably been replaced. Since the arms of the Yarde and Ferrers families are depicted on the hall roof timbers this indicates a date range for the replacement of the roof and thus the insertion of the wall of between

c1405, when Richard Yarde and Joan Ferrers inherited the house from the Bussels, and the late 1460s when Gilbert Yarde inherited the property.

Phase 7 (c1600)

Phase 7 represents another period of remodelling undertaken by Gilbert Yarde after his marriage to Judith Hele in about 1595. At this time the kitchen and service ranges at the junction between the south and east ranges were remodelled. This included the heightening of the roof over the kitchen range and addition of a second floor with new internal staircases to all floors, much rebuilding of the kitchen range and the conversion of the chamber (room 28) over the Buttery to probably become a dining room which included the insertion of a new fireplace and an external staircase on the south wall leading down to the kitchen.

Phase 8 (17th century)

Other 17th century work to the house included the construction of a new staircase at the north end of the east range, the remodelling of the Parlour (room 2) and the construction of a threshing barn adjoining the west end of the South Range. Probably towards the end of the century or in the early 18th century the Panelled Room was remodelled as such, with the addition of ornate plasterwork and panelled walls. This is thought to have been carried out around the time of the marriage of Gilbert Yarde to Joan Blackaller in 1695.

Phase 9 (Late 18th and early 19th century)

During the mid to late 18th century the original carved panelling dividing the Screens Passage from the Hall was removed.

This phase of work carried out under the ownership of the Lane family saw the demolition of the north and west ranges along with much work to the south range. This included the replacement of the phase 3 covered passage and staircase, along the north wall of the south range, with a new two-storey structure stretching the entire length of the south range and containing corridors on both floors and a new staircase giving access to the first floor rooms. The west end of the south range was remodelled at this time which included the replacement of the first floor at a higher level, the insertion of bay windows at the west end and the conversion of the ground floor room into a dining room and first floor room into a drawing room. At the south end of the east range a false gable and oriel window were inserted in the east elevation to match the rest of the frontage. In addition the north end of the 17th century threshing barn was converted to become a self-contained dwelling. In the first part of the 19th century a new drive from the Totnes Road was constructed leading to the south side of the house. This had become the new main entrance.

Phase 10 (mid to late 19th century)

In 1842 the property was purchased by the Reverend Frederick Sandys Wall who tenanted it out to his agent and local farming families. Very soon after Wall had acquired it, the phase 3 Gate House and courtyard wall to the east were demolished and a pump house was built, reusing a window from the Gate House, adjoining the east front of the kitchen range. The Hall was converted for use as a cider store or barn with a loft added and the chapel was used as a hen house.

In the late 1850s and early 1860s the house was renovated to a certain degree. At this time the Hall was converted as a drawing room which included a large bay window being inserted in the west wall (removing two earlier windows here) and a barrel ceiling was also inserted hiding the roof timbers. The Parlour was converted for use as a kitchen, the Chapel converted for use as a dining room (with inserted raised floor); the garderobe (room 1) converted as a scullery with the room above converted as a bathroom and the Ante-chapel converted as an entrance hall. Another pump house was also added as a lean-to structure against the north side of the building.

Phase 11 (20th century)

In the first half of the 20th century during the ownership of Cecil Firth followed by Diana Firth (later Woolner), the phase 10 pump house adjoining the east front of the kitchen

range was demolished, the screens passage was re-established by the insertion of a 17th century timber, panelled partition wall taken from the Mermaid Inn in Ashburton, the inserted 19th century raised floor in the Chapel was removed and the chapel restored, the Parlour was converted back to a parlour from being a kitchen, the Old Kitchen was used as a dining room and the present Kitchen was converted from a dining room to a kitchen with a door opening knocked through the south wall to link it to the phase 9 cottage in the north end of the threshing barn. This ground floor room in the phase 9 cottage was converted for use as a scullery. The inserted 19th century ceiling in the Hall was also removed, revealing Tudor royal arms painted on the north wall which were restored.

In the second half of the 20th century the National Trust have replaced the slate roof covering throughout and repaired roof timbers where needed. During this time much of the exterior render, especially on the east and south elevations was removed and replaced, the timber floors and some other timberwork at ground floor level in the south range were replaced with concrete floors after a series of floods. Conservation work has included repairs to the stonework on the east elevation, exposing and conserving the wall paintings in the Fleur-de-Lys Room and the repairing of the chapel roof timbers.

6.1.2 General description

The main part of the house is essentially L-shaped in plan but has a barn range attached which extends southwards from the south range and a small chapel wing extending eastwards from the north end of the building. The house grew from a small structure, now subsumed within the south range to a much larger complex, which for much of its history was arranged in a quadrangle around an open courtyard until the north and west ranges were demolished in the mid to late 18th century. The front of the house and main entrance is now to the east, originally accessed via a gate house and front courtyard. The entire structure is built in the main from limestone rubble covered externally with a roughcast render and painted white. It appears that from an early date the walls were designed to be rendered. The roof coverings have been renewed throughout with Cornish slate in the 20th century and the rainwater goods were also replaced at this time.

6.1.3 Exterior North elevation

(Figs 313-314 and 82, 83)

Chapel Wing and East Range

Located at the north end of the building this elevation comprises the north wall of the Chapel and the north gable end of the phase 3 East Range partially obscured by the 17th century (phase 8) extension and stair projection.

The north wall of the Chapel to the east comprises painted stone rubble with no render. The fact that it is not rendered and has no openings in it suggests that this wall was originally built as part of the east courtyard wall during phase 3. When the Chapel was added during phase 4 it utilised the existing courtyard wall as its north wall, requiring only the east and half of the south wall to be built from scratch.

The chimney stack in the north gable end of the East Range has been rebuilt, possibly in the 19th century. Much of this elevation is obscured by the projecting extension which appears to date to the 17th century except for the small projecting gable towards the west which was added in the 19th century to provide a Lavatory. The extension is known to have replaced a phase 4 external stair tower and it may well have replaced a phase 3 garderobe here. The window opening on the ground floor and the dormer window on the first floor are likely to be associated with the 17th century build.

South Range

The north elevation of the south range is that of a late 18th or early 19th century extension. This was added as a two-storey structure to the South Range to provide corridors at ground and first floor levels, and now obscures the original medieval

elevation and earlier frontage. The eastern half of the extension replaced a phase 3 single-storey covered passage and external stair tower giving access to the first floor.

All the window openings are original to the late 18th or early 19th century extension except the second ground floor window from the west which was originally a door opening and still has the bell mounted next to it. The windows themselves are 20th century timber mullion windows with leaded lights and slate sills. They are replacements of the more ornate Gothic revival late 18th or early 19th century originals which are now stored in the Stables (Peter Woolner pers comm.). The centrally set chimney stack in this elevation was inserted in the 19th century to heat the Fleur de Lys Room.

6.1.4 Exterior East elevation

(Figs 315-316 and 72 and 76)

Barn Range

This range was added as an extension to the west end of the South Range in the 17th century. Initially there was no internal communication between this range and the main house since it was purpose built as a threshing barn. It appears to have had a thatched roof originally which is shown in a late 18th century painting by John Swete (Fig 24).

The centrally set large arched door opening is the original threshing door opening although it has now been narrowed and the arch infilled. The door itself is modern and replaces the original double, split threshing doors. The two transom and mullion timber windows at first floor level were probably inserted in the late 18th or early 19th century when an attempt was made to convert the two ends of the barn into dwellings. The dwelling at the north end was completed, but the one to the south was abandoned. The ground floor door opening and window at the north end of the elevation were also inserted as part of the conversion to a dwelling. The door opening at the south end of the elevation, however, was probably inserted in the early 20th century when this end of the barn was converted as a small stable or store.

Frontage: Kitchen Range, East Range and Chapel Wing

This elevation has the Kitchen Range at its south end, set back from the rest of the frontage. The Kitchen Range was probably originally constructed during phase 2 but was substantially remodelled in phase 3 and again in phase 8 and a new gable frontage added in phase 9. It now comprises a wide mullion window at ground floor level which is a 20th century replica of the c1600 window it replaced and a large oriel window at first floor level inserted in the early 19th century along with the gable. The oriel window and false gable replaced two c1600 mullion windows at first floor level and two c1600 dormer windows lighting the attic. Although not visible externally, there is a blocked door opening at ground floor level to the north which once led to an external staircase giving access to the Coat of Arms Room at first floor level to the north.

To the north of the Kitchen Range is the East Range which is stepped forwards. This elevation mainly comprises a phase 5 (late 15th century) extension of the phase 3 building and is now made up of three gables with the extra gable of the Chapel Wing at the north end. This frontage obscures the earlier phase 3 frontage which remains mostly intact inside the building. The central phase 5 gable incorporates the earlier (phase 4) two-story porch which retains its granite arched door opening along with what appears to be the original timber planked door. At first floor level the original lancet window of the porch also survives. The rest of the frontage here belongs to the phase 5 extension, with phase 5 oriel windows at first floor level and phase 5 transom and mullion windows at ground level except the Buttery which has a phase 5 mullion window. All the buttresses appear to be phase 5 in date except the two at the south corner of the East Range which are 20th century.

The Chapel Wing is a phase 4 (early 15th century) extension of the phase 3 East Range. The east gable of the Chapel, however, has what appears to be a phase 5 (late 15th century) window inserted into an earlier narrower window opening.

6.1.5 Exterior South elevation

(Figs 317-318, 73-75, 77 and 81)

Barn Range, South Range, Kitchen Range and East Range

At the west end of this elevation is the half hipped south end of the 17th century Barn Range. At ground floor level there is an inserted early 20th century window opening.

To the east of the barn Range is the original south wall of the South Range, containing the phase 1 wall to the east and later phase 2 and 5 extensions to the west. This wall has undergone many alterations, but two probable phase 1 features are still visible. These are the protruding chimney breast, which appears to have been more or less centrally set within the wall of the early building, heating the first floor only, and a blocked, round arch, probable door opening at first floor level (now indicated by an impression in the external render) at the east end of the range giving access via an external stair (see Fig 56). The present windows at first floor level contain what appear to be late 17th or early 18th century leaded windows, except the one at the west end which is a 20th century copy. It is uncertain when the openings were inserted, but they may be associated with the phase 2 or 3 alterations. At ground floor level the present windows are all of 20th century date. The two openings to the east are both set in earlier blocked door openings. The eastern blocked door opening, was almost certainly an early door opening (either phase 1 or 2) and once contained the 'Saxon door' (see Fig 55) which was removed in the 20th century.

Adjoining the east end of the South Range is the gable end wall of the Kitchen Range. This wall appears to have been rebuilt during phase 3 and possibly entirely rebuilt again in c1600 (phase 7). The central, protruding chimney breast either belongs to phase 3 or phase 7. To the east of it at ground floor level there was once a protruding, domed, cloam oven (the blocking for this was recorded when render was removed in the 20th century). The window opening to the east at second floor (attic) level is a 17th century timber mullion window as is the window at first floor level to the west. The ground floor window to the west is a 20th century insertion designed to resemble the window above.

Stair Projection and Chapel Wing

The 17th century stair projection at the north end of the East Range is quite possibly a short remaining section of the North Range which was demolished in the mid/late 18th century. In the south elevation there is now a window opening which was inserted in the 20th century, replacing a mid/late 19th century door opening, which in turn replaced a small window opening shown on a drawing of 1828 (Fig 30).

On the opposite side of the East Range at its northern end is the south elevation of the phase 4 Chapel Wing. This has two original phase 4 chapel windows, and to the west a small, square indent in the render of unknown significance.

6.1.6 Exterior West elevation

(Figs 319 and 78 and 80)

East Range, South Range and Barn Range

At the north end of this elevation, adjoining the East Range, is the 17th century stair projection. It is likely that this section of it represents a short, surviving section of the North Range which was demolished in the mid/late 18th century. The door opening here was inserted in the mid 20th century and a vertical straight seen towards the north when the render was damaged indicates that the central part of this elevation is infill walling, presumably added when the rest North Range was demolished.

To the south of this, the elevation of the East range is mainly associated with phase 3, although later alterations have clearly been made, and the short section to the south of the Screens Passage door may have its origins in phase 2, but again contains major, later alterations. The long mullion window lighting the Parlour at the north end was inserted in either the 16th or 17th century, after a major remodelling of this end of the building, and the dormer window above it was almost certainly inserted at the same date. To the south of this, the large bay window opening lighting the Great Hall was first inserted here in the late 19th century (phase 10). The present window is a 20th

century replacement of a reused phase 9 window. The bay window replaced two earlier (probably phase 3) transom and mullion windows (see Fig 30). To the south of this the Screens Passage door opening with its chamfered granite arch is the only phase 3 feature to remain *in situ* on this elevation. To the south of this there are probably remnants of a phase 2 wall which was remodelled in c1600. This remodelling included the heightening of the roof at this corner (over the Old Kitchen and Buttery) which was when a gable was added to this elevation and the wall heightened. The two mullion windows (ground and first floor level) were also added at this date and appear to have been inserted into a removed chimney breast (possibly part of the phase 2 structure).

The west elevation of the South Range comprises the gable end of the phase 5 extension, and adjoining it to the north, the lean-to end of the phase 9 corridor extension. The majority of the phase 5 gable end wall was removed in the late 18th or early 19th century when the South Range underwent major remodelling and a two-storey bay window was inserted here. The original bay window was taken out and inserted in west wall of the Great Hall in the late 19th century. The present windows are of 20th century date.

To the south of this, adjoining the phase 5 gable end of the South Range, is the Barn Range which was added as an extension (although as a separate threshing barn) in the 17th century. The elevation retains all of its original features including three, blind, transom and mullion windows, their only function being to make the house itself look more extensive and impressive from the west. It also retains its large arched threshing door opening, although the doors themselves are later (early 20th century) replacements. The small window opening at first floor level to the north was inserted in the late 18th or early 19th century when this end of the barn was converted for use as a dwelling. The small window opening immediately north of the threshing door was probably inserted in the 20th century when a lavatory was added, and the small window at the south end of the elevation appears to have been added in the early 20th century when a stable or store was created at this end of the building.

6.1.7 Ground Floor

The room names given below are generally those in use in the house at present. These names relate to room functions or descriptions spanning a wide range of different periods from medieval through to the present day. See Figs 309 and 311 for room locations and phasing.

6.1.7.1 Room 1 (Scullery)

(Figs 309, 311, 84-85)

Room 1 is part of a two-storey, lean-to extension added to the north wall of the phase 3 (14th or early 15th century) Parlour. The extension is shown on the tithe map of 1842 and much of it is likely to date from the 17th century when a new staircase was added at the north-west corner of the house. However, the 17th century alterations here did replace an earlier (probably phase 4, early 15th century) stair tower located at the west end of the room, which gave access from the Parlour (room 2) to the Solar above (room 23). Remains of stone-built spiral steps and the earlier west wall of this structure were seen when the 17th century stair and landing boards were lifted in the 1970s (Woolner archive notes). It is also possible that the eastern half of this room was part of the earlier structure too, functioning as the lower part of a garderobe block. In the early 20th century a stone-lined drain was uncovered below the floor (Woolner archive notes) which may have been used to flush away waste from the latrine above. A blocked door opening in the east wall may also have been used for clearing out waste. Room 1 was converted for use as a scullery in c1860 when the Parlour was also converted to provide a new kitchen.

Access to the room is via an inserted door opening (probably of early 15th century date) through the former external north wall of the 14th or early 15th century house. This opening originally gave access to the removed spiral stairs. Another door opening (now blocked) existed in the east wall of the extension which led to a 19th century lean-to

(now demolished) adjoining the north wall of Parlour and Chapel further east. This demolished lean-to (probably constructed c1860) once housed a pump room and dairy (DHW notes 1972). The pump room would have provided water for washing in the scullery and for the bathroom and lavatory above (rooms 21 and 22). In the north wall of room 1 is a splayed window opening. The floor is now concrete and there is a flat plastered ceiling.

6.1.7.2 Room 2 (Parlour)

(Figs 309, 311, 86-89)

This room was originally constructed as the Parlour (or cellar) adjoining the top (north) end of the Hall (room 5). Both the Hall and Parlour were built as a new addition during phase 3 (either in the 14th century or in the very early part of the 15th century). It was thought to have happened soon after c1405 when Richard Yarde and Joan Ferrers inherited the house from the Bussels, but there is some evidence now that suggests the Hall and Parlour had been built before this date (see room 5 Great Hall and Screens Passage below).

The Parlour appears to have been enlarged to the south in the 15th or 16th century (phase 6) when a new wall was inserted approximately 2m to the south of that which it replaced. The original wall dividing the Parlour from the Hall appears to have been located along the line of the present exposed ceiling beam (a scar of this removed wall was seen in the east wall from above when the floorboards were lifted in the Solar, room 23 (DHW notes 1972)). This wall would have been located in alignment with the south wall of the Chapel when the Chapel was added as an extension, and may originally have formed part of a cross wing at the north end of the Hall.

The original, smaller, room was accessed through two doors in its south-east corner only; one leading to the Hall and the other (now blocked in the east wall) leading to a stair tower giving access to the Solar above. When the Chapel was added in c1427 the stair tower here was demolished and replaced with a new external stair tower at the north-west corner of the room. Evidence for the earlier, smaller room is seen in the existence of a late medieval or early 16th century framed ceiling of beam and joist construction which exists as a complete frame from the location of the removed wall and exposed, moulded ceiling beam northwards (Blaylock 2006). To the south of the exposed ceiling beam the first floor structure comprises infill of relatively modern joists, including some re-used historic timbers (Blaylock 2006). Another indication that an earlier wall has been removed is that the alignment of the east wall changes at the point where the ceiling beam joins the wall.

Evidence that the east wall of this room was originally an external wall before the construction of Chapel is given by the existence of a narrow, original window in the east wall, the splaying of the lower part of the wall (seen inside the Chapel) and the evidence for the removal of an external stair tower seen inside the Chapel at the south end of the wall. The original, narrow slit window with wide embrasure suggests that this room was originally built as a cellar for storage rather than a parlour. Although no longer visible, there is a blocked door opening immediately north of the ceiling beam, which once gave access to the stair tower.

During the 17th century the room was subjected to major improvements involving the remodelling of the fireplace, the insertion of a new window in the west wall (although this could be slightly earlier in date), the demolition of the existing stair tower at the west end of the north wall and construction of a new staircase immediately to the west of it. In the 1860s the Parlour was converted for use as a kitchen (DHW notes 1972) but during the mid 20th century this was reversed.

In the north wall there is a centrally set fireplace much altered during the 1860s when a range was added and again in the mid 20th century when the range was removed and a new granite lintel inserted. There are records stating that before 1790 there had been a mantle carried on projecting corbels over the fireplace which carried the badge of the Prince of Wales (the three plumes) with the motto 'Ich Dien' (I serve) and the letters

C.P. (DHW notes 1972). This is the badge of Charles II before he became king and in this instance, indicates that the removed overmantel probably dated to the period around 1645. To the east of the fireplace there is a wide blocked window opening. This does not appear to be original but predates the north-west extension seen by the fact that the east wall of the extension abuts the blocking of the window. To the west of the fireplace is an inserted door opening, created originally to give access to the phase 4 stair tower leading up to the Solar above. When the stair tower was removed in the 17th century, the door opening remained as access to the ground floor room of the extension (room 1). A 17th century six panel door survives here *in situ*.

The mullion window, with ovolo moulding and window seat, in the west wall was inserted after the enlargement of the Parlour, either in the 16th century or possibly in the 17th century, when a new staircase was inserted in the projection to the north of it. It is possible that the door opening giving access to the 17th century staircase was also inserted in the west wall at the same time, although this may have already existed as a door opening through to the north range (now demolished). The door itself has HL hinges and is probably 18th or early 19th century. It seems likely that the projection containing the 17th century staircase already existed as the eastern end of the north range prior to the insertion of the staircase and creation of its west wall (see room 20). At the time the 17th century staircase was inserted here, the smaller 15th century stair tower immediately to the east was removed.

The present south wall of the room, which was inserted in either the 15th or 16th century, has an additional, early 20th century, square, walled vestibule, stepped into the room at its east end. This contains a door opening through to the Hall (room 5).

All the wall surfaces in this room are plastered as is the ceiling, except for the single exposed, moulded beam which rests on a corbel over the window in the west wall. A moulded cornice of either 18th or 19th century date exists on the north, east and south walls; on the west wall this has been removed.

6.1.7.3 Room 3 (Chapel)

(Figs 309, 311, 90-94)

The Chapel was constructed as an extension to the phase 3 house during phase 4 (early 15th century). It was presumably built just before 1428 when a licence was issued for a chapel at Bradley. This was during the occupancy of Richard Yarde and Joan Ferrers.

During the mid 19th century, prior to 1857, the Chapel had been used as a poultry house which was presumably when the altar was removed. In 1858 the Chapel was converted into a dining room which included the insertion of a raised floor (removed in the early 20th century when a standard grain measure was found below it), the plastering of the walls and the insertion of a fireplace in the centre of the north wall (now blocked and the chimney removed). In the 1920s half of the original altar stone was found reused as a gatepost approximately 45m to the north-east of the Chapel. This front half of the stone was then reinstated.

During the 1930s the 19th century plaster was removed from the walls revealing that the window opening in the east wall had been enlarged to the north. Photographs show that the north jamb had been cut through existing masonry but that the south jamb appears original. It seems likely that an original shorter and narrower window which would have been centrally set was replaced by the present, large window in the late 15th century which is off set to the north from the centre of the wall. The plaster removal also revealed traces of early wall painting (mostly red, although no details could be seen) on all walls. However, between the south jamb of the window in the east wall and the south-east corner of the room there were vertical stripes from north to south of pink, red, pink and black above the granite candle projection and black and red below it. This in turn had been whitewashed over and on the whitewash above the granite candle projections, either side of the altar were scorch marks from the flames.

The west wall is the external wall of the house shown by the splayed base of the wall for the footings, the window opening and the curved recess giving evidence for the removed external stair tower at the south end. The blocked door opening through to the Parlour (room 2), revealed when the plaster was stripped from the wall, was seen to have a straight timber lintel over. This suggests that the original door opening to the stair tower was altered/enlarged at a later date (probably in the 19th century).

The north wall contains no openings, which suggests that it was originally part of the walling of the east courtyard and was in existence before the Chapel was built.

The east wall was constructed as part of the Chapel extension. The enlarged window was probably inserted in the late 15th century during phase 5 when the east front to the south was remodelled. The two granite candle projections either side of it appear to be part of the original build. Only half of the original altar top was found and reinstated in the early 20th century, the rest of the altar structure was built as part of the reconstruction.

The design of the south wall suggests that two separate building phases are present, since the two windows, built as part of the original Chapel design, are not equally spaced within the wall. They are both instead, squeezed into the eastern half of the wall. This strongly suggests that the western half of the wall was in existence before the Chapel was built, indicating that there was an earlier room to the south predating the present Ante Chapel (room 4), and adjoining the former stair tower in the south-west corner. The eastern half of the wall containing the two windows appears to have been added to the existing western half as part of the Chapel construction. The east splay of the west window has been infilled to take a rood screen and the sockets for this were seen when the plaster was stripped from the walls in the early 20th century. The surviving upright post of the Chapel screen was re-instated in its original position in the 1990s, after being found beneath the floor of the Coat of Arms Room (Alexandra Woolner pers comm). At the eastern end of the wall, and set into it there is an original trefoil headed piscina (or aumbry), although now with a plastered interior and an inserted base. The door opening at the western end of the wall appears to be the original opening to the stair tower, giving access from the earlier room/bay (oriel) window adjoining the Hall to the south.

All the walls were re-plastered and painted white in the 20th century.

The exposed barrel roof structure is part of the original Chapel design. In the 1950s the plaster ceiling between the moulded ribs was removed indicating that the lath and plaster was of several phases, with some early, wide, 2 inch laths. The intermediate ribs between those that are moulded with bosses are plain square timber but were seen to have traces of yellow paint indicating that they were originally exposed. Incorporated in the bosses are the arms of the Yardes, the Ferrers and Bishop Lacy.

When the 19th century timber floor was removed in the 20th century, bare earth was recorded below it with no sign of an earlier floor.

6.1.7.4 Room 4 (Ante Chapel)

(Figs 309, 311, 95-103)

The Ante Chapel was constructed as an extension to the phase 3 house during phase 5 (late 15th century). Emery (2006, 501, fig 121) suggests this new façade dates to c1470-90 and it may therefore have been added shortly after Gilbert Yarde inherited the property in the late 1460s.

This is now a single, long, narrow room but it was originally two separate rooms divided by a thick masonry wall running east to west from the point just south of the centre window in the east wall to the north end of the protruding chimney breast. The footings of this wall were revealed when this section of the concrete floor was taken up during a watching brief in 2014. The upper part of the wall survives at first floor level, but it is unclear how it is now supported. The removal of the lower part must have occurred before 1909 when Cecil Frith purchased the property. It seems likely that this happened in the late 1850s when this part of the house was completely remodelled and the Ante

Chapel became an entrance hall. There is no scar in the chimney breast masonry left by its removal which indicates that the wall had been built up against it and was part of the original design of the late 15th century extension. Its former location is also marked by a change in ceiling height between the two halves of the room.

The phase 5 north room appears to have replaced an earlier room or bay (oriel) window associated with the phase 3 Hall which would have been entered from the Hall via the large four-centred arch opening in the west wall, and also from the stair tower located in the south-west corner of the later Chapel.

The original phase 5 southern room was created by building up against the existing phase 3 Porch (room 7) to the south and the external Hall wall to the east.

It seems likely that the north wall of room 4 is a surviving section of the phase 3 room/bay window, since the construction of the Chapel appears to post-date it (see room 3 Chapel). The present door opening in the west part of the wall appears to be the phase 3 entrance to the stair tower. There is evidence for this having been narrowed, as another jamb was visible to the west of the present one when plaster was stripped from the Chapel walls.

The entire east wall appears to have been constructed during phase 5, in the late 15th century. The former separation into two rooms is discernible in the fenestration. The two northern windows belonging to the former north room are simple transom and mullion windows with no tracery and no visible evidence that it has been removed, whilst the window to the south which would have lit the southern room is also a transom and mullion window but has ornate tracery and foils. The two north windows originally extended down to the window seats so that they were at the same level as that to the south. This was noted when the 20th century window seats were inserted and original window masonry and ironwork was seen to exist behind the removed woodwork. At the south end of the wall close to the Porch there is a small, internally splayed, quatrefoil opening approximately 0.5m up from floor level. This is thought to have provided access for cats.

The south wall of the room is the original external wall of the phase 4 Porch (room 7). A straight joint is visible where the west end of the Porch wall meets the phase 3 external wall of the Hall indicating that the Porch is probably a later addition. A small door opening in this wall was inserted when the Ante Chapel (room 4) was added in phase 5, and this door was enlarged in the 19th century (Woolner archive notes).

The west wall of the room is the former external east wall of the Hall. At the far south end there is a blocked phase 3 door opening, its south jamb truncated by the addition of the phase 4 Porch. Also in the southern part of the wall, immediately south of the chimney breast, there are two stone corbels at first floor level and two square sockets (possible putlog holes) or removed corbels further down in the wall. One of these contained the remains of a broken off piece of freestone, suggesting that there may once have been a corbel here. Diana Woolner has suggested that these corbels and sockets may indicate the location of a removed straight staircase against the wall leading from the blocked door opening at the south end, up to the Oriel Room above and with the top of the stairs finishing at the squint in the west wall of the Oriel Room. However, since the first floor structures of the phase 4 Porch, and phase 5 section of the Oriel Room floor above remain intact with no evidence for a stair at this location, it seems likely that the corbels were inserted during phase 5 to support the new first floor of the Oriel Room, and that the two square sockets further down the wall are original phase 3 putlog holes. To the north of the chimney breast in this wall at ground floor level, is the tall, arched, phase 3 door opening, with its chamfered arch now obscured at the top by the later inserted phase 5 first floor. The jambs of this opening are chamfered and have foliage finely carved into their capitals. The carved screen is in its original location (documented by Stirling in 1830) and was probably first inserted here when the phase 3 bay/oriel window was removed and the phase 5 extension added. At some point in the mid 19th century the screen had been removed, painted white and made into a cupboard located in the Ante Chapel before being reassembled in the arch

in the 20th century when two mid 19th century doors were removed (one leading to the Parlour and the other to the Hall).

Before the 19th century remodelling of this part of the building the floor of this room comprised large slate slabs which were removed and a concrete floor laid (Woolner archive notes).

6.1.7.5 Room 5 (Great Hall and Screens Passage)

(Figs 309, 311, 104-119)

This room was originally constructed as a new Great Hall and Screens Passage adjoining the service rooms to the south (room 6) and the Parlour to the north (room 2). Both the Hall and Parlour were built as a new addition during phase 3 (in the 14th or very early part of the 15th century). The new range was thought to have been built soon after c1405 when Richard Yarde and Joan Ferrers inherited the house from the Bussels, but it may, in fact, have already existed at this date.

The Parlour was enlarged to the south either in the 15th or 16th century (phase 6) when a new wall was inserted approximately 2m south of the original into the Hall space subsuming part of the former dais end. This was previously thought to have happened in the 16th century but there is evidence to suggest the new wall was inserted at an earlier date (see below).

At some point in the mid/late 18th century the original Screens Passage wall at the south end of the room was removed. Richard Lane recorded in 1819 that in the Great Hall *'about 40 years since was a carved wooden skreen like those in College Halls'*.

The room served as a Hall until Reverend Wall's ownership in the 1840s when the building was tenanted and was then used as a cider store and barn with loft (Woolner 1978). In the late 1850s the room was remodelled to create a drawing room. This involved the creation of a plastered barrel ceiling and the insertion of a late 18th or early 19th century bay window in the west wall, which had been taken from the west end of the south range (room 13).

In the early 20th century a decision was made to take down the 19th century barrel ceiling and plasterwork, re-exposing the medieval roof structure and 15th or 16th century wall face at the north end of the room. Earlier in the 20th century a 17th century timber, panelled partition wall taken from the Mermaid Inn in Ashburton was inserted to create a new Screens Passage wall (Woolner archive notes).

The north wall, inserted either in the 15th or 16th century, is constructed from rubble masonry up to the timber framing in the gable and above this it is masonry and cob (Woolner archive notes). At its east end there is a tall opening at ground floor level giving access to the Parlour (now with an inserted, boxed-in 19th century door). The phase 6 opening was design so as not to bisect the existing (phase 3) large arched door opening in the east wall. The diagonal top of the opening was once corbelled with undressed flat stones (Woolner archive notes). During the early 20th century restoration, the royal coat of arms of Elizabeth I were revealed, painted on plaster between the timbers in the gable. This coat of arms appears to have been a later addition, since several layers of both paint and lime wash were noted surviving below it.

The east wall of the Hall was originally an external wall when the Hall was first built during phase 3. At the north end, and now extending into the 19th century door vestibule to the Parlour, is the original phase 3, large, arched opening to the former bay (oriel) window, which now gives access to the Ante Chapel (see room 4 Ante Chapel). Within the opening there is a highly decorative carved timber screen which was removed from ~~on~~ here in the 19th century and made into a cupboard, but returned again to its original place in the early/mid 20th century. Stirling records its presence here in 1830, before its removal *'An elegantly carved oak partition and door, which exhibits a variety of tracery, chained animals and heraldic devices, separates the antichapel from the hall'* (Stirling, 1830). To the south of this arched opening is the fireplace made from three large slabs of granite which are chamfered and have pyramid stops to the

jamb. It appears to be original to the phase 3 Hall, but may well have been inserted at a slightly later date. When areas of plaster on this wall were removed during the 1930s restoration, it was noted that the blocked door opening at the south end was not visible and that the wall appeared to have been refaced here (Woolner archive notes).

The location of the original north Screens Passage wall is visible above the inserted panel wall, and is marked by a subtle vertical line on both the east and west walls leading up to the wall plate, and beyond which to the south, is a slight change in the alignment of the walls. The fact that the Screens Passage originally appears to have comprised two-storeys, suggests that there may have been a minstrel's gallery above. If so, this would have been accessed from the former stair tower immediately south-west of the Screens Passage, and provided access through the gallery to the small phase 4 room above the Porch (now the southern part of room 25).

Beyond the inserted panel wall, the south wall of the Hall above the Screens Passage is plastered, and no features are visible. At ground floor level in the passage, there are two door openings with another blocked door opening immediately west of the eastern door. The blocked opening appears to have originally led through another passage (now removed) dividing two service rooms, and on through a door to the kitchen beyond. The Buttery was probably to the east of the passage and pantry probably to the west. The door opening at the east end of the Screens Passage wall appears to have led directly into the east service room (probable Buttery) and the door opening to the west led to a former newel stair and possibly also into the west service room. There is, however, space in the wall between the blocked door opening and the stair opening for another blocked door, and a straight joint seen from inside the Parlour close to the west stair door opening suggests that it existed. This door would have led to the west service room (probable pantry). The narrow, pointed arch door opening to the present stairs has hollow chamfers with broach stops at the base of the jambs. It is thought to be 14th century (Woolner archive notes). The eastern arched door opening has plain chamfers with angular stops and is also thought to be 14th century in date. The insertion of the Porch has obscured this door's eastern jamb and the western jamb appears to have been rebuilt.

If the two door openings in the south wall are 14th century in date, this questions the original date of the Hall and Parlour to the north. Their arrangement with the blocked openings is consistent with the openings of a Screens Passage and if this is the case it suggests that the Hall was in existence at this date and therefore, is probably earlier than originally thought. Essentially the Hall has been dated by the arms of Yarde and Ferrers which are carved into the wall plate in the east wall. It is thought that this records the construction of the Hall roof by Richard Yarde and his wife Joan Ferrers in the early 15th century, when they became the owners of Bradley in 1405 (Woolner 1989, 11; 28). It may be, however, that the arms were carved into an existing wall plate or that the Hall was re-roofed in the early 15th century. After all the roof trusses appear to be a complete set with closed trusses at each end, and the present north wall appears to be a later insertion.

In the east wall of the Screens Passage is a granite arched door opening with cross bolt recess which leads into the Porch (room 7). It retains its original door. At the opposite end of the passage is the western door opening which originally led to the rear courtyard. This opening is smaller but also has a granite arch. The door itself is 20th century.

The west wall of the Hall now has a large bay window opening which consumes much of the wall. This was inserted in the late 1850s as part of the remodelling. The actual window inserted at this date was a late 18th or early 19th century bay window which had been taken from the west end of the south range (room 13). This was replaced with the present window in the mid 20th century. Before the insertion of this bay there were originally two transom and mullion windows in this wall, one with eight lights to the north, and the other with four lights to the south. This is shown on a pencil drawing of the rear elevation dated 1828 (Fig 30).

The Hall roof is described by Stuart Blaylock as such:

'The hall roof is constructed of six trusses forming five bays. The roof timbers are supported on the wall top, articulated on the inside face by a continuous wall plate on each side with ashlar pieces or beam filling above, up to the underside of the lowest purlin. The wall plate has a hollow chamfer on its lower edge with traces of paterae carved with foliage or heraldic motifs marking the positions of the feet of the trusses... The roof trusses are arch-braced trusses, with very small, almost vestigial, lower arch braces... The arch braces are chamfered throughout, except on the rear, or outer, faces of the end trusses (north and south), which remain blind where they fit against the north and south walls of the hall. This suggests that the roof survives to its original length and was always intended to fit against solid walls to north and south.'

Evidence for dating the Hall and Parlour

The Hall has essentially been dated by the arms of Yarde and Ferrers which are carved into the timber wall plate in the east wall above the large arched opening through to the Ante Chapel. It is thought that these arms record the construction date of the Hall by Richard Yarde and his wife Joan Ferrers in the early 15th century, when they became the owners of Bradley in 1405 (Woolner 1989, 11; 28). It may be possible, however, that the arms were carved into an existing wall plate, or, what seems more likely, that the Hall was re-roofed when the Parlour was enlarged and the new wall was inserted between the Hall and the Parlour. This would suggest that this new wall was inserted in the early 15th century (possibly at the same time as the Chapel in phase 4 or when the east frontage was added in phase 5) but before Richard Yarde died in 1467, since the wall plates and roof structure appear to be contemporary with the construction of the north wall.

The reckoning that this north wall was inserted in the 16th century was based on the idea that the Hall was early 15th century in date, that the wall had been added at a later date, and that the arms of Elizabeth I (1533-1603) were painted on the north face of the wall.

It would seem that if the secondary north wall and the roof structure are contemporary, and are both of an early/mid 15th century date (as suggested by Yarde and Ferrers arms), then the build of the Hall and Parlour must pre-date this. Other evidence to suggest an earlier date for the Hall is given by the two Screens Passage doors, which are considered to be 14th century, but in layout suggest that they were associated with an existing Hall to the north.

6.1.7.6 Room 6 (Buttery)

(Figs 309, 311, 120-126)

This room has undergone many changes and its original function and date is unclear. It may have existed before the construction of the phase 3 Hall (room 5) to the north and was probably part of a phase 2 service cross wing added to the phase 1 house in the south range. At this early date it may have served as a kitchen.

Indications that this room may predate the construction of the Hall can be seen in a few unusual features. The existing door opening to the Screens Passage has a wide splay to its east jamb, and the blocked door opening to the west of it, also appears to have a wide splay on its west side. Although these splays may have been created to allow the doors to open at a wider angle, they may indicate that there was formerly a wide window opening here. Another unexplained feature is the present mullion window inserted in a much larger opening in the west wall. The earlier, larger opening almost reaches floor level and has wide splays to both jambs. It appears too low in the wall to have been a window and a door would not normally have splayed jambs, so it seems likely that this was an early fireplace, perhaps within a kitchen. What appears to have happened is that when a new fireplace and chimney were built in the south wall, in the Coat of Arms Room above in c1600, it must have replaced an earlier fireplace, and the most likely location for the earlier fireplace was above this inserted window where there is another large mullion window. The fact that both windows appear to be 17th century

in date and have been inserted in an earlier opening, adds weight to the argument that a chimney and fireplaces were dismantled here in c1600.

The present room form of the Buttery and evidence for removed and added elements corresponds with use as service rooms associated with the phase 3 Hall. There is evidence that the present room was at that time divided into two rooms by a partitioned off passage running north to south across the centre of the room from the eastern blocked door of the Screens Passage to a door in the south wall to the kitchen. What appears to be the line of the removed eastern passage wall can be seen by the line forming the change from a lime ash floor to the west to a concrete floor to the east. Scars indicating the position of the western passage wall are not visible, although the south wall at this point is obscured by a large piece of furniture.

It seems likely that the two service room either side of the passage leading to the kitchen were the buttery (probably to the east) and the pantry (probably to the west). There is also evidence to suggest that the east service room was extended eastwards. This was probably undertaken during phase 5, in the late 15th century, when the rest of the east front was extended eastwards to align with the east front of the Porch. A scar in the floor is visible running from a point between the door to the Porch and the door to the Screens Passage in the north wall, southwards, and in the south wall at this point there is part of a straight joint showing below an inserted corbel. This inserted corbel must have replaced one that was inserted when the room was extended, since a corresponding corbel dating to the time of the extension remains *in situ* in the north wall. Another corbel dating to the time of the extension remains in the north-east corner of the room.

The south wall of the room appears to have undergone fairly substantial rebuilding during phase 7 (c1600) along with much of the kitchen (room 8), when a chimney was inserted in the Coat of Arms Room (room 26) above. In the 20th century new corbels were inserted in both the south and north walls to take two new floor beams (those now exposed in the ceiling). When a hole was cut for the eastern corbel in the south wall, a large beam for a partition wall with sockets for studs was uncovered lying horizontally within the wall masonry (Woolner archive notes). It seems likely that at least the walling above this beam is rebuilt, and the missing corbels in this wall that would have supported the first floor of the phase 5 extension, are further evidence that the wall has been rebuilt.

In the north wall the door opening at the east end of the wall leads into the Porch (room 7). This door was inserted in the 1890s (Woolner archive notes); it has a brick arch and brick jambs. The two corbels either side of it were inserted when the room was extended to the east (probably during phase 5). The door opening to the west of this leads to the Screens Passage; it appears to have given access directly into the east service room (probable buttery) and on this side the east jamb is splayed and it has a rubble stone arch. Immediately west of it, the blocked door opening that once gave access to the kitchen passage is visible in the form of two straight joints and a timber lintel over. Directly opposite in the south wall there is another timber lintel representing the remains of the former door opening to the kitchen. At the west end of the north wall there is another straight joint just east of the stairs. This is likely to represent the western jamb of another door opening leading to the west service room (probable pantry). Immediately west of this is the underside of the present stairs which were inserted in c1860 but may have been renewed in the 20th century. There was originally a spiral stair at this end.

The north end of the west wall is now obscured by the underside of the present staircase. To the south of this a mullion window has been inserted in a much larger opening in the west wall. The earlier, larger opening almost reaches floor level and has flagstone base and splays to both jambs. It appears extend too low in the wall to have been a window and a door would not normally have splayed jambs, so it seems likely that this was an early (phase 2) fireplace, perhaps within a kitchen.

The south wall contains a door opening at the west end that now leads through to the passage (room 9), but had previously (in the 19th century) led directly into the kitchen.

The threshold here steps up into the passage. The square door frame is 19th or 20th century but the date of the opening itself is unknown. To the east of this a timber lintel is visible just to the east of the 20th century inserted corbel and beam. This lintel represents the remains of the blocked kitchen passage door opening. Further east below the inserted corbel and beam there is a straight joint and some rough masonry indicating the location of a removed return wall. This appears to have been the eastern extent of building before it was extended eastwards, probably in phase 5 (late 15th century).

The east wall appears to be part of the late 15th century remodelling of the east front. It contains a single, squat window opening with two cinquefoil lights designed to light the Buttery.

The ceiling has a modern plaster finish and the two chamfered ceiling beams are both 20th century.

The western half of the Buttery is floored in lime ash and to the east of the removed eastern kitchen passage partition the floor has been re-laid with modern concrete.

6.1.7.7 Room 7 (Porch)

(Figs 309, 311, 127-130)

The Porch was added to the phase 3 Screens Passage during phase 4 (probably in the early 15th century) as a single two-storey structure protruding from the east face of the phase 3 house. Evidence for the Porch being added can be seen in the Ante Chapel (room 4) where the Porch wall abuts the Hall wall and obscures the southern jamb and arch of a blocked door opening in the Hall wall.

During phase 5 (late 15th century) the east front of the house was extended out to meet the east front of the Porch on either side of it and the Porch was subsumed within the building. When the exterior render was removed from a section of the east front in 1947, the north quoin of the Porch was visible and could be seen to have been tied in with the later red shale masonry to the north (Woolner archive notes).

The ground floor of the Porch remains fairly intact although two door openings have been inserted in the side walls. That to the south was inserted in the 1890s and has brick jambs and arch. Prior to this there had been a stone bench along this wall, the top of this bench is believed to now be in a rockery just west of the north end of the house (Woolner archive notes). In the north wall a small door opening was inserted when the Ante Chapel (room 4) was added in phase 5, and this door was enlarged in the 19th century (Woolner archive notes). The arched stone door openings to the east and west appear to be original as does the door in the west opening.

The granite slabs forming the floor surface were taken from the old market premises in Ashburton and inserted here in the 20th century (Woolner archive notes).

The ceiling is plastered, but conceals the original Porch floor structure above.

The bell in the Porch was brought here from Bradley Wood House after it burnt down in the 20th century (Woolner archive notes).

6.1.7.8 Room 8 (Old Kitchen)

(Figs 309, 311, 131-142)

As with the Buttery, the Old Kitchen has undergone many changes and its original function and date is unclear. There is evidence that it existed before the construction of the phase 3 Hall (room 5) and was probably part of a phase 2 service cross wing added to the phase 1 house immediately to the west. At this early date it may have functioned as service room(s) rather than a kitchen (the kitchen possibly being located in the present Buttery (room 6)). There is some evidence for a removed wall running from east to west across the room that may pre-date the phase 3 kitchen. This is located to the north of the blocked, square-headed door opening in the west wall, where the wall has been patched with rubble and timber, and runs eastwards to meet the east wall just north of the window opening, where the wall is much wider than it is to the south

and faced with rough rubble. This wall would have aligned directly as a continuation of the north wall of the phase 1 building and may have formed the south side of an earlier passage between service rooms. This passage may also have extended westward into a covered external service passage along the footprint of the present late 18th or early 19th century passage (see room 9 Passage). In the south-west corner of the room there is evidence for a removed spiral stair. The concave niche in this corner was revealed during building works and appears to show the curved wall of a former spiral stair (Woolner archive notes). This feature may pre-date the phase 3 kitchen. It is possible that a stair tower was added to the exterior of the phase 1 building during phase 2.

When the new Hall (room 5) was built during phase 3, this room appears to have been converted or rebuilt as the kitchen, with a large fireplace installed in the south wall. The possible east-west service passage at the north end of the room would have connected with a door opening (now blocked) at the east end of the north wall leading through to another passage between the buttery and pantry to the phase 3 Hall beyond. The phase 3 kitchen may also have been wider than the present room, extending further to the east, but major rebuilding of the east wall in c1600 (phase 7) has made this impossible to clarify.

During phase 7 (c1600) much of the north wall and the east wall were rebuilt in order to insert a new fireplace and chimney breast at the junction of the two walls in the Coat of Arms Room (room 26) above the Buttery (room 6). Not only this, but major remodelling occurred within this part of the building at this time, including roof heightening and the creation of new rooms in the attic, and it is possible that the whole of the east wall was rebuilt. The wide mullion window in the east wall (although a 20th century replacement) is 17th century in style with ovolo mouldings and is a replica of the one removed (Woolner archive notes). A late 18th century painting of the house shows the east wall here before it was given a false gable (Fig 24), and in style it appears to be 17th century, with two dormer windows set in the attic rooms (room 38) and no openings visible that would suggest an earlier date. Also as part of the phase 7 remodelling the spiral stairs in the south-west corner of the room appear to have been replaced with a straight flight of stairs along the west wall, leading from just inside the door opening in the north wall, up to a landing in the south-west corner of the room above (room 28) where it was lit by a mullion window of this date.

In the north wall at the western end, the boxed in vestibule and door opening are 20th century. The reused door appears to be 17th century in date with H-hinges and was found made up as part of a 19th century cupboard elsewhere in the house (Woolner archive notes). In the 19th century there had been two door openings in this corner, one where the door opening straight into room 6 is, and the other where the opening straight into the passage (room 9) is. It seems likely that both these door openings were inserted in the late 18th or early 19th century in phase 9. To the east of the present 20th century door opening in the north wall there is a small blocked, recessed opening with timber lintel, now used as shelving. It seems likely that this was once a service hatch during phase 3 to deliver food straight from the pantry to the north into the service passage. To the east of this is the blocked door opening leading to the removed passage between the buttery and pantry, although no traces of it were visible on this wall face, and the wall must have been refaced here.

At the north end of the east wall up to the north splay of the window the wall is substantially thicker than it is to the south. It is clear that substantial dismantling must have occurred during phase 7 (c1600) in order to insert a chimney breast at this corner and it is unclear how much of the earlier fabric survives here. It is possible, however, that the substantial width of the wall compared with the rest of the wall to the south, indicates some early survival, and there is also a possibility that it marks the point of a removed phase 2 return wall heading west (see above). To the north of the location of the probable phase 2 return wall there is a square-headed blocked door opening. The door itself was added in the 20th century, but it seems likely that the opening was inserted in phase 7 (c1600) giving access from the service passage/ kitchen to a new external staircase running up the south wall of the Buttery to a door opening in the

south wall of the Coat of Arms Room above. The blocked door opening in the south wall of the Coat of Arms Room along with the remains of two phases of slate roof lines running up to it from the Old Kitchen were seen when the exterior render was stripped from this part of the wall in the mid 20th century (Woolner archive notes). Since the Coat of Arms Room was thought to have been converted as a dining room at this date, a staircase leading directly from the service passage/ kitchen makes perfect sense. To the south of the door, in the narrower section of the east wall there is a wide window opening with a window seat, containing a 20th century copy of a 17th century, ovolo moulded, mullion window that once occupied the space.

The south wall appears to have been rebuilt entirely during phase 3 to provide a new kitchen fireplace. However, it cannot be ruled out that this wall may have been entirely rebuilt again during phase 7 (c1600). At the east end of the wall there is the stone arch opening of a cloam oven. The fireplace is constructed from three very large pieces of granite; it has hollow chamfers with runout stops. The wall to the west of the western jamb of the fireplace is very thin. This is where the spiral stair was removed. There is now a small mullion window here, inserted in the 20th century but replacing the blocked remains of an earlier stone window. The replacement is a copy of the timber window directly above it on the first floor (Woolner archive notes). During work carried out in this corner in the early 20th century a stone-lined drain was uncovered which was seen to pass under the south wall (Woolner archive notes).

The west wall appears to be the original eastern gable end of the phase 1 (12th or 13th century) house, and this remains intact up to the apex in the roof. At the south end of the west wall the concave niche uncovered in the 20th century shows what appears to be the remains of curved walling associated with a removed spiral staircase revealed during building works. The rest of the wall face here is probably infill in the curved recess of the stair wall. Towards the north end of the wall there is a blocked, square-headed, granite door opening with plain chamfers and runout stops. It is probable that this is an original, external door opening giving access to the phase 1 building to the west. Evidence for this is given by the fact that the door itself would have had to open westwards into the phase 1 building, and this would not have been so if the phase 2 cross passage to the north had been present at the time, since doors from a cross passage would always have opened into the service rooms and not the other way round. Immediately north of this door opening, in the area of the original north-east quoin of the phase 1 building the wall has been patched with inserted rubble and horizontal timbers indicating the removal of a structural feature here (most likely the earlier passage wall running eastwards (see above)). At the top of this section of patched walling there is a large square section timber which has been sawn off at the wall face. This is located approximately 0.2m below the present ceiling level and may represent the remains of an earlier ceiling beam.

The present parquet floor is early 20th century in date. When it was laid a record was made of what had been there before. The whole floor had previously been covered with alternate red and white tiles (possibly of 15th or 16th century date (Blaylock 2005)). Since many were broken they were removed and below them a floor of small cobbles was recorded (Woolner archive notes).

The ceiling is plastered, but four ceiling beams with plain chamfers are exposed.

6.1.7.9 Room 9 (Passage)

(Figs 309, 311, 143-152)

This passage is part of a two-storey extension which included the larder (room 12) at the west end and corridor and lavatory above (rooms 29 and 35). It was added to the north side of the south range in the late 18th or early 19th century during phase 9. This area had previously been occupied by a staircase (probably phase 3) located in a small area between the door opening to room 11 and the door opening to room 13 and probably a covered external service passage of the same date occupying the space between the Old Kitchen and the removed staircase (see below). Presumably the

staircase and covered external service passage were removed when the phase 9 two-storey passage and corridor extension was built.

The north wall of the passage is part of the phase 9 extension, and now contains 20th century windows. These windows replaced the late 18th or early 19th century ones. There were originally three of these, probably copied from the east window in the Buttery (room 6). They were made from oak and had foiled heads and saddle bars (Woolner archive notes). The present window opposite the door opening to the kitchen (room 13) was originally a door opening with a double door in a trellis design set in an arched frame (Woolner archive notes). There is still a bell hanging on the external wall face next to it. The whole wall face was once covered in matchboard panelling (Woolner archive notes) which was removed in the late 20th century.

The present staircase is original to the late 18th or early 19th century build, but was moved to its present position from the west end of the passage in the late 19th century (Woolner archive notes). There were originally floorboards running the length of the passage but these, like the matchboard panelling were removed because of flooding in the 20th century (Woolner archive notes). The present floor is concrete with a vinyl floor tile covering. The ceiling is plastered and has a moulded cornice.

The east wall is an inserted, narrow wall constructed during phase 9. It has an arched door opening set towards the north side. This is interesting because it suggests that an earlier wall did not exist in this gap when the phase 9 extension was added. If it had, there would be no reason to remove the entire existing wall just to insert a door opening. The gap where the infill wall has been inserted is approximately 1.6m wide which implies that there was already an opening here and adds weight to the suggestion that there was an earlier service passage here (aligned east-west) running between the Old Kitchen (room 8) and the Buttery (room 6) and continuing westwards through the open gap to form an external, single storey, roofed service passage connecting with the former external covered staircase. This arrangement would have given access through door openings to all the rooms on the ground floor of the south range as well as covered access to the staircase to reach the first floor rooms.

The south wall of the passage is the original exterior north wall of the south range and comprises several phases of construction. Along the eastern section from the west jamb of the door opening to the former porch (room 10) to the door opening to the present kitchen (room 13), the top of the footings of the external wall are visible, stepped out at the base. To the west of the door to the kitchen (room 13), the wall is narrower and no footings are visible, this end appears to be a later (probably phase 5) addition. -At the east end of the wall a wide phase 9 (late 18th or early 19th century) door opening has been inserted into the phase 1 wall, leading to what was once an external door in the south wall of room 10. The wide opening is likely to have replaced an earlier, narrower door opening here. To the west of this is the door opening to the Undercroft (room 11). This has a granite arch and jambs with plain chamfers and pyramid stops. It has been inserted here, possibly during the 15th century. To the west of this, adjacent to the base of the stairs, a joint is visible in the masonry. This may mark the western extent of the original phase 1 building, but may also mark the location of a removed wall associated with a former stair tower here. Another point that appear to mark the end of a building (probably the phase 2 extension of the phase 1 building) is at the eastern jamb of the door opening to the present kitchen (room 13). The wall on this side of the opening is much wider than that to the west, and the top of the footings are visible. The door opening itself is probably associated with phase 5, but was heightened in the mid 20th century, and the new arch built in brick, in order to take a late 18th or early 19th century door, moved here from the arched opening to room 10 at the east end of this wall. To the west of the door opening to the kitchen (room 13) the narrower wall of the probable late 15th century (phase 5) extension contains horizontally laid pieces of timber. The reason for this is unclear, but they may have been inserted at quite a late date to attach shelving to the wall.

The west wall is a phase 9, lath and plaster, partition wall. It has a centrally set arched door opening to the present larder (room 12) containing its original phase 9 door.

6.1.7.10 Room 10 (Lavatory and lobby)

(Figs 309, 311, 153-154)

This room space was probably created as a cross passage inserted as a later modification of the phase 1 building. It would make most sense if it had been created before the construction of the phase 3 Hall and Screens Passage in the east range, since these would have replaced the need for a Hall and cross passage in the south range. Originally this room was probably open to the rest of the phase 1 building to the west. The present room is a single bay's width, the wall to the east being a masonry gable end wall of the phase 1 building and the wall to the west being a medieval, internal partition inserted at a later date (probably phase 2) when service rooms were added to the east of the phase 1 building.

The early cross passage would certainly have had door openings in both the north and south walls and it seems most likely that the northern opening would have been the main entrance to the building. The door opening in the south wall was blocked, and a window inserted in the 20th century. Previously there had been a moulded stone doorway here (referred to as 'the Saxon doorway') with a multi-foiled, round arch head. A photograph of it prior to removal indicates that it could be of 13th century date (Fig 55). However, Diana Woolner notes that there were rebates for glass in the inner face, showing that it must have originally been part of a window, inserted here probably in the early 19th century (Woolner archive notes). The moulded masonry is still at Bradley, kept in an outhouse (Woolner archive notes). The wide door opening in the north wall was enlarged in the late 18th or early 19th century as part of the phase 9 remodelling. The internal wall and door that divides the lavatory from the small lobby to the north also appears to have been inserted at this date.

All of the walls and ceiling in both the lavatory and lobby have been plastered flat so that earlier features are not visible. It is, however, known that in the east wall there is a blocked door opening, probably the main phase 1 ground floor entrance, from the lobby through to the Old Kitchen (room 8) and that there was most probably a door opening at the south end of the east wall that led to the later spiral stairs, giving access to the first floor rooms. The west wall has been plastered on both faces, but there must have been a door opening through to the Undercroft (room 11).

The tiled floor is probably part of the phase 9 remodelling, as is the cornice.

6.1.7.11 Room 11 (Undercroft)

(Figs 309, 311, 155-164)

There is evidence to suggest that during phase 1 this room was included as one with room 10, and that it only extended as far west as the small blocked window in the south wall. This would make the phase 1 (12th or 13th century) building just four bays long with a chimney set just off centre within its south wall. Evidence for the extent of the phase 1 building to the west (just east of the westernmost window in the south wall) is indicated by a joint in the masonry of the north wall visible opposite the stairs in the passage (room 9), a straight joint in the masonry footings directly opposite this in the south wall (Woolner archive notes) and the widening and narrowing of both north and south walls at this exact point. In addition, although the roof structure appears to be of a later date, it also appears to be a complete roof of four bays ending on the line of the suggested end of the building. The original access for the room appears to have been through the square-headed door opening in the east wall of room 10 (now blocked).

The building appears to have been extended to the west at a later date (possibly during phase 2) as far as the present west end of the room. The evidence for this is that the north wall at this point is much wider than it is further west (from the west jamb of the present kitchen door, westwards) and that some exterior render was seen on the west face of the west wall in 1975 (Woolner archive notes). Possibly at the same time, the east partition wall was inserted, creating a cross passage to the east (room 10).

At some point, possibly in the 15th century, the first floor structure was replaced and raised from its earlier height. The four exposed ceiling beams have plain chamfers and stepped stops. There is evidence that the room was divided in two after the heightening of the first floor. The third ceiling beam from the west has had mortices cut into it at intervals to take studs for a partition wall. It is uncertain when this was removed but it would have created a small room to the east and a larger one to the west. Diana Woolner's notes state that a matchboard partition was inserted in the late 19th century. This 19th century wall was not in the same position as the earlier partition, as it is shown on an early 20th century plan of the ground floor (Fig 23) against the second ceiling beam from the west with smaller 'Butler's Pantry' to the west and larger 'Servants' Hall' to the east. It was removed in the late 20th century along with the floorboards which were replaced with a concrete floor (Woolner archive notes). A cobbled surface seen approximately 1 foot below the present ground surface just outside the south wall in the mid 20th century (Woolner archive notes) suggests that the original phase 1 floor level in the Undercroft was also 1 foot lower than its present height.

All the wall surfaces in this room have been plastered, except the west wall which has 19th century timber panelling. The room is currently in use as a workshop.

In the centre of the north wall there is a niche or blocked opening approximately 0.6m high by 0.45m wide. This coincides with the location of the removed staircase on the north face of this wall, and it could represent a former window associated with the phase 1 house or part of a blocked door opening to the phase 3 stairs. Just to the west of this the wall widens at the point when it is thought that the west wall of the phase 1 building was removed. At the east end of the wall is an inserted granite door opening, possibly inserted during phase 3 to give access to the room from an external covered passage to the north. A carved, medieval boss, presumably taken from a decorative roof structure has been inserted as part of a timber lintel to the south of the granite arch of the door opening. This is probably a 19th century addition.

The east wall was mostly obscured at the time of the survey. No features were visible but it is presumed that there was at least one door opening here, giving access to the cross passage (room 10).

The south wall appears to have been built in two phases. The eastern half being built in phase 1, and the western half being a phase 2 build (although both are much altered). The west end of the phase one building was seen as a straight joint in the masonry footings just east of the westernmost window in the south wall, and on the internal face here another joint is visible as a vertical division where the walling steps into the room slightly at the eastern jamb of a small blocked window opening. This blocked window opening lies within the phase 2 walling to the west of the joint. It measures approximately 0.8m high by 0.6m wide. To the west of it there is a large inserted window opening, possibly added in the 17th century. In the phase 1 part of the wall to the east of the joint there is another wide window opening which was probably inserted in the 19th century but contains a 20th century window. It has been inserted within a former blocked door opening, revealed in the 20th century when a trench was excavated against the line of the footings outside (Woolner archive notes). The date of this door opening is unknown but Diana Woolner mentions that 'there is said to have been a conservatory attached to the house at this point'. It is possible that the door was inserted for access to the conservatory, and maybe blocked when the conservatory was removed. To the east of the window there is a small fireplace with modern cement lintel. Previously there was a late 19th century fireplace here (Woolner archive notes) which must have been removed in the late 20th century or more recently. It seems likely that there was never an earlier fireplace at ground floor level, since inspection of the chimney at the first floor in the Panelled Room (room 31) revealed that the flue from the fireplace at ground floor level had been cut in at a later date, probably in the 19th century (Woolner archive notes).

The west wall was thought to contain remnant walling of the west end of the phase 1 building. It seems likely, however that this formed the end of a later (probably phase 2)

extension. The wall on this face is covered by 19th century panelling and a sink has been inserted against the southern end.

6.1.7.12 Room 12 (Larder)

(Figs 309, 311, 165)

This room is part of a two-storey extension which includes the passage (room 9) to the east, the corridor above (room 29) and the lavatory directly above (room 35). The extension was added to the north side of the south range in the late 18th or early 19th century during phase 9. This area had previously been occupied by a staircase located in a small area between the door opening to room 11 and the door opening to room 13 and probably a covered external service passage. Presumably the former staircase and external passage were removed when the new passage was built.

The room appears to have been converted as a larder/ pantry when the kitchen was moved from the north end of the house to room 13 in the early 20th century. All the wall faces and the ceiling are plastered.

The north wall is part of the phase 9 build. It contains a wide window opening with an inserted 20th century window. It also has a wide slate sill, probably inserted as part of the conversion to a larder.

The east wall is a phase 9, lath and plaster, partition wall. It has a centrally set arched door opening to the present passage (room 9) containing its original phase 9 door.

The south wall is the original exterior north wall of the western extension of the south range which probably dates to the 15th century. A large slate shelf has been added as part the conversion to a larder and there are also modern timber shelves.

The west wall is part of the phase 9 build. It also has modern timber shelving attached.

6.1.7.13 Room 13 (New Kitchen)

(Figs 309, 311, 166-167)

This room appears to have been added as an extension to the south range in the 15th century (as indicated by the roof structure), possibly during phase 4 or 5. Its original function remains unknown as does the number of rooms that once occupied this space. Much evidence for internal room divisions (if there were any) was removed in the late 18th or early 19th century when the first floor above was removed, and a new floor inserted at approximately 0.5m higher than the old one. This was done to create a new dining room here with drawing room above (room 34). At the same time a large bay window spanning both floors was inserted at the west end.

In the late 1850s the room was put into use as a cider cellar. At this time, the bay window was moved from here to the Hall (room 5). In the remaining frame the two sides were blocked up and an arched door opening made in the centre.

In the early 20th century the room was converted again to become the kitchen replacing the 19th century kitchen which had been located in the Parlour (room 2). As part of this conversion a door opening was inserted in the south wall to give access through to room 14 in the barn range. Previously there had been no access between the two ranges. The blocked up bay was reopened and a new window inserted here. Also as part of this conversion the fireplace was remodelled and a range was inserted (Woolner archive notes).

All the wall surfaces in this room have been plastered flat and there is a late 18th or early 19th century cornice that runs around the top of all the walls including the bay. The floor is concrete and the room is still in use as a kitchen.

The north wall is part of the late medieval build. The only feature visible in this wall is the door opening at the east end. This appears to be original but was heightened in the mid 20th century, and the new arch built in brick, in order to take a late 18th or early 19th century door. In her notes, Diana Woolner describes a 'protrusion of masonry, but probably not part of the original structure' just to the west of the door opening (Woolner archive notes). This was not visible at the time of the survey. She also

describes the door arch and jambs as being built of local limestone and bonded with a very hard mortar and that above the arch a beam had been removed (Woolner archive notes).

The east wall is likely to be the end wall of the phase 2 western extension. Some exterior render was seen on this face of the wall in 1975 (Woolner archive notes). It contains an arched recess for a sideboard inserted in the late 18th or early 19th century. This was cut right the way through the existing wall and backed with lath and plaster.

The south wall is part of the late medieval build. The door opening was inserted in the early 20th century when this room was converted to a kitchen so as to give access to the room to the south, which was converted as a scullery at the same time (room 14). The age of the fireplace to the west of the door is unknown, but it was clearly remodelled in the early 20th century to take a range.

The original west wall of the late medieval extension appears to have been completely removed in the late 18th or early 19th century when the bay window was inserted. The present bay window is of mid 20th century date.

6.1.7.14 Room 14 (Scullery/Cottage Living Room)

(Figs 309, 311, 169-172)

This room lies within the barn range and was originally part of a large threshing barn. The barn was added to the house as an adjoining range in the 17th century or possibly in the first few years of the 18th century.

During phase 9 (late 18th or early 19th century) the north end of the barn was converted as a separate domestic dwelling probably for farming tenants. At this time room 14 was created as the living room of the new cottage. In the early 20th century it was converted again to become the scullery for the new kitchen in room 13.

The north wall forms the southern limit the late medieval extension of the south range. The door opening to the east was inserted in the early 20th century when this room was converted as a scullery, as was the large integral cupboard to the west of it. There is also a fireplace which was inserted at the west end of this wall when this end of the range was converted as a dwelling during phase 9.

The east wall was constructed in the 17th or very early 18th century as the east wall of the phase 8 threshing barn. The wide window opening and the door opening in this wall were inserted when this part of the barn was converted as a cottage in the late 18th or early 19th century. The double doors appear to be late 18th or early 19th century in date.

The south wall was inserted to divide the barn to the south from the cottage to the north during phase 9. In the early 20th century a door opening was inserted at the west end of this wall to give access to a new lavatory (room 17).

The west wall is a lath and plaster partition wall built in the late 18th or early 19th century to divide the living room from the stairs (room 16, to the south) and larder (room 15 to the north), although the larder may be a later, early 20th century addition. The original plank and braced doors to both the stairs and larder survive.

The floor is now concrete with a vinyl tile covering.

6.1.7.15 Room 15 (Cottage Larder)

(Figs 309, 311, 173)

As with room 14 this small room was probably created as part of the conversion of the phase 8 barn into a cottage in the late 18th or early 19th century. It is possible, however that it was added as a larder/pantry, rather than converted, in the early 20th century when room 14 was converted as a scullery.

The north wall is that of the late medieval extension to the south range.

The east wall is a lath and plaster partition of 19th or early 20th century date and the door opening through to the scullery contains an early 20th century larder door with ventilation holes.

The south wall forms the phase 9, lath and plaster partition with the staircase (room 16) to the south.

The west wall is the original west wall of the threshing barn. A small window has been inserted here during the late 18th or early 19th century, through the lower, north corner of the original phase 8 blind window.

The walls and ceiling are plastered and there is a 20th century concrete floor.

6.1.7.16 Room 16 (Cottage Stairs)

(Figs 309, 311)

This staircase is part of the original design of the late 18th or early 19th century cottage inserted in the earlier phase 8 barn. At the base of the stairs is an original plank and braced door. The timber dog-leg stairs also appear to be of this date. At the top there is a small landing with two door openings giving access to the two cottage bedrooms. All the walls and ceiling are plastered. The west wall forms the original phase 8 wall of the barn.

6.1.7.17 Room 17 (Lavatory)

(Figs 309, 311, 174)

This room was inserted in the early 20th century as a lavatory. It was created by breaching the late 18th or early 19th century south wall of the cottage to form a door opening, and adding the small new room, constructed from brick, inside the barn to the south. At the same time a window opening was inserted in the west wall of the original phase 8 barn to light the new room. The concrete floor is stepped up from that of the scullery floor, and all walls and ceiling are plastered.

6.1.7.18 Room 18 (Coach House/barn)

(Figs 309, 311, 175-180)

Although this room is now known as the 'Coach House' (which alludes to a later use of the building), it was actually purpose built as a threshing barn, added to the house as an adjoining range in the 17th century or possibly in the first few years of the 18th century. Originally the whole range, including the inserted cottage to the north and inserted store room to the south, may have been a single room space at ground floor level with a first floor (in the southern half at least). The two large opposing door openings are a clear indicator of its original use as a threshing barn. The area between these opposing threshing doors was originally open from the ground floor to the roof.

In the late 18th or early 19th century the northern section of the barn was converted to create a cottage possibly for staff. At around the same time or maybe slightly later in the 19th century the rest of the barn became a coach house, since it is listed as such in sales particulars in a newspaper dated 1879 (*Western Times*, 17 October 1879). It is thought that as part of the conversion of the barn another cottage was originally intended at the south end, but not completed (Woolner archive notes).

In the early 20th century the southern, ground floor, part of the barn was divided off with a brick wall to create a storeroom (room 19) and a loose box was inserted the south-west corner of room 18 (Woolner archive notes).

The roof structure of the barn has been described by Stuart Blaylock as follows:

'Within the northern part of the barn (room 18) are three trusses with very broad principal rafters (some 12-13" wide and 2-3" thick). The principals are halved and pegged at the apex, and have straight collars halved over the principals (i.e. not set into a mortice) with a notched profile. These joints are fixed with three pegs and one iron nail apiece. The original purlins are threaded and scarfed together, with peg holes indicating that there were five common rafters per bay. There is a later series of purlins laid on the outer edge of the principals. The remainder of the Barn to the south (room 18 and over room 19) has four further trusses of the same design (below). The general picture of the

roof construction is that it is of sufficiently traditional design to be considered old, i.e. probably 17th century, perhaps, at the outside, early 18th century. The use of iron nails as well as pegs might suggest a pull in favour of a later date, although their co-existence with pegs is typical of the mid. or later 17th century, and nails also appear in combination with pegs in the roof of the south end of the East Range, for which an early 17th century date has been proposed. The major difference in the Barn roof is the proportion of the principals, which are very wide and relatively narrow timbers, and in the form of the joint between collars and principals. The implications of this are that the barn looks more likely to be of later 17th or perhaps early 18th century date (as proposed in the handbook, in fact: Woolner 1989, 42) rather than the substantially later date in the early 19th century proposed by Mrs Woolner as a later correction.

The attic area is limited to the south by a wall of concrete blocks constructed in 1974 (Peter Woolner, personal communication); the roof of the barn continues for a further four trusses of the same type, with plank principals of similar scantling. All the southern bays possessed purlins with peg holes for four common rafters per bay. There was originally a hip to the roof at the south end of the barn.’ (Blaylock 2005).

The north wall was inserted to create the cottage to the north during phase 9 (late 18th or early 19th century). In the early 20th century a door opening was inserted at the west end of this wall and a brick structure built into the remaining barn to create a new lavatory for the cottage (room 17). The upper part of the wall, in the apex, was rebuilt in 1974 from concrete blockwork. The lower section appears to be built from stone rubble.

The east wall was constructed in the 17th or very early 18th century as the east wall of the phase 8 threshing barn. At the north end of the wall is the threshing door opening which has been narrowed with stone rubble fill to both jambs and the original arch also infilled with a lintel added. To the south of the door opening there is evidence for a removed first floor loft space in the form of a slight ledge and filled joist sockets. This is not visible to the north of the door, suggesting that the first floor was only present in the southern half of the building. Towards the south there is a timber lintel set within the masonry, which may indicate the location of an original window at ground floor level, although the walling around it appears to be refaced, disguising any blocking. Immediately south of this, there is a blocked, narrow window/ventilation opening, now with inserted shelving. To the south of this at ground floor level the room has been partitioned off to form room 19, but at first floor level there is an inserted or possibly original window opening, with mullion and transom window.

The ground floor south wall is a brick-built partition added in the early 20th century to create room 19, whilst set back, at first floor level is the original (phase 8) half hipped end wall of the barn. An early 20th century first floor structure over the inserted room 19 replaces an earlier first floor structure at approximately the same level.

The west wall is also part of the original phase 8 structure. As with the east wall there is evidence for a removed first floor in the wall to the south of the threshing door opening. The threshing door opening itself retains its original dimensions; although a later (probably early 20th century) ledged and braced door has replaced the original threshing door.

The stone rubble walls are whitewashed and there is a 20th century concrete floor.

6.1.7.19 Room 19 (Barn Store)

(Figs 309, 311, 181-183)

This ground floor room, created in the early 20th century by the insertion of a brick partition wall, lies at the south end of the barn range and was originally part of the threshing barn. The barn was added to the house as an adjoining range in the 17th century or possibly in the first few years of the 18th century.

It is thought that this end of the barn was intended for conversion as another cottage in the late 18th or early 19th century, but was not completed (Woolner archive notes). The present narrow room, however, created by the inserted brick partition in the early 20th century, is likely to have been built as a stable or store room.

The north wall is the brick-built partition inserted in the early 20th century.

The east wall forms the southern part of the east wall of the phase 8 barn. The door opening here was probably inserted in the early 20th century when the room was created. The window opening with mullion and transom window at first floor level (in room 18) may have been inserted in the late 18th or early 19th century as part of the incomplete cottage conversion.

The south wall is the original (phase 8) half hipped end wall of the barn. It contains an inserted window opening with brick jambs, which is likely to have been added in the early 20th century. At ceiling level a timber wall plate is visible which appears to have carried the original first floor structure.

The west wall is the part of the phase 8 structure. It has an inserted window opening of probable early 20th century date.

The stone rubble walls are whitewashed and there is a 20th century concrete floor.

6.1.7.20 Room 20 (Stair Projection)

(Figs 309, 311, 184-188)

This stair projection was added to the house, probably as a modification of the east end of the north range, in the 17th century. It replaced an earlier, (probably early 15th century) smaller, stair tower which adjoined the north wall of the phase 3 house just to the east. The remains of this earlier stair tower were seen in the 1970s when the landing floor was lifted. This revealed the west, limestone rubble wall of the earlier tower running under the 17th century balustrade and the remains of some spiral steps seen to be approximately 2'6" long (Woolner archive notes).

A straight joint seen in the west wall of the 17th century stair projection when some external render was removed (Woolner archive photograph), located approximately 0.5m to the south of the north-west corner, could either indicate a blocked opening here or that the north wall once continued westwards as part of the north range (demolished in the mid 18th century (Stirling 1830, 82)).

The original 17th century stairs, balustrade and landing floorboards survive within the extension. The floorboards are 0.38m wide. The door opening to the Parlour (room 2) may have been inserted in the 17th century to give access to the new staircase, although it may have existed previously as access to the north range. The window opening in the south wall was inserted in a former door opening in the 20th century, and at the same time a new door opening was inserted in the west wall. Another door opening was inserted at landing level in the north wall in the 19th century when a small stone-built projection was added here for a lavatory (room 21). At the top of the stairs, at first floor level is the door opening to the Solar (room 23) in the south wall. It is a granite-built, arched opening with plain chamfers and broach stops and originally gave access to the removed spiral stairs. The door opening to the east, into the bathroom (room 22), is set in a lath and plaster partition and contains a probable 19th century batten and plank door.

The walls and ceiling are plastered.

6.1.8 First Floor

(See plans: Figs 310 and 312).

6.1.8.1 Room 21 (Lavatory)

(Figs 310, 312)

This room was added in the 19th century (Woolner archive notes) as a small projecting extension to the north wall of the 17th century Stair Projection (room 20). It was built

to provide a lavatory at this end of the house. Below the floor boards the breached, north wall of the stair projection is visible (Woolner archive notes). In the north wall of the 19th century structure there is a small casement window. The walls and ceiling are plastered and the floorboards covered with vinyl.

6.1.8.2 Room 22 (Bathroom)

(Figs 310, 312, 189)

Room 22 is part of a two-storey, lean-to extension added to the north wall of the phase 3 (14th or early 15th century) Solar. The extension is shown on the tithe map of 1842 and much of it is likely to date from the 17th century when a new staircase was added at the north-west corner of the house (room 20). However, the 17th century alterations here did replace an earlier (probably phase 4, early 15th century) stair tower located at the west end of the room and present landing of room 20, which gave access from the Parlour (room 2) to the Solar above (room 23). Remains of stone-built spiral steps and the earlier west wall of this structure were seen when the 17th century stair and landing boards were lifted in the 1970s (Woolner archive notes). It is also possible that the eastern half of this room was part of the earlier structure too, functioning as a garderobe for the Solar. Room 1 was probably converted for use as a bathroom in c1860 when the room below was converted to a scullery (room 1) for washing clothes, and a pump room (now demolished) was built to the east to supply the water for washing (room 1), bathing (room 22) and the lavatory (room 21).

In the north wall of this room there is a dormer window with a small casement. The west wall is likely to be a 19th century lath and plaster insertion and has a 19th century batten and plank door. There are no visible features in either the east or south wall, although all the walls and the ceiling are plastered. The floor has a vinyl covering.

6.1.8.3 Room 23 (Solar)

(Figs 310, 312, 190-194)

This room was originally constructed as the Solar above the Parlour (room 2), adjoining the top (north) end of the Hall (room 5). It was built along with the Hall and Parlour as a new addition during phase 3 (either in the 14th century or in the very early part of the 15th century). This was thought to have happened soon after c1405 when Richard Yarde and Joan Ferrers inherited the house from the Bussels, but there is some evidence now that suggests the Hall, Parlour and Solar had been built before this date (see room 5 Great Hall and Screens Passage above).

The Parlour and Solar appear to have been enlarged to the south in the 15th or 16th century (phase 6) when a new wall was inserted approximately 2m to the south of that which it replaced. The original wall dividing the Solar from the Hall appears to have been located just to the north of the southernmost truss, and along the line of the exposed ceiling beam in the Parlour beneath (a scar of this removed wall was seen in the east wall from above when the floorboards were lifted in the Solar, room 23 (DHW notes 1972)). This wall would have been located in alignment with the south wall of the Chapel when the Chapel was added as an extension, and may originally have formed part of a cross wing at the north end of the Hall.

The original, smaller, room was accessed through the door opening in the east wall which led to an external stair tower. When the Chapel was added in c1427 the stair tower here was demolished and replaced with a new external stair tower at the north-west corner of the room accessed via the door opening in the north wall. This may also have led to a garderobe located in the present bathroom (room 22).

Evidence for the earlier, smaller Solar is seen in the existence of a late medieval or early 16th century framed floor structure of beam and joist construction which exists as a complete frame in the northern two thirds of the present room (Blaylock 2006). To the south of this the floor structure comprises infill of relatively modern joists, including some re-used historic timber (Blaylock 2006). Other indications that the room was enlarged to the south, are that the alignment of the east wall changes slightly at the

point where the floor frame terminates to the south, and the walling to the south of the dormer window in the west wall is approximately 0.3m wider than that to the north indicating separation in the two different builds.

The partially visible roof structure, however, does not match the evidence for a smaller room as seen in the floor structure, since it appears to have been designed to fit the larger, later room. This suggests that the Solar was re-roofed after it was enlarged, probably replacing an earlier transverse roof over the smaller room. It is described by Stuart Blaylock as follows:

'the form of the Solar roof...suggests that this end of the building has been re-roofed at some time (perhaps replacing an original cross roof, as suggested by Mrs Woolner). The Solar roof consists of three trusses of related but distinctly variant construction to that of the hall roof. It is of principal rafter construction with small lower arch braces (or vestigial jointed-cruck posts) rising from a wall plate or cornice at the level of the wall top. Thus far it shares some similarities of construction with the roof of the hall to the south, but there are no upper arch braces, and the collars are obscured by the modern ceiling of the room...

The lower arch braces and the soffits of the principal rafters are simply chamfered, although the chamfers have been planed off in places...

The present ceiling is a plasterboard ceiling of recent date. The north truss is blind to the north (i.e. has no chamfer or other ornament on this side), so this was clearly intended to be the last truss against the gable (as the northernmost truss of the hall roof, also blind to the north, was designed to be the northernmost limit of that roof). The form of this roof, as a simple principal and rafter frame, without arch braces, but with chamfers on the soffits of the timbers, might be taken to suggest that it is later in date than the hall roof, although no really advanced features are visible that might suggest that it is radically later (for instance later 16th century, as has been suggested in the past: Woolner 1989, 40-41).

Red colouring of the timbers (as in the hall and the south-range roofs) is visible throughout and shows that this arrangement is ancient. Exactly how old is debatable, as the red paint is visible running over a planed-back area of the soffit of the principal on the west side of the second truss.' (Blaylock 2005).

The timber wall plates have rebates for removed timber struts on their upper sides which are set 0.38m apart between the trusses.

At the northern end of the west wall, approximately 1m to the south of the north-west corner, a straight joint is visible in the wall. This joint appears to align with the interior face of the south wall of the 17th century stair projection. The presence of a straight joint here indicates the location of a former opening. It therefore seems possible that prior to the insertion of the 17th century staircase there may have been a door opening here giving access through to the north range (demolished in the 18th century).

During the 17th century the earlier stair tower to the north-west was removed and a new stair projection was created, possibly reusing the eastern ends of the north and south walls of the earlier north range.

The Solar has retained its original use as a bed chamber.

The arched door opening at the west end of the north wall is constructed from granite and has plain chamfers and broach stops. Its planked, two panel door with spear strap hinges is of 17th or 18th century date. In the centre of the north wall there is granite fireplace, which appears to have been inserted at a later date, replacing a fireplace with a much longer lintel. To the east of the fireplace there is a blocked opening, most likely a former window since both jambs are splayed. This is directly above the blocked window in the north wall of the Parlour below and may not be original but predates the north extension as the east wall of the extension abuts the blocking.

In the east wall the door opening that once led to a stair tower retains an early timber jamb to the north. It has a plain chamfer with a runout stop.

Although there are no visible features in the south wall, its appearance suggests that it is constructed mainly of stone rather than cob.

In the west wall there is a centrally set mullion, dormer window with stanchions which is likely to have been inserted when the larger room was created. To the north of this, 1m to the south of the corner of the room is the straight joint discussed above.

The north wall and northern half of the east wall have been plastered, but all the other wall surfaces are painted rubble masonry. The plasterboard ceiling covers the upper part of the trusses and also the sections between the lower parts of the trusses. The narrow floorboards are likely to be 20th century.

6.1.8.4 Room 24 (Priest's Room)

(Figs 310, 312, 195-199)

This room was constructed as part of an extension to the phase 3 house during phase 5 (late 15th century) in order to create more internal space and a new, impressive, gabled façade. Emery (2006, 501, fig 121) suggests this new façade dates to c1470-90 and it may therefore have been added shortly after Gilbert Yarde inherited the property in the late 1460s.

The room lies in the angle between the pre-existing Hall to the west and Chapel to the north. It has its own gable roof and is divided from the Oriel Room (room 25) to the south by a thick masonry wall, designed to support the south ends of the trusses. This wall runs east to west from the north end of the protruding chimney breast of the Hall. Although at ground floor level, in the Ante Chapel (room 4), the wall has been removed, its footings were revealed when a section of the floor was taken up during a watching brief in 2014.

The phase 5 room appears to have replaced an earlier, tall single storey structure or bay window associated with the phase 3 Hall which would have been entered from the Hall via the large four-centred arch opening in the west wall, and also from the stair tower located to the north-west which was removed when the Chapel was built.

When this room was first built the only discernible access to it appears to have been via the Solar, across a gallery in the Chapel and in through the door opening in the north wall. The door opening in the south wall from the Oriel Room (room 25) appears to have been inserted at a much later date. This suggests that the room was designed as a private chamber for the Yardes accessed only via the Solar.

It seems likely that the north wall of room 24 is a surviving section of the phase 3 room/bay window, since the construction of the Chapel appears to post-date it (see room 3 Chapel). The present door opening at the west end of the north wall appears to have been inserted when this room was constructed during phase 5. The timber shouldered arch frame here suggests a 14th century date, although Diana Woolner's notes suggest that this was brought from elsewhere and inserted here in the early 20th century when the 19th century lath and plaster infill was removed (Woolner archive notes).

The east wall appears to have been constructed during phase 5, in the late 15th century. The four light oriel window in this wall has ornate tracery and foils. The crenellations over it are more recent recreations of the earlier ones shown in the late 18th century painting (Fig 24).

The south wall of the room appears to have been constructed during phase 5, in the late 15th century dividing the two newly built first floor rooms. Originally there does not appear to have been any communication between the two rooms and the present door opening is a later (probably 19th century) insertion with brickwork patching in the jambs. The door itself appears to be a 17th century panelled door found elsewhere in the house and inserted here in the mid 20th century (Woolner archive notes). At the time of the survey, the rest of this wall was obscured by a large bookcase. However, Diana Woolner's notes refer to a blocked fireplace here of 19th century date (Woolner archive notes).

The west wall of the room is the former external east wall of the Hall. There is a blocked opening in it to the south of centre. This is probably an altered phase 3 window opening and measures approximately 1m high by 0.7m wide with splays on either side. The lower part of this wall was not visible during the survey, but must contain the upper part of the large four-centred arch opening to the Hall seen at ground floor level.

The roof structure has been described by Stuart Blaylock as follows:

'This roof is of a similar concept and construction to that of the Oriel Room ... i.e. a gable running back and over the hall roof in a dormer arrangement, although it is somewhat narrower in span, about 4.5m. Again there are two trusses. All the timbers of the east truss except the south principal rafter are renewed (as are all the purlins of the east bay), presumably in 1972... The second truss and the purlins beyond show a better survival, although the lower arch brace on the south side is replaced. This truss is fully arch-braced, i.e. the arch braces abut each other below the collar at the apex and below the principals to each side (in contrast to other roofs of the building where the arch braces abut blocks left in the collars/principals, cut to the profiles of the chamfers).' (Blaylock 2005).

All the walls in this room have been plastered and an inserted plaster ceiling obscures the tops of the trusses. The floorboards appear to be 20th century replacements.

6.1.8.5 Room 25 (Oriel Room)

(Figs 310, 312, 200-207)

This room was constructed as part of the extension to the phase 3 house during phase 5 (late 15th century), in order to create more internal space and a new, impressive, gabled façade. Emery (2006, 501, fig 121) suggests this new façade dates to c1470-90 and it may therefore have been added shortly after Gilbert Yarde inherited the property in the late 1460s.

When constructed during phase 5, the southern half of this new room subsumed the earlier (phase 4) first floor room of the Porch. This involved the removal of the Porch roof and demolition of its north wall at first floor level to extend the room northwards. It was then re-roofed with its own gabled roof structure. The first floor structure of the earlier Porch room, however, remains *in situ* and is distinct from the later (phase 5) floor to the north. Stuart Blaylock has described the floor structure of the Oriel Room as follows:

'The distinction between the porch and the area to the north is clear in the construction of their respective floor frames. At the junction the masonry top of the north wall of the porch could be seen beneath the floor level (630mm wide), with only the inner (south) face surviving to the height of the soffit of the beams (below). Several concrete blocks of the 1970s phase of work make up the north (former exterior) face. Within the area of the porch the basic floor structure is supported on north-south oak beams, c.180 x 130-140mm (7 x 5½"), with oak joists laid on top running east-west, measuring c.80 x 110-120mm (c.3 x 4½"). These are quite clearly a floor frame and, along with the lancet window, provide supporting evidence (if any were needed) of the original porch having been of two storeys. Three beams were observed by measuring east and west from the one exposed beneath the raised floorboard (Fig. 4), another two were observed near the west wall, where a further short section of board was lifted. When plotted out it is clear that the porch was originally (and may still be) floored with six joists placed at intervals of 400-450mm. Six joists were recorded in the upper layer of the frame.

In the remaining part of the Oriel Room, to the north of the demolished porch wall (some 3.7m), the floor was of simpler construction, consisting of east-west joists alone. These fell into two groups: to the south six oak joists of approximately 100 x 100mm at c.280-320mm (approximately 12") centres, presumably bearing on the east and west walls of the Oriel Room, although this was deduced rather than observed. Further north the floor is continued by four

larger oak joists, 120mm wide and c.100mm deep, placed at intervals of c.450-500mm (18"). Other than their scantling and spacing there is no obvious difference between the two groups of joists, and thus no clear reason for the differential treatment of the floor can be deduced. Both span the room east to west, and both have modern (1970s?) lath and plaster ceilings on their soffits at a similar level (i.e. both correspond to the southern half of the antechapel beneath, the area that was formerly a separate room). One possibility is that one or both sets of joists derive from some part of the demolished porch structure (or that of the early-15th century oriel to the north, also demolished to make way for the new east elevation), and are re-used in their present position.' (Blaylock 2005).

The phase 5 gable roof structure is also described by Stuart Blaylock as follows:

'This roof structure is composed of two trusses/two bays bearing onto a masonry wall to the west an extension upward of the east wall of the hall; beyond this the roof is presumably carried west on purlins to bear on the east slope of the hall roof (the 1937 air photograph published in the guide book shows three dormer roofs bearing on the east side of the hall roof: Woolner 1989, pl. 4; otherwise the nature of the roof structure to the west, where this dormer roof oversails that of the hall, has not been seen in detail). No specific evidence for the level of the original top of the wall was seen, although there is a suggestion of a packing course, or a slightly projecting course of thin stone at c.2.65m above first-floor level that can be traced across the full width of the room. This could represent the break, as could a further change in the visible surface c.700mm further up where the masonry is rendered (could it be continued upward in cob from this point?).

The first (east) truss of the roof is unchamfered and possibly is a plain A-frame truss, although a very short arch brace is mortised in at the south end this is a very simple truss butting the east wall and not intended to be seen? The second truss is more typical ... This is a collar beam truss with arch braces supported on the stone wall and on a modern timber plate or lintel spanning the north end of the room; the roof spans c.5.5m. The present ceiling is positioned towards the top of the collar and rear of the principal rafters; traces of an earlier (but not primary) ceiling survive in the form of hacking the surface of the timbers to form a key for the plaster; this is positioned some way below the apex of the arch braces. Above this level the timbers are quite clean and with pristine undisturbed surfaces.

Two sets of purlins are visible and there is room for another pair above ceiling level (as seen in the hall roof). Peg holes in the central purlins show that there were three common rafters in the main bay and another three in the space west of truss 2, up to the stone wall (i.e. the common rafters were more closely spaced here).

The roof looks very much in the same idiom as the hall roof, although it ought to be some 80 years later according to the established structural history of the house (Woolner 1989, 32-33). It is accepted that not much may have changed in local carpentry traditions in that time, and also that it would be hard to tell any typical early 15th century building in Devon from one of the late 15th century on the basis of its roof carpentry alone.' (Blaylock 2005).

The fact that both the Priest's Room and the Oriel Room have similar roof structures to the Hall, might add more weight to the suggestion that the Hall was reroofed when the building was extended to the east.

The north wall of the room appears to have been constructed during phase 5, in the late 15th century dividing the two newly built first floor rooms. The west end of the wall abuts the external face of the Hall chimney breast. Originally there does not appear to have been any communication between the two rooms and the present door opening is a later (19th or 20th century) insertion with brickwork patching in the jambs. The door

itself appears to be a 17th century panelled door found elsewhere in the house and inserted here in the mid 20th century (Woolner archive notes).

The northern half of the east wall, including the oriel window, was constructed during phase 5, in the late 15th century. The southern half of this wall contains the earlier, phase 4, Porch wall along with its lancet window.

The south wall of the room is the original south wall of the phase 4 Porch (room 7) up to the timber beam above the top of the door frame. Above this the walling has been built up during phase 5 to create greater height for the Oriel Room. The door opening through to the Coat of Arms Room is likely to have been inserted during phase 5 when the new east front of the house was created either side of the Porch. The chamfered concrete lintel above the door was inserted by the National Trust in the 20th century, replacing an earlier timber lintel (Woolner archive notes). The door itself appears to be a late 18th or early 19th century replacement.

Access to the first floor of the Porch during phase 4, before the construction of the phase 5 eastern front of the house, needs to be considered. It would seem that the only viable option for access to this small room would have been through a door opening to the west, from above the Screens Passage. This suggests the presence of a minstrel's gallery above the Screens Passage, at least during phases 3 and 4, accessed via the former spiral staircase at the west end of the Screens Passage. At the time of the survey this area of the west wall was obscured by bookcases.

The west wall of the room is the former external east wall of the Hall. Approximately 0.5m below the truss collars, the top of the rubble wall of the phase 3 Hall is visible. Above this the walling has been smoothly plastered indicating the area of phase 5 infill, added when the new gable roof structure was built. Approximately 0.65m to the south of the protruding Hall chimney breast, at floor level, there is a blocked, former phase 3 window opening, converted for use as a squint during phase 5 to view activity in the Hall.

Unlike the Priest's room, none of the walls in this room have been plastered although there is an inserted plaster ceiling obscuring the tops of the trusses. The floorboards appear to be 19th or 20th century replacements.

6.1.8.6 Room 26 (Coat of Arms Room)

(Figs 310, 312, 208-213)

As with the Buttery (room 6) below it, this room has undergone many changes and its original date is unclear. It may have existed before the construction of the phase 3 Hall (room 5) to the north and was probably part of a phase 2 service cross wing added to the phase 1 house in the south range.

For most of its history the northern part of the landing to the west would have been part of this room; the present partition wall probably having been inserted in c1860 (Woolner archive notes). The present staircase from the landing was inserted in the 19th century, replacing a spiral stair which would have opened into the north-west corner of the earlier room. At an early date the room only reached as far east as the present east wall of the Hall. It was extended to its present length probably during phase 5 when the new eastern façade was created, pushing the front wall forward so that it became flush with the front wall of the Porch. The new east wall was built with an oriel window to mirror the one lighting the Priest's Room (room 24), and also at this time the room must have been re-roofed.

During phase 7 (c1600) further remodelling of the room took place under the instruction of Gilbert Yarde soon after his marriage to Judith Hele in 1595. It is said that he converted it for use as a dining room (Woolner archive notes). This work involved the insertion of a new fireplace and chimney in the south wall which appears to have replaced an earlier fireplace, or at least chimney breast in the west wall of the present landing. Here a large mullion window appears to date to the same period, indicating its probable insertion in c1600. The evidence suggesting an earlier fireplace and chimney breast here can be seen directly below in the Buttery (room 6), where a mullion

window has been inserted in a much larger opening in the west wall. The earlier, larger opening here almost reaches floor level and has wide splays to both jambs. Its appearance strongly suggests its previous use as a fireplace.

As part of the c1600 conversion a door opening leading to an external staircase was also inserted in the south wall, to the east of the new fireplace. This was seen as a blocked opening during repairs to the external render in the 20th century, as were the remains of a sloping slate roof above it leading down to the blocked door opening in the east wall of the Old Kitchen (room 8) below (Woolner archive notes). This new staircase and service door, giving direct access from the Old Kitchen, adds weight to the suggestion that the room was converted for use as a dining room at this time. In 1830 Stirling mentions that there was a 'finely carved ceiling' in this room. It seems likely that this was an ornate plaster ceiling possibly inserted as part of the c1600 remodelling (Stirling 1830).

During the 19th century the ornate plaster ceiling was removed and replaced with a plain lath and plaster barrel ceiling and the present lath and plaster partition wall to the west was inserted.

The roof structure over the Coat of Arms Room is described by Stuart Blaylock as follows:

'The cross range to the south of the hall retains a medieval roof, now obscured from below by a plaster barrel vault in the Coat of Arms Room and a modern ceiling in the passage at the head of the stairs to the west. The roof is at present accessible through the attic above the south-east range (above room 28). The present ceilings are probably of mid.-19th century date; Stirling described a 'finely carved ceiling' in this room in 1830, presumably an ornamental plaster ceiling (Stirling 1830, 81).

The roof is of five trusses, thus four bays, numbered from east to west so that the two trusses most easily seen are numbered IIII and V. All of the timbers are obscured from view from below with the exception of the feet of the principal rafters of truss V, which are visible in the passage at the head of the stairs outside. The trusses consist of principals and slightly-cranked collars with chamfered arch-braces and two tiers of butt purlins with top-face tenons...

a short length of the ridge is preserved in the west of bay 4, more survives in bay 3, although it is hard to see (at this point it seems to support the ridge of the roof extension coming south from the hall). There are three common rafters per bay, some (if not all) pegged to the upper purlins. Truss V, the westernmost, is set short of the west gable wall and short extended purlins span the gap and (no doubt) served to support common rafters over the thickness of the wall as well.

The southern extension of the hall roof extends south over the cross range, showing that the two are probably coeval (unless the hall originally ended in a gable partition: no trace of such an arrangement was observed). The structure of this extension bears directly on the north slope of the cross range roof, supported on valley boards, extended purlins and jack rafters.

The whole roof is a forest of ad hoc repairs and rough supports, partly related to the support of the 16th/17th century roof of the south-east range to the south, partly to that of the barrel-vaulted ceiling of the room beneath, partly the various later repairs and re-roofing. The west slope of the roof is supported on modern softwood rafters with tarred paper and felt, typical materials of the second half of the 20th century. The plasterboard partition between the medieval and 17th century roofs was inserted (as fireproofing?) at a similar time in the later 20th century (1970s?). Nothing visible survives of the early roof covering, but only bays 3 and 4 were accessible for observations in any detail, and the medieval timbers are largely obscured to the east by the present roof and insulation material.' (Blaylock 2005).

The floor frame in this room was found to be of early 19th century date, with early 20th century support beams inserted below (Blaylock 2005). The floorboards are probably 20th century in date. All the wall surfaces are plastered as is the 19th century barrel ceiling, and a 19th century moulded cornice runs around the whole room.

At the east end of the north wall the door opening through to the Oriel Room is likely to have been inserted during phase 5, although it has been altered in the late 18th or early 19th century, and the door itself appears to be of the same period. It has a granite threshold that steps up into the Oriel Room. To the west of the door opening at skirting board level (although it is unclear exactly where), a blocked opening was seen during work in the mid 20th century, breaching the wall through to the Hall and blocked with brickwork. This strongly suggests the former existence of a minstrel's gallery at the south end of the hall.

The east wall contains the large mullion and transom, oriel window with stained glass and window seat added as part of the phase 5 extension eastwards. It is similar in style to the window of the Priest's Room (room 24).

Towards the eastern end of the south wall, although not visible, there is a blocked door opening inserted here in c1600 when the room appears to have been converted for use as a dining room. The blocked door opening was seen when external render was stripped for repair work in the 20th century (Woolner archive notes). To the west of this lies the fireplace, also inserted here in c1600 as part of the remodelling work. The whole structure is recessed back into the wall by approximately 0.15m. The surround is constructed of decoratively carved oak and it has an elaborate, moulded plaster overmantel bearing the arms of Gilbert Yard and Judith Hele and below this the motto 'Ignis Corpus Spiritus Animam' ('Fire warms the body, the spirit the soul') (Woolner archive notes). The overmantel is set flat against the wall and recessed into the lower part of the plaster barrel ceiling. The hearth now contains red and white tiles which may have been taken from the Old Kitchen (room 8) floor when this was removed in the early 20th century. Immediately west of the fireplace there is a small cupboard recess in the wall.

The west, lath and plaster partition wall appears to be 19th century in date, and was probably inserted in c1860 when much of the house was remodelled (Woolner archive notes). The door at the south end is an 18th or early 19th century six panelled door.

6.1.8.7 Room 27 (Stairs and Landing)

(Figs 310, 312, 214-216)

The area forming the present landing and stairs to the west of the Coat of Arms Room was originally part of this room. It was only, probably in the 19th century, that a partition wall was inserted here to create a passage from the first floor rooms in the south range through to the stairs at the north end of the landing.

At the north-west corner of the Coat of Arms Room there was originally a spiral stair. The remains of this can be seen in the recessed curve of the west wall at the base of the present staircase. There is also evidence to suggest that there was once a fireplace to the south of the spiral stair in the location of the present window in the west wall (see room 26 above). In c1600 when the Coat of Arms Room was remodelled the fireplace here was removed and a new fireplace and chimney inserted in the south wall. In the location of the probable old fireplace and chimney breast a tall mullion window was inserted.

It is unclear when the spiral staircase was removed but the present straight flight of stairs was inserted in c1860 (Woolner archive notes) but was altered in the early 20th century. When the 19th century staircase was inserted the early door at the base of the stairs leading to the Screens Passage was blocked, and the stairs turned eastwards here to a door opening into the Buttery (room 6). In the early 20th century the stairs were altered to create a straight flight down, the Screens Passage door opening was unblocked and the 19th century door to the Buttery blocked (Woolner archive notes).

The floorboards are 19th century as is the lath and plaster ceiling, although the feet of a single truss are visible below the ceiling at both ends of the landing. All the wall surfaces are plastered.

The north wall is the north wall of the phase 2 or 3 spiral staircase, and has a pointed arch door opening at ground floor level now obscured by a 20th century door and square-headed frame.

The west wall immediately south of this door opening contains the now truncated, curved recess of the former spiral stair wall. To the south of this at first floor level is the tall, 17th century mullion window inserted within a former (probably phase 2) chimney breast.

The southern extent of this area is marked by three steps up into the Old Kitchen range at the east end of the south range. Here a round arch door opening has been inserted, probably in the late 18th or early 19th century during phase 9, for access to the Coat of Arms Room from the newly built corridor (room 29). Prior to this it is unlikely that there was any access between the Coat of Arms Room and rooms to the south.

The east wall is the 19th century lath and plaster partition with a six panel door of probable 18th or early 19th century date at its south end leading to the Coat of Arms Room. At its north end there was another door opening at ground floor level which gave access from the stairs directly into the Buttery (room 6) (Woolner archive notes). This is now blocked.

6.1.8.8 Room 28 (Bedroom)

(Figs 310, 312, 219-223)

This room lies directly over the Old Kitchen (room 8), and as with the Old Kitchen has undergone many changes making its original date unclear. There is evidence that the Old Kitchen existed before the construction of the phase 3 Hall (room 5) and was probably part of a phase 2 service cross wing added to the phase 1 house immediately to the west. It is unclear, however, whether a room over the Old kitchen (probable service room(s) then) also existed at this date.

The west wall of this room forms the east gable end of the phase 1 house. In the Old Kitchen below, the curved recess of a former spiral stair was exposed during building works at the south end of the west wall (Woolner archive notes). This feature may pre-date the phase 3 kitchen and it is possible that the stair tower is associated with the phase 1 building, but may have been added to it during phase 2. In the west wall of this bedroom, adjacent to the top of the former spiral staircase, there is a blocked door opening which once gave access through the phase 1 wall into a narrow room, now the Scriptorium (room 30).

When the new Hall (room 5) was built during phase 3, the Old Kitchen below was converted or rebuilt as the kitchen, with a large fireplace installed in the south wall. The alterations at this date may have included the addition of this room above and the removal of the spiral stair in the south-west corner, and its replacement with a straight flight to fit the narrow gap between the fireplace and the west wall.

During phase 6 (c1600) major remodelling was undertaken at this corner of the house. Much of the north wall and the east wall were rebuilt in order to insert a new fireplace and chimney breast at the junction of the two walls in the Coat of Arms Room (room 26). Not only this, but the roof over room 28 was removed and this corner of the building heightened to create new rooms above (room 38), and it is possible that the whole of the east wall was rebuilt as a result of this. The wide mullion window in the east wall of the Old Kitchen (although a 20th century replacement) is 17th century in style with ovolo mouldings and is a replica of the one removed (Woolner archive notes). A late 18th century drawing of the house shows the east wall here before it was given a false gable in the early 19th century (Fig 24), and in style it appears to be 17th century, with two mullion windows shown in the east wall of this room and two dormer windows set in the roof space above. The former spiral stair in the south-west corner was possibly rebuilt as a straight flight from ground to first floor (although this alteration

may already have taken place during phase 3 when the kitchen fireplace was inserted, since the space between the fireplace jamb and the west wall appears far too narrow for a spiral stair). However, a new mullion window was inserted at the west end of the thin, recessed, south wall to light the staircase at this date. In her notes, Diana Woolner explains that the straight flight of stairs against the west wall led from the ground floor to the first floor and continued up to the attic rooms (room 38). The whole of the staircase was removed in c1860 and at this time the stair window in the south wall was blocked (Woolner archive notes). The staircase window was reopened and restored in the early 20th century (Woolner archive notes).

During phase 9, in the early 19th century, the east wall of the Old Kitchen range from first floor level upwards was remodelled to create a new gable front and new oriel window echoing the design of the frontage further to the north. This involved the modification of the existing wall rather than wholesale rebuilding. The two earlier mullion windows in the east wall that were blocked when the oriel window was inserted were seen when render was removed from the external face in the mid 20th century (Woolner archive notes), and remnants of the two former dormer windows are still visible in the attic (room 38).

In the north wall at the western end, the boxed in vestibule and six panelled door appear to be 18th or early 19th century in date. To the east of this is a built-in tongue and groove wardrobe of 19th or 20th century date. Beyond this the stepped back wall is a lath and plaster partition dividing the bedroom from the staircase to the attic (room 38). It seems likely that this staircase was inserted in c1860 when the earlier staircase to the attic along the west wall was removed. During work carried on this wall in the 20th century a below stairs cupboard was uncovered and the present staircase was seen to rest on some of the structure of an older one (Woolner archive notes).

In the east wall is the oriel window, inserted here in the early 19th century during phase 9, replacing the two earlier mullion windows either side of it. The window extends above the present ceiling level and has timber panelled shutters. In the early 20th century, the walling below the oriel window was recessed to create a window seat (Woolner archive notes).

Towards the east end of the south wall there is a small blocked fireplace which may have been inserted here when the new oriel window was added during phase 9. A 19th century grate was removed from it in the early 20th century (Woolner archive notes). A section of walling approximately 1m long at the western end of the wall, where the small mullion window is located, is recessed in from the walling to the east. Here the wall is very thin and this continues as a feature from the ground up to the top of the gable wall. It would appear to date to c1600 when the mullion window, was inserted.

At the south end of the west wall there is a blocked door opening which was found during building work here in the 20th century (Woolner archive notes). This door opening is likely to be associated with the former spiral staircase here, and could be part of the phase 1 or 2 design, giving access to the first floor of the phase 1 house.

The walls and ceiling are plastered, but two ceiling beams with plain chamfers are exposed; these appear to date to the c1600 remodelling. The moulded cornice probably dates to the 19th century as do the floorboards.

6.1.8.9 Room 29 (Corridor)

(Figs 310, 312, 227-229)

This corridor is part of a two-storey extension which included the lavatory (room 35) at the west end and passage and larder below (rooms 9 and 12). It was added to the north side of the south range in the late 18th or early 19th century during phase 9. This area had previously been occupied by a staircase located in a small area adjacent to the door openings to room 31 and 32 and possibly a covered external service passage at ground floor level at least. Presumably the former staircase and covered passage were entirely removed when the new passage and corridor were built.

The north wall is part of the phase 9 extension, and now contains 20th century windows. These windows replaced the late 18th or early 19th century ones. There were originally four of these, probably copied from the east window in the Buttery (room 6). They were made from oak and had foiled heads and saddle bars (Woolner archive notes).

The present staircase is original to the late 18th or early 19th century build, but was moved to its present position from the west end of the passage in c1890 to create a small bedroom at this end of the corridor. This was then converted as a lavatory in the early 20th century (Woolner archive notes). The walls are all plastered and the original barrel ceiling runs the length of the corridor along with a moulded cornice. The floorboards are probably 19th century in date.

The east wall is the earlier (probably phase 2) external wall of the Old Kitchen range. This appears to have been breached during phase 9 to add a door opening through from the south range to the east range, suggesting that an earlier (possibly phase 3) service passage at first floor level did not exist.

The south wall is the original exterior north wall of the south range and comprises several phases of construction. It now has a plastered surface. At the east end of the wall a phase 9 (late 18th or early 19th century) door opening has been inserted into the phase 1 wall giving access to the Scriptorium (room 30). To the west of this there is a blocked mullion and transom window (visible in room 31), possibly of 15th century date. When plaster was removed here in the 20th century the window was seen to have a surviving hood mould (Woolner archive notes). To the west of the blocked window two door openings side by side give access to the Panelled Room (31) and Fleur de Lys Room (32). These are likely to have been inserted during phase 3 when a staircase was added at this location. Both door openings now have what appear to be late 17th or 18th century doors. In her notes Diana Woolner mentions that a sloping roof line was seen passing under the blocked window and up to the two door openings (Woolner archive notes), presumably representing a roofed, straight flight of stairs giving access from the ground floor passage to the rooms at first floor level. Towards the west end of the south wall there is a wide arched door opening leading to the bathroom (33) and Drawing Room (34). This was probably first inserted during phase 9 through the 15th century wall, but was altered and heightened in c1860 to allow for a new raised floor level in the Drawing Room. At this time steps were inserted in the opening to reach the new floor level.

The west wall is a lath and plaster partition wall containing an ornate late 18th or early 19th century door giving access to the lavatory (room 35).

6.1.8.10 Room 30 (Scriptorium)

(Figs 310, 312, 230-231, 237-239)

This small room space lies directly above room 10 (former screens passage). It was created by the insertion of a timber framed partition wall as a later modification of the phase 1 building. Originally this room was probably open to the rest of the phase 1 building to the west (now the Panelled Room), and it was also open to the roof. The present room is a single bay's width, the wall to the east being a masonry gable end wall of the phase 1 building and the wall to the west the inserted probable phase 3 partition.

The first floor of the phase 1 building appears to have been accessed via a blocked round-headed door opening in the south wall leading from an external stair.

When the small room was created over the cross passage the original access was blocked and new access was created via a door opening (now blocked) at the south end of the east wall which led to a stair tower, and also via a door opening opposite this in the west partition wall leading through to the Panelled Room (31).

The door opening in the north wall is likely to have been inserted in the late 18th or early 19th century as part of the phase 9 remodelling. However, the two-panelled door here appears to date to the late 17th or early 18th century remodelling scheme of the

Panelled Room (31). It is possible that it was moved to this location from the door opening in the east wall, when this was blocked.

At the south end of the east wall (the east gable end of the phase 1 building) there is a blocked door opening visible from room 28. This gave access to the former external staircase (see room 28).

In the south wall there is an inserted window opening. It contains a leaded window of probable late 17th or early 18th century date (Firth archive notes, 1929). The window opening here replaced an earlier blocked, round arch opening (see Fig 56). Half of this blocked opening was revealed in the walling to the east of the present window when render was removed from the external wall face in 1947. The top of this opening reaches half way up the present window opening. It has been suggested that this was a phase 1 door giving access to the first floor of the 12th or 13th century house. Examination of the surviving jamb showed that it had a straight, plastered inner face, suggesting that of a door opening rather than a window which would usually be splayed (Woolner archive notes). This door was presumably accessed via an external stair to the south.

The west wall is a timber framed partition wall added as a later modification of the phase 1 building, probably during phase 3. The door opening at the south end, giving access to room 31, is original but now holds a late 17th or early 18th century door.

The floorboards are probably 19th or early 20th century in date. All of the walls have been plastered flat so that earlier features are not visible and a flat ceiling has been inserted with moulded cornice and picture rail of probable 19th century date. In the centre of the ceiling there is a hatch for access to the roof space.

In the roof space above, the stone-built gable end wall of the phase 1 building is visible to the east and has a rough, white-washed plaster finish. To the west the timber-framed partition wall rises to the apex. The wall panels have also been white-washed.

The roof structure, which appears to be part of the same structure as that over the Panelled Room (31), has been described by Stuart Blaylock as follows:

'The single-bay roof of the scriptorium is limited by the stone gable wall of the south range to the east (also visible from the interior of the roof of the south-east range, above) and a timber-framed closed truss to the west. The first roof truss (truss 1, numbering from the east) abuts the stone wall. This retains its principals and one purlin on the north side, but has otherwise lost its subsidiary timbers (collar, purlins, ridge, etc.). Truss 2 is closed, and resembles the end truss at the west end of the roof, as visible in the Fleur-de-Lys Room. This has principal rafters, a straight collar and tie beam. Three posts, or studs, of the same scantling, divide the area between the collar and tie beam into large panels. These are filled with studs fitted into a groove in the upper surface of the tie beam and individual mortices in the soffit of the collar. One panel is void (providing access into the roof to the west, as above); the remaining panels and the apex of the truss above the collar are filled with lath and plaster, with limewash surviving on both plaster and timber, indicating that the room below has been open to the roof at some point. Mortices survive for three pairs of purlins, although only one survives; this displays peg holes indicating that there were four common rafters in bay 1. There are no arch braces to the principals, but there are short lower arch braces to truss 1 (which, as in the hall (room 5), can be viewed alternatively as vestigial or residual posts of jointed cruck trusses rather than lower arch braces). This feature is not present on truss 2, the closed truss to the west, and the relevant area in trusses 3 and 4 is obscured by the late 17th century ceiling of the Panelled Room further west.' (Blaylock 2005).

6.1.8.11 Room 31 (Panelled Room)

(Figs 310, 312, 232-236)

There is evidence to suggest that during phase 1 this room was included as one room with the Scriptorium (room 30), and that it extended as far west as a point just beyond

the present western partition wall. This would make the phase 1 (12th or 13th century) building just four bays long with a chimney set west of centre within its south wall. Evidence for the extent of the phase 1 building to the west is indicated by a joint in the masonry of the north wall visible opposite the stairs in the passage (room 9), a joint in the masonry footings directly opposite this in the south wall (Woolner archive notes), and the widening and narrowing of both north and south walls at this exact point in the Undercroft (room 11) below. In addition, although the roof structure appears to be of a later date, it also appears to be a complete roof of four bays ending on the line of the suggested end of the phase 1 building to the west. At this end a closed truss with timber framed partition now occupies the location of the former stone-built gable end.

The phase 1 building appears to have been extended to the west at a later date (probably during phase 2) to include the Fleur de Lys Room (32). The evidence for this is seen at ground floor level where the north wall at this point is much wider than it is further west (from the west jamb of the present kitchen door, westwards) and that some exterior render was seen on the west face of the west wall in 1975 (Woolner archive notes).

During phases 1 and 2 there is evidence to suggest that the first floor level was slightly lower than the present floor level, as seen by the height of the blocked door openings in the south wall in rooms 30 and 32.

At some point, probably during the 14th or 15th century the present layout of the first floor was created by the insertion of the present partition walls between the Scriptorium (room 30) and Panelled room and between the Panelled room and Fleur de Lys room (32). At this time new access to the room was created at the west end of the north wall where a door opening was inserted leading to a staircase from a ground floor passage (see room 9). This staircase also provided new access for the Fleur de Lys Room (32). The room at this point was open to the roof.

During the late 17th or early 18th century this room was remodelled to become the Panelled Room. At this point the present ceiling with ornate plasterwork cornice was inserted along with the chestnut bolection moulded panels covering all the earlier wall surfaces. The plasterwork is thought to have been created by John Abbot 'the plasterer of Frithelstock' (1640-1727), and it is thought to have been carried out around the time of the marriage of Gilbert Yarde to Joan Blackaller in 1695 since they were known to have made improvements to the house before they left to live at Sharpham at around the turn of the century (Woolner, revised 2008).

All the wall surfaces in this room are now covered by the 17th or early 18th century panelling. The central part of the ceiling of the same date is noted to have fallen down during the late 19th century and then repaired (Woolner archive notes).

The floor structure is described by Stuart Blaylock as follows:

'The earlier floor lay approximately 210mm beneath the modern floor. The present floor, like all of those in the south range, appears to be supported on joists of early 19th century date, with more recent (20th century) stained tongue-and-grooved boards...Of the medieval floor beneath, the top of the third floor beam from the west (as observed in the workshop beneath) could be detected, slightly to the west of the raised board ... The upper surface of this beam is flush with the planked floor visible to either side. In other words, the floorboards were laid flush with the surfaces of the beams, incorporating the latter into the floor surface. This is a technique often seen in 15th and 16th century floor structures, often especially notable in moulded beamed ceilings, where cross beams are involved: in this instance the joists and boards are often laid in alternate directions ('countercharged') in adjoining bays. Two of the original joists are visible between cracks in the boards, c.150mm wide by c.100-120mm deep. The floorboards vary in width: the board immediately east of the beam is c.250mm (10") wide; the next to the east is 345mm (13½").

Four ceiling beams are visible below, in the ground-floor undercroft. These are substantial timbers, some 280-300mm (11" or 12") square, ornamented with

chamfers and stepped stops (best seen at the north end of the second beam from the west). Inasmuch as these are dateable they are broadly consistent with a late medieval date (rather than an earlier date), although it would take dendrochronology to confirm this. Some sapwood was noted, especially on the west side of the second beam from the west, suggesting that dendrochronology would be worth trying here.' (Blaylock 2005).

At the west end of the north wall is the inserted door opening giving access to the 14th or 15th century stairs. This now has a 17th or early 18th century door inserted as part of the panelled room scheme. To the east of it there is a wide blocked window opening with transom and mullion window still *in situ*. The window, which is possibly 15th century in date, was exposed in 1932 when an area of lath and plaster was removed from the north wall. At this time the window was seen to have a surviving hood mould (Woolner archive notes).

The east wall, although now covered by 17th or early 18th century panelling, is a timber framed partition wall added as a later modification of the phase 1 building, probably during phase 2 or 3. The door opening at the south end, giving access to room 30, is original but now holds a 17th or early 18th century door.

The south wall is part of the external south wall of the phase 1 building. At the west end of this wall there is a window opening. It contains a window of probable late 17th or early 18th century date (Firth archive notes, 1929). Applied to the leading of four of the small glass panes there is an oval, painted glass panel showing a man on horseback and the year '1656'. The figure may represent James Yarde just before his marriage or perhaps his brother Gilbert, but it seems possible that the panel was taken from elsewhere in the house and applied to the window at a later date. To the east of the window there is a much altered fireplace. The timber surround belongs to the 17th or early 18th century remodelling. Diana Woolner mentions in her notes that behind the timber surround there are two broken off stone corbels, one either side of the fireplace, indicating an earlier, possibly original, phase 1 hooded fireplace (Woolner archive notes). She also noted that the chimney itself has been considerably altered in order to cut in a flue from the inserted fireplace in the Undercroft (room 11) below (Woolner archive notes).

The west wall is an inserted, timber framed partition wall that rises to the roof as a closed truss. It is likely to have been inserted at the same time as the east partition wall, and replaced the west gable end wall of the original phase 1 building. It is now covered on this side by 17th or early 18th century panelling.

The roof structure above the 17th or early 18th century, very decorative plasterwork ceiling is described by Stuart Blaylock as follows:

'Truss 2, forming the western limit of the room, has been described already (see room 30). The timbers have been painted on the west side with bright red paint up to a point about 450mm above the level of the tie beam. The lowest purlin is also painted, and this appears to form the upper limit of the colouring (i.e. stopping short of the collar). Two arch-braced trusses (trusses 3 and 4) form a roof of three bays over this space. Truss 5 is the closed truss on the line of the partition dividing the Panelled Room and the Fleur-de-Lys Room. The arch braces are chamfered and stop against a timber block left in the centre of the collar (which is slightly cranked), bearing the continuation of the chamfer. Each bay has three sets of purlins, the lowest acting as a cornice. There is no evidence for windbraces in this section of the roof. The middle purlins show three peg holes apiece, indicating that there were three common rafters per bay in this section of the roof. A diagonally-set square ridge timber survives throughout at the apex. The north principal rafter of truss 3 shows a cut into the chamfer of the arch brace where a timber support for an earlier ceiling has been fixed. The red paint runs out onto a cut face at this point, confirming that the paint relates to a later phase than that of the original open roof. Yet another phase is represented by a white plaster layer applied to the west face of the closed truss (truss 2), running over the studs with paint layer and behind the

supporting timbers of the panelling and plaster of the late 17th century. This, too, stops at a ceiling height approximately in line with the lower purlin.

The lower parts of the arch braces are not visible, and anything beneath the level of the lower purlins is obscured by the 17th century panelling and ceiling. However, the general configuration of the late 17th century ceiling and its supporting timbers would suggest that this will have partly cut away the early timbers, especially the arch braces. North-south joists are fixed over the lower purlins with notched, or birds-mouthed, joints; the supporting timbers of the coved section of the ceiling are, in turn, nailed to these joists.

A wide variety of 20th century supporting timbers is visible in the roof, most of them added (as has already been suggested) in the 1970s repairs...

It should be noted that a good deal of sapwood is visible on these roof timbers, though much of it is weathered and in visibly poor condition, there seems to be some potential (at least) for dendrochronology here...

There are a number of clear differences visible between the roofs of the Panelled Room, and that to the west: The main timbers of the Panelled Room are chamfered; those of the roof to the west are not. The western roof (of the Fleur-de-Lys and Drawing Rooms) has windbraces, that to the east does not. Because of the presence of windbraces here the lowest purlin is set at a lower level in the western roof than to the east. The Panelled Room was painted bright red at some point after its first construction; the room to the west was not: despite extensive traces of medieval painting, the distinctive red colouring (also seen in the hall and solar) is nowhere seen on timbers or plaster. There are traces of two schemes of formal wall paintings of 16th and/or 17th century date in the Fleur-de-Lys Room, consisting of figures and foliage (Woolner 1989, 36-7); perhaps this room, having been thoroughly decorated at wall level was spared the colouring of timbers higher up? Similarities between the two main roof divisions of the south range are seen in the same span, broadly similar dimensions of the bay divisions, and the three common rafters per bay throughout the roofs.'

6.1.8.12 Room 32 (Fleur de Lys Room)

(Figs 310, 312, 240-249)

This room appears to be an extension of the phase 1 building to the west, and was probably constructed during phase 2. It may have been added to provide a private room (solar) to the earlier building. Evidence for the extent of the phase 1 building to the west (at the eastern end of this room) is indicated by a joint in the masonry of the north wall visible opposite the stairs in the passage (room 9) below, a joint in the masonry footings directly opposite this in the south wall (Woolner archive notes), and the widening and narrowing of both north and south walls at this exact point in the Undercroft (room 11) below.

The western extent of the phase 2 extension can be seen at ground floor level where a masonry wall separates the Undercroft (room 11) from the kitchen (room 13). Here there is a definite change of build seen in the north wall; the phase 2 wall to the east of the present kitchen door is much wider than the walling to the west of the door opening. In addition, some exterior render was seen on the west face of the wall dividing the Undercroft (room 11) from the present kitchen (room 13) in 1975 (Woolner archive notes). The small phase 2 first floor room may have been accessed originally via a spiral staircase and door in the east wall of the Scriptorium (room 30) and later via the door opening in the north wall leading to a former staircase from a ground floor passage (see room 9). This staircase also provided new access for the Panelled Room (31).

The present west wall of the Fleur de Lys room is a 19th century insertion positioned above the phase 2 external, rubble wall. It seems likely that the phase 2 west wall was removed at first floor level when the building was extended again, possibly in the 15th

century, to reach its present extent to the west. At this point the Fleur de Lys Room appears to have been knocked through to become the eastern end of a single large room measuring approximately 12m long (former Banqueting room (Stirling 1830)) along with the present bathroom and Drawing Room (rooms 33 and 34). These alterations also appears to have involved reroofing, since the trusses in the Fleur de Lys Room appear to form a single roof with that further west, over the bathroom and Drawing Room (rooms 33 and 34). As part of this extension a new door opening leading to an external stair appears to have been inserted in the south wall at the point where the external phase 2 west wall was removed. This opening was blocked and the staircase removed by at least the 16th century, as shown by the wall paintings overlying the blocking.

As a result of bomb damage in here in 1943, the 19th century ceiling was removed to reveal the two-bay roof structure and the remnants of an earlier barrel ceiling (Woolner archive notes). At the same time the early wall surfaces to the north, east and south were seen to survive with painted decoration behind the 19th century lath and plaster dry lining (Alexandra Woolner pers comm.). This led to the later removal of the dry lining and restoration of the exposed surfaces beneath in the 1970s (Woolner archive notes). The three wall surfaces are plastered and whitewashed and have at least two phases of decorative wall paintings overlying the whitewash. The earlier of the two schemes is a series of stencilled, black Fleur de Lys spaced at intervals across the walls and the later scheme, which overlies the Fleur de Lys design on the south wall, comprises patches of red or white background with black outlines of figures and foliage overlaid as well as a decorative panel with vertical black and red stripes. This scheme was describe by Stirling in 1830 in his description of the banqueting room where he states it was 'an object of great curiosity' and that 'the walls were painted in the fresco style representing pillars etc in red and black' (Stirling 1830). The painted schemes have not been accurately dated, but the Fleur de Lys design is thought to date to the late 15th or early 16th century and the later pillar scheme is thought to date to the 16th century after Thomas Yarde's inheritance of the property in 1533 (Woolner, revised 2008).

The eastern and upper part of the north wall is covered in the Fleur de Lys design, but this is missing to the west around the area of an inserted 19th century fireplace and surround. To the east of the fireplace the shield of the arms of the Peniles has been painted on the wall. The only known connection with this family was in the 14th century (Woolner, revised 2008). At the east end of this wall is a door opening with timber lintel over. This opening is likely to have been inserted at a later date, probably during the 15th century for access to a ground floor passage leading to the kitchen via a covered stair. The door itself appears to be of 19th century date, but the eastern jamb still holds the pintles hinges for an earlier door.

The east wall is an inserted, timber framed partition wall that rises to the roof as a closed truss. It may have been inserted at the same time as the east partition wall of the Panelled Room (31), and replaced the west gable end wall of the original phase 1 building. This partition wall was seen to be built, bedded in daub, on top of earlier floorboards that extend into the panelled room, presumably belonging to phase 2 (Woolner archive notes). The wall is covered with the Fleur de Lys design, and in the centre of the wall face there is a sacred monogram (Christogram) which reads 'IHS' (the first three letters of the name Jesus in the Greek alphabet) and has symbols of the Passion surrounding it. This is presumed to date to the late 15th or early 16th century. Below this the wall is not decorated, and Diana Woolner suggests that there may have been a sideboard here since soot marks from candles were found prior to restoration (Woolner, revised 2008). Stuart Blaylock noted that the main timbers of the partition were suitable for dendrochronological dating as they retain their sapwood (especially the bottom rail and the first main vertical timber) (Blaylock 2005).

The south wall is also covered by the Fleur de Lys design which is overlain to the east by a striped red and black decorative panel and to the west by fragments of red or white background with black outlines of figures and foliage. There is a centrally set

window opening with leaded window of the same design as those in the Scriptorium and Panelled Room which probably dates to the late 17th or early 18th century. To the west of the window a blocked opening is visible with an exposed timber lintel. The lintel is set just over half way up the height of the adjacent window opening and the blocking was seen to be at least 1.5m high, suggesting a blocked door opening. This opening was clearly blocked before the decorative schemes were added to the room, since it is overlain by both the Fleur de Lys design and the later figures and foliage design. It seems likely that this opening led to an external stair (since removed).

The west wall is a late 18th or early 19th century lath and plaster insertion positioned above and just to the west of the ground floor section of the phase 2 external, rubble wall. This was inserted to create a new drawing room to the west (now rooms 33 and 34).

The Fleur de Lys room shares its roof structure with the bathroom and Drawing Room (rooms 33 and 34) to the west. It occupies the eastern two bays of a six-bay roof and the trusses are numbered continually from west to east (1-5) with the central truss in the Fleur de Lys room being marked V (written IIIII) (Blaylock 2005). The roof of the Fleur de Lys room is described in detail by Stuart Blaylock as follows:

'This roof appears to be heavily repaired, but probably contains less replaced timber than appears at first sight, as some of it is planed down. The eastern truss incorporates the closed partition with the Panelled Room to the east. This has a collar and tie beam with three substantial posts forming four panels, all supported on a wall plate. The remaining two trusses (both principals and lower arch braces) are also supported on the wall plates, and consist of principal rafters, collar and two arch braces per side. All the timbers are square and without chamfers. There is a substantial block in the centre of the collars against which the upper arch braces fit; to each side the upper and lower arch braces abut, i.e. there is no block in the principals at this point. There are three tiers of purlins with a ridge (a diagonally-set square timber); lower and middle purlins are the same size, but the upper purlins are smaller. At wall top level the walls are built up with mass walling (masonry or cob?) to extend the wall face up to the soffit of the lowest purlin, a technique known as beam-filling. The two pairs of curved windbraces per bay are set between the lower and middle purlins; they do not meet at the centre, where there is a gap the width of the common rafters (this is sometime an indication of the former presence of bosses, although there is no other reason to think this in this case. Peg holes in the centre purlins show that there were three common rafters per bay.' (Blaylock 2005).

6.1.8.13 Room 33 (Bathroom)

(Figs 310, 312, 250-251)

This small room was created in the early 20th century when a portion of the east end of the former Drawing Room (room 34) was divided off to create a bathroom. This room along with the Fleur de Lys Room and the Drawing Room appear to have formed a single, long room, referred to in the early 19th century as a 'banqueting room' (Stirling 1830). The bathroom and the Drawing Room appear to have been added as an extension to the south range in the 15th century, possibly during phase 4 or 5 (as indicated by the roof structure and evidence that the wall separating the Undercroft and kitchen below was once an external wall). Evidence given by the roof structure indicates that at this time the earlier phase 2 external wall, located between the Fleur de Lys Room and the present bathroom, was demolished and the Fleur de Lys Room opened up into the new extension. The original function of the extension could have been that of a banqueting room or long gallery since evidence for early partition walls dividing the present three rooms have not yet been identified. Some evidence for internal room divisions (if there were any) may have been removed in the late 18th or early 19th century when the first floor structure was removed, and a new floor inserted at approximately 0.5m higher than the old one. This was done to create enough height

for a new Dining Room (room 13) on the ground floor with a new Drawing Room above (room 34). At the same time a large bay window spanning both floors was inserted at the west end of the Drawing Room.

All the wall surfaces in the bathroom have been plastered flat and a barrel ceiling exists over the partitioned off area. There is a late 18th or early 19th century cornice that runs around the base of the barrel ceiling. The floor joists are probably late 18th or early 19th century in date with 20th century floorboards.

The north wall is part of the 20th century partitioning and has three lights built in above the four-panelled door. To the north of this is a lobby area, and in the late medieval north wall, the door opening has been heightened and probably widened when the room was converted for use as a drawing room, and the floor level raised, in the late 18th or early 19th century.

The east wall is a lath and plaster partition added as part of the late 18th or early 19th century creation of the Drawing Room.

The south wall is part of the late medieval build. The window opening in this wall appears to be original, but is set at a higher level than the other first floor windows in the range. It was most probably heightened in the late 18th or early 19th century at the same time as the floor. During work carried out to create the bathroom in the early 20th century, the window was at this time blocked, and when reopened the remains of wall paintings were seen to survive on the eastern splay (Woolner archive notes). These were the same as those depicting figures and foliage of possible 16th century date, later uncovered in the Fleur de Lys Room. They indicate that the Fleur de Lys room and the bathroom were almost certainly part of the same room at this date. This coupled with the evidence that the Fleur de Lys Room, the bathroom and the Drawing Room (rooms 32, 33 and 34) share the same roof structure, gives weight to the argument that all three rooms were originally part of one large single room, perhaps a long gallery or banqueting room.

The west wall is part of the 20th century lath and plaster partitioning, inserted to create a bathroom when the Drawing Room (room 34) was converted for use as a bedroom.

6.1.8.14 Room 34 (Drawing Room)

(Figs 310, 312, 252-253)

Along with the bathroom (room 33) this room appears to have been added as an extension to the south range in the 15th century, possibly during phase 5 (as indicated by both the roof structure and configuration of the masonry walling below). It seems likely that when this extension was added the phase 2 western external wall was removed at first floor level. This opened up the phase 2 Fleur de Lys Room to become a single room with the rest of the first floor extension to the west, creating a new room approximately 12m long (former Banqueting room (Stirling 1830)). This single room would have occupied what are now the Fleur de Lys Room, the bathroom and the Drawing Room (rooms 32, 33 and 34). The extension and alterations at this time also involved reroofing of the Fleur de Lys Room to form a continuous roof over the large, new room. The central and western trusses in the Fleur de Lys Room now form a single roof with that further west, over the bathroom and Drawing Room.

The 12m long room was divided up in the late 18th or early 19th century when the present west wall of the Fleur de Lys Room was inserted. At this point the room to the west was converted to create a Drawing Room with a new dining room below (room 13). This work involved the removal of the existing floor and insertion of a new floor 0.5m above the height of the old one. It also involved the removal of the west wall and insertion of a bay window here, the insertion of a plaster, barrel ceiling, the raising of the door opening in the north wall and raising and remodelling of the fireplace in the south wall.

It is unclear whether Stirling's description of the room is a description of how it looked in 1830 after the late 18th or early 19th century remodelling or a retrospective description of how it had looked before the remodelling. He describes the 'banqueting

room' as 'an object of great curiosity' and that 'the walls were painted in the fresco style representing pillars etc in red and black' (Stirling 1830).

In the late 1850s the bay window from the kitchen below (room 13) was moved to the Hall (room 5), but the bay window in this room was left *in situ*.

In the early 20th century the room was converted again and split to create a bedroom with en-suite bathroom (room 33) at the east end.

All the wall surfaces in this room have been plastered flat and painted white since Stirling's description of the room in 1830. The late 18th or early 19th century barrel ceiling with cornice is also painted white and a dado rail runs along the north and south walls. The floor joists are probably late 18th or early 19th century in date with 20th century floorboards.

The north wall is part of the late medieval build. The only feature visible in this wall is the door opening at the east end (now in the lobby). This appears to be original but was heightened and possibly widened in the late 18th or early 19th century to accommodate the newly raised floor level. The wall enclosing the lobby at the north-east corner of the room is an early 20th century partition, inserted when the bathroom and lobby were created.

The east wall is an early 20th century partition wall inserted to create the bathroom and lobby to the east.

The south wall is part of the late medieval build. The fireplace was altered drastically in the late 18th or early 19th century and retains a surround of this date. The base of the original fireplace would have been located 0.5m lower than the present one, and according to Diana Woolner's notes, it was much wider than the present fireplace (Woolner archive notes).

The original west wall of the late medieval extension appears to have been completely removed in the late 18th or early 19th century when the bay window was inserted. The present window is of 20th century date.

The late medieval roof structure survives above the late 18th or early 19th century barrel ceiling. It is described by Stuart Blaylock as follows:

'The remainder of the south range roof corresponds to the Drawing Room and the adjacent bathroom. Here the roof is obscured by later ceilings, although the barrel vaulted form of the ceiling of the Drawing Room immediately suggests that it might be constructed on the soffit of an arch-braced roof. This roof is accessible from the attic of the barn range to the south, by a hatch on the landing. Here three trusses of a late medieval arch-braced roof are visible, forming a further four bays of this roof. It presumably originally ran up to a stone gable at the west end of the south range, now replaced by the early 19th century alterations to the west end of the south range incorporating the two-storied bay window (the construction of which resulted in the cutting away of the longitudinal timbers of the original bay 1 of the roof). The position of truss 1 is approximately in line with the western limit of the present kitchen chimney.

The trusses are similar to those of the visible roof to the west: principal rafters and arch braces all unchamfered timbers, three purlins per bay, with pairs of windbraces between the lower purlins. The arch braces stop against a block left in the centre of the collar. There are two pegs to each tenon of the arch braces. Assembly marks are visible throughout this roof: numbers I and II being visible at several points on the first and second trusses from the west. This is confirmed by further marks on the central truss of the Fleur-de-Lys Room, where the number V (written IIIII) is visible on both sides slightly beneath the middle purlin on the east face of the truss. The truss on the line of the present dividing wall is thus presumably numbered IV (or IIIII), and the closed truss to the east presumably represents the sixth truss of the series. It is not clear if this numbering continued through the remainder of the south range, it would have given a total of ten trusses west to east if it did (but no such marks were observed in the roof above the scriptorium above). On the whole the differing

form of the roofs of west and east halves of the south-range roof would argue against common conception, although they may well have been built more-or-less at the same time. The numbering enables one point of clear difference to be established: since the surviving first truss from the west is numbered 'I', there was no truss against the west gable, so the roof timbers here must have been supported only on the gable wall. This contrasts with the east end of the range, where an end truss was positioned against the inside of the east gable wall.

On the south side of the roof, within the area abutted by the oversailing section of the barn roof, the outer surface (extrados) of the south range roof is covered in a layer of wide elm (?) boarding. This seems to be a technique for covering or ceiling the area within the roof rather than the remains of a supporting layer of roof covering, as no systematic distribution of nails or pegs are visible in the boards. A recent review of the evidence in churches and domestic buildings in Devon concluded that boarding of roofs is generally associated with shingled roofs rather than slating, at least all of the available examples seemed to be related to shingles rather than slates (Blaylock 2003). (Blaylock 2005).

6.1.8.15 Room 35 (Lavatory)

(Figs 310, 312)

This room is part of a two-storey extension which includes the corridor (room 29) to the east, the passage (room 9) to the east below, and the larder directly below (room 12). The extension was added to the north side of the south range in the late 18th or early 19th century during phase 9. This area had previously been occupied by a stair tower in a small area outside the doors to the Panelled Room and Fleur de Lys Room and possibly a covered external service passage (see room 9). Presumably the stair tower and any other structures were removed when the new passage was built.

The room appears to have been converted as a lavatory in the early 20th century, although this small room appears to have been part of the late 18th or early 19th century design. All the wall faces and the ceiling are plastered.

The north wall is part of the phase 9 build. It contains a wide window opening with an inserted 20th century window.

The east wall is a phase 9, lath and plaster, partition wall. It has a centrally set arched door opening to the present passage (room 9) containing its original phase 9 door.

The south wall is the original exterior north wall of the western extension of the south range which probably dates to the 15th century.

The west wall is part of the phase 9 build.

6.1.8.16 Room 36 (Cottage Bedroom)

(Figs 310, 312, 254)

This room lies within the barn range and was originally part of a large threshing barn. The barn was added to the house as an adjoining range in the 17th century or possibly in the first few years of the 18th century (phase 8).

During phase 9 (late 18th or early 19th century) the north end of the barn was converted as a separate domestic dwelling, possibly for staff. At this time room 36 was created as one of two bedrooms of the new cottage.

The north wall forms the southern limit the late medieval extension of the south range. At the eastern end of this wall the western section of the wide, late medieval chimney protrudes into the room.

The east wall is lath and plaster, and was inserted as part of the cottage conversion in the late 18th or early 19th century as a division between the two bedrooms.

The south wall was also inserted as part of the cottage conversion in the late 18th or early 19th century as a division between the bedroom and the stairs and landing to the south.

The west wall is part of the phase 8 structure. It has an inserted window opening of probable late 18th or early 19th century date.

The floorboards appear either 19th or early 20th century in date. And the ceiling appears to be a 20th century replacement.

6.1.8.17 Room 37 (Cottage Bedroom)

(Figs 310, 312, 255-257)

This room lies within the barn range and was originally part of a large threshing barn. The barn was added to the house as an adjoining range in the 17th century or possibly in the first few years of the 18th century (phase 8).

During phase 9 (late 18th or early 19th century) the north end of the barn was converted as a separate domestic dwelling, possibly for staff. At this time room 37 was created as one of two bedrooms of the new cottage.

The north wall forms the southern limit the late medieval extension of the south range. Towards the west end of this wall there is a fireplace which has been inserted into the back of the late medieval chimney as part of the late 18th or early 19th century conversion. It has a simple 19th or early 20th century surround.

The east wall is part of the phase 8 structure. In it there is an inserted, or possibly original window opening with transom and mullion window and window seat.

The south wall was inserted to divide the barn to the south from the cottage to the north during phase 9.

The west wall is lath and plaster, and was inserted as part of the cottage conversion in the late 18th or early 19th century as a division between the two bedrooms.

The floorboards appear either 19th or early 20th century in date. And the ceiling appears to be a 20th century replacement.

6.1.8.18 Room 38 (Attic room over room 28)

(Figs 224-226)

This room was created in c1600 when the roof was heightened at the south-east corner of the building. It lies directly over a bedroom (room 28) which in turn lies directly over the Old Kitchen (room 8). Beyond the north end of this room the c1600 roof structure (aligned north-south) can be seen to over-sail the earlier, lower set roof structure of the Coat of Arms Room (room 26) (aligned east-west). A stud wall divides the attic room from these exposed roof timbers to the north.

During phase 6 (c1600) major remodelling was undertaken at this corner of the house. The roof which had existed over room 28 was removed and this corner of the building heightened to create new rooms above. At the same time a new fireplace and chimney were inserted in the south wall of the Coat of Arms Room with the chimney reaching through the north-east corner of the attic room. It is possible that the whole of the east wall of this part of the range was rebuilt as a result of this. The wide mullion window in the east wall of the Old Kitchen (although a 20th century replacement) is 17th century in style with ovolo mouldings and is a replica of the one removed (Woolner archive notes). A late 18th century drawing of the house shows the east wall here before it was given a false gable in the early 19th century (Fig 24), and in style it appears to be 17th century, with two mullion windows shown in the east wall of the room below and two dormer windows set in the attic room(s). It is also possible that the whole of the south wall was also rebuilt at this date since the mullion windows at first floor and second floor level both appear to be of this period.

The former dormer windows in the east wall, along with a small 17th century ovolo moulded timber mullion window in the south wall to the east of the Old Kitchen chimney breast, indicate that that the room was designed as a living space in c1600, most probably as servants' bed chambers. The fact that there were two dormer windows in the east wall suggest that two rooms may have existed in the attic when first constructed.

In her notes, Diana Woolner explains that the straight flight of stairs against the west wall of the Old Kitchen led from the ground floor to the first floor and continued up to the attic (Woolner archive notes). The fact that there is a small 17th century mullion window at the west end of the south wall in the room below (room 28) suggests that this is where the top of the stairs was located, leading from the Old Kitchen below. From here the stairs leading to the attic probably turned at right angles so that they were positioned against the south wall reaching the attic floor at the point where the other 17th century mullion window is set. The whole of this staircase, from ground floor to attic was removed in c1860 (Woolner archive notes) and a new staircase from the first floor to the attic was built at its present location to the north.

During phase 9, in the late 18th or early 19th century, the east wall of the Old Kitchen range from first floor level upwards was remodelled to create a new gable front and new oriel window, echoing the design of the frontage further to the north. This involved the modification of the existing wall rather than wholesale rebuilding. The two earlier mullion windows at first floor level in this wall were blocked when the oriel window was inserted and the two dormer windows in the attic were removed to insert the new gable front. The earlier east wall is depicted in a late 18th century drawing (Fig 24).

The room is now open to the roof timbers, but at one time possibly in a lath and plaster ceiling reaching down to the eaves to the east and west. The floorboards are 20th century.

The north wall of the room appears to be a 19th century stud wall, but presumably replaced an earlier, c1600 wall at in the same location. At its west end there is an opening for access to the medieval and c1600 roofs over the Coat of Arms Room to the north. The inserted 19th century staircase lies against the north wall with the head of the stairs being at the east end.

To the east the insertion of the late 18th or early 19th century gable was visible between the c1600 roof trusses.

It is possible that the whole of the south wall was rebuilt in c1600. Alternatively it was remodelled at this date. The whole wall is painted white and at the east end there is a small, ovolo moulded mullion window of this date, possibly marking the landing area at the top of the former c1600 stairs. Immediately west of the window lies the chimney breast serving the Old Kitchen below.

At the south end of the west wall, the top of the east gable end of the phase 1 house is visible as a rough stone rubble wall surface which has been painted white. Beyond the end of the room in the roof space to the north, the west wall which has been whitewashed is visible reaching a height level with the central purlin of the earlier roof structure over the Coat of Arms Room. Externally this wall can be seen to reach the top of the apex which suggests it has been rebuilt on the external face. Internally there may be surviving structural evidence for a former chimney here (see rooms 6 and 27).

The roof structure of probable c1600 date has been described by Stuart Blaylock as follows:

'The roof consists of four principal rafter trusses north to south, with collars joined with notched halved joints fixed with three pegs and one iron spike apiece. The assembly of this roof is variable and the survival patchy. The two southernmost trusses face south (i.e. their collars were halved on the south side), and the two trusses to the north were assembled from the north side (i.e. collars halved on the north face). The northernmost truss is the only one to retain its collar (a high cranked collar) as a functioning timber, all the others are either entirely removed (leaving only the mortises as testimony to the form), or have been sawn off leaving the ends of the collars in their joints, but replaced by later timbers. Some other key timbers are missing, such as the west principal of truss 2 (counting from the south). Despite this it would seem that the roof is undisturbed in general. There are two tiers of threaded (or through) purlins joined generally at or near a principal by simply diagonal scarf joints; the upper set generally with a crude chamfer on the lower edge, the lower set remaining

square. Both tiers of purlins contain evidence of pegs for four common rafters per bay. A diagonally-set square ridge timber is also threaded through the principals and joined with simple scarf joints. The southernmost truss is set some way into the roof and there are two short purlin extensions (again threaded and scarfed timbers) carrying the roof over this gap to the south gable of the south-east range. There is evidence for one common rafter in this span to the south of the principal and before the masonry of the wall.

It is not clear whether any original common rafters survive. All the present set are certainly repositioned, as there are six or seven common rafters per bay instead of the four called for by the pegs (whatever date these are they pre-date the plaster ceiling described below). There are, however, a number of broader common rafters that could represent the re-used originals, c.90 x 50-60mm (c.3½ x 2"). Many of these have an odd tendency to kink markedly to the north above the upper purlin. The principals are 280-290 x 80-95mm (c.11½ x 3½"). There is no clear evidence that the common rafters are pegged to the ridge (but they would not need to be if they are pegged twice, i.e. to both purlins, lower down).

To the north the roof sails over the roof of the Coat of Arms Room (above) and there must have been some means, perhaps a half hip (as at present), of sealing the change in ridge level at this point. The purlins extending over this area have surviving pegs indicating two common rafters to each side.'

6.1.8.19 Demolished buildings associated with the house

(For locations see Fig 311).

Gate House and courtyard wall

Although neither the Gate House nor courtyard wall survive to the east of the frontage, historic illustrations give some indication of form and date. The Gate House and enclosing courtyard wall appear to have been constructed during phase 3 (14th or early 15th century) when the Hall and Parlour were added as an east range to the earlier house. The Gate House was clearly a two-storey building with arched door opening through at ground floor level and heated chamber at first floor level. It appears from historic illustrations that the entrance through the Gate House did not align with the entrance of the phase 4 Porch on the east front of the house. Instead, it seems to have aligned with an area just north of the porch, suggesting that the Gate House entrance may have led to an earlier entrance to the house at this location (perhaps the blocked, arched door opening visible inside the Ante Chapel at the south end of the west wall). Both the Gate House and the courtyard wall were demolished in c1842 when Reverend Frederick Sandys Wall first bought the property. They are shown standing on the tithe map of 1842 (Fig 5) and early in 1843 it was reported that 'Considerable alterations are making at Bradley-house, the newly-purchased seat of — Waugh [*sic*], Esq. The old porter's lodge [Gate House] and the adjoining wall have been pulled down, leaving the chapel and east front quite exposed' (*Western Times*, 28 January 1843), and in an illustration in *The Historic Times* of 1849 (Fig 36) the east front of the house is depicted without the Gate House and courtyard wall but with a newly built pump house attached to the south end of the frontage (containing what appears to be the reused window from the first floor of the Gate House).

Pump House

The Pump House, constructed soon after the demolition of the Gate House in the 1840s, was almost certainly built entirely from the rubble of the Gate House and courtyard wall, and is depicted containing the reused first floor window of the Gate House. It was a single storey building, constructed adjoining the Old Kitchen at the south end of the frontage where there was clearly a well. The structure appears in several illustrations (Figs 35-39) but was demolished by Cecil Frith in the early 20th century in an attempt to remove the 19th century alterations. The Gate House window was retained and is now kept in storage at the house (Peter Woolner pers comm.).

North and west ranges

The north and west ranges were once located to the rear, forming a quadrangle with the east and south ranges. They were presumably constructed at some point between the late 15th century and 17th century since the south end of the west range adjoined the late 15th century extension of the south range. According to Stirling the two ranges were demolished in the mid 18th century but their footings could still be seen until 1818 when they were removed (Stirling 1830). It seems likely that the two ranges provided agricultural buildings and stabling, and were probably replaced by the Pound House complex to the south of the house.

6.2 The Pound House

(For plan and elevations see Figs 320-322)

6.2.1 General description

The Pound House lies to the south the manor house within what was once the service yard. It is aligned north-north-west to south-south-east along the west boundary of the yard and comprises two adjoining buildings; a cider house to the south and an adjoining stable block to the north, both with frontages facing the former yard to the east. Both buildings are two-storey and are built from roughly coursed limestone rubble and have slate roof coverings.

The building to the south was clearly purposefully designed and built as a pound house (cider house) and the surviving machinery inside it (both the horse powered cider mill and the cider press) can be dated stylistically to either the 18th or 19th centuries. The fact that the internal layout and all the machinery survives *in situ* makes the structure a rare and complete example of a 18th or 19th century pound house. It seems likely that this pound house was first constructed in the early or mid 18th century by the Yarde family. A 'pound house' at Bradley is mentioned in a document dated 1751 (CRO CF/1/2451), which is the year in which Thomas Veale acquired the property. Since there is no evidence, architecturally, to suggest the building is any earlier than 18th century, it seems likely that it was built during the first half of the 18th century whilst in the ownership of Yarde.

The building to the north (the stable block) appears to have been added at a later date, since it abuts the north gable end of the pound house. This structure is narrower and was clearly designed originally as a stable block with a hayloft at first floor level. It is an eight bay, two-storey building.

The tithe map of 1842 (Fig 5), and Taperell's survey map of 1844 (Fig 10) depict both the pound house and the stable block, indicating that they had both been constructed before the 1840s.

Inside the pound house the cider mill and press have been preserved *in situ*. Their exact date is unknown but they may be replacements of the original mill and press. The mill, which occupies the southern end of the building, comprises a timber-built horse engine at ground floor level that once powered the roller crushers ('grinders') at ceiling level to the east. The apples were fed to into the double roller crushers from the surviving apple loft above via a hopper (still *in situ*). This type of mill, using two granite roller crushers which were geared to turn inwards against each other, was used from the 18th century into the 19th century in Devon. The cider press, which is located in the northern half of the building, is a single screw press.

6.2.2 Exterior North elevation

(Fig 322)

Pound House

A small amount of the gable end wall of this building is visible above and to the east of the smaller, adjoining stable block. Slate flashing has been applied under the eaves and the wall itself is constructed from limestone rubble which has been repointed with a cement mortar.

Stable Block (Figs 258, 259)

The north gable end of the stable block is also constructed from limestone rubble and bonded with lime mortar, and has also been repointed with a cement mortar. At first floor level there is an original loading door opening to the hayloft above. Immediately north of this elevation there are short sections of walling surviving from earlier structures.

6.2.3 Exterior East elevation (frontage)

(Fig 321)

Pound House (Figs 262, 263)

This elevation overlooks the former service yard and pond shown on the 1842 tithe map. The design is consistent with that of a pound house (cider house) with its wide double door opening at ground floor level for manoeuvring barrels in and out and its external steps giving access to the fruit loft at first floor level. Both the double doors at ground floor level and the door at first floor level suggest an 18th or early 19th century date. They are both constructed from wide planks and have hand forged strap hinges. There are four window openings, all with timber mullion windows, stanchions and timber, lattice ventilators. All have slate sills and the ground floor openings have a slate drip course directly above their timber lintels. Also above the lintels of the ground floor openings, the ends of the two timber joists supporting the first floor are visible on the exterior face. The area of masonry between the first floor door opening and first floor window to the north appears to have been rebuilt or refaced as does an area between the ground and first floor windows at the north end of the building. This suggests that adjustments may have been made to these openings. The two buttresses either side of the double door opening at ground floor level appear to have been added at a later date since they both abut the east face of the pound house wall. The external, limestone steps also abut the face of the east wall and contain blocks of reused moulded masonry, presumably taken from the demolition rubble of either the north and west ranges or the Gate House.

Stable Block (Figs 260, 261)

This elevation overlooks the former service yard and pond shown on the 1842 tithe map. The design is consistent with that of a stable block with three late 19th or early 20th century stable doors at ground floor level, all with eight pane windows directly above, lighting the first floor hayloft. All the doors are planked and braced and have strap hinges. At the north end of the elevation there are the projecting remains of a demolished low wall, which once led eastwards into the yard at right angles to the east wall of the stable block.

6.2.4 Exterior South elevation

(Fig 322)

Pound House

This gable end wall stands directly above a leat to the south which might suggest that waterpower had been used to drive internal machinery. However, no features have been identified either externally or internally to indicate that this was ever the case. The masonry at the top of this elevation, within the gable, is of a different construction to that below. This is also apparent on the internal wall face, where sockets of removed timbers indicate that the roof was probably originally hipped at this end and the gable added at a later date.

6.2.5 Exterior West elevation

(Fig 322)

Pound House and Stable Block (Fig 264)

This is the rear elevation of the two buildings. There are no openings or features visible, other than a possible join where the stable block has been added to the Pound House. At the south end of the elevation, a high garden wall abuts the south-west corner at right angles to the west elevation.

6.2.6 Room 1 (Stables)

(Figs 320, 266-268)

This room occupies the majority of the stable block. At the north end a 4.6m section of the first floor and lath and plaster ceiling remain *in situ*. To the south of this, for a distance of 5.7m, the ceiling has been removed and the first floor structure is exposed, and to the south of this, the first floor structure has been removed and the room is open to the roof. The roof trusses are simple, nailed, 19th or early 20th century tie beam trusses and the purlins and common rafters appear to be modern. For the most part the floor, where visible, is now concrete. Many of the internal stalls have been removed, but those that remain are low, stud and plank partitions which may have been inserted at a later date. The partition wall between rooms 1 and 2 is a stud and plank wall which only ever divided the ground floor and stops at first floor level. The first floor was not accessible at the time of the survey, so any original room divisions or features at this level were not recorded.

6.2.7 Room 2 (Stables)

(Figs 320, 269-270)

Room 2 is a small room at the south end of the stable block (possibly originally used as a tack room). It is divided from room 1 by a stud and plank wall to the north. This wall contains an original door at its east end giving access through to the stalls in the rest of the stable block. There is no access between the stable block and the Pound House in the south wall, but there is a change of build visible approximately 0.15m above the now removed first floor level which is likely to indicate that the Pound House roof at this end was once hipped and rebuilt as a gable when the stable block was added.

6.2.8 Room 3 (Pound House)

(Figs 320, 271-276)

Room 3 comprises the whole of the interior of the Pound House including the first floor fruit loft located at the south end of the building. The roof structure appears to have been renewed in the 19th or early 20th century when gables were built up at either end and the earlier hipped roof removed. There are five nailed collar trusses with integral iron ties occupying six bays. The common rafters and purlins all appear to be modern replacements. Evidence for the change from hipped roof to gable roof can be seen in the north and south walls where smaller rubble has been used to build up the gables, and in the south wall the blocked sockets of the earlier hip timbers are visible.

The southern half of the building is divided between ground floor and first floor levels with a horse engine located at ground floor level and apple loft with hopper and roller crusher at first floor level. In the northern half of the building there is a single-screw cider press at ground floor level and the room is open to the roof.

The first floor structure, located only in the southern half of the building, immediately south of the ground floor door opening, is part of the original design. Its northern limit is formed by a low stud and plank wall which acts as a barrier but does not separate the first floor from the rest of the interior. The wide timber floorboards are supported on two large timber joists that penetrate the east wall and are visible on the exterior.

6.3 The lodge

(See Fig 323 for plans and room locations)

The following text is based on the NT Vernacular Building Survey (NT VBS 1990). The room numbers shown on the plan (Fig 323) have also been given the relevant letter used to identify them in the NT VBS.

6.3.1 General description

The Lodge house is a Grade II listed building. It was constructed in the mid 19th century to serve a newly made entrance and driveway through Pope's Meadow to the manor

house from the south-east. It is not shown on the 1845 Wolborough tithe map but it is on the c1890 OS map.

It was originally of two-room plan with cellars fronting the Old Totnes Road (phase 1), but was extended to the rear to create a T-shaped plan before 1890 (phase 2) and then extended again to the south at some point between 1890 and 1904 (phase 3).

It is now a triple ridge lodge house, built over a basement and constructed from coursed limestone with a slate roof covering. The stucco parapets with false crenellations over the windows on the frontage are clearly designed to echo the crenellations used on the frontage of the manor house.

The Lodge has recently undergone renovation and repair work resulting in the loss of some of the original features recorded in the 1990 Vernacular Building Survey. In particular these include the removal of a decorative cast iron fire surround and blocking of the fireplace in room 6 (D) to create a new bathroom (the original room D has been split in two to create a new bathroom and kitchen), the blocking of the former kitchen fireplace in the basement (room 11 (K)) and the removal of a cast iron hand pump, a large sink and a hand basin in room 10 (I) the former wash room/ scullery.

Internally at ground floor level all the walls are plastered and painted, there are timber floorboards which are either carpeted or covered with new timber flooring. At basement level only the walls in rooms 9 and 10 are plastered and the floor surfaces are now mainly concrete although a cobbled floor survives in room 9.

6.3.1 Exterior North elevation

(Fig 278)

This elevation faces the drive to the manor house. The east half is part of the phase 1 building and is built from faced, coursed limestone rubble with ashlar limestone quoins and jambs. It has a gable roofed porch attached with a mock Tudor arched door opening. The western half of the elevation comprises the phase 2 extension. This has an exposed limestone rubble wall at a basement level and rendered rubble wall above with exposed ashlar limestone quoins. There is a centrally set three-light casement window.

6.3.2 Exterior East elevation

(Fig 277)

This elevation comprises three gables all with slate flashing under the roof line. The northern two gables belong to the phase 1 building, and the southern gable is part of the phase 3 extension to the south. The whole elevation is built from faced, coursed limestone rubble with ashlar limestone quoins and jambs. The phase 1 section at ground floor level comprises the central bay window, a two-light casement window to the north (both windows have moulded stucco parapets to imitate crenellations) and the lower, porch elevation at the north end with a six-pane window. The southern, phase 3 extension elevation has been constructed to match that to the north. It has a two-light window with two vents at the top at ground floor level. At basement level there is a small, high window opening within the central bay.

6.3.3 Exterior South elevation

(Fig 280)

This elevation is part of the phase 3 extension. It has a centrally set, protruding chimney breast, an original window opening at basement level lighting the former kitchen (room 11) and a modern, recently inserted (2015) window opening at ground floor level lighting the newly inserted bathroom (room 6).

6.3.4 Exterior West elevation

(Fig 279)

This is the rear elevation of the building. It comprises the phase 1 building and phase 2 extension to the north and the phase 3 extension to the south. All three sections have exposed limestone rubble walls at a basement level and rendered rubble walls above

with exposed ashlar limestone quoins. The phase 3 section also has exposed ashlar limestone jambs and voussoirs. At the north end, the phase 1 building has a small window opening at basement level. The phase 2 extension has a loading opening for coal at basement level with a plank and batten shutter with three round ventilation holes. At ground floor level above there is a three-light casement window with a top vent opening in the central light. In the phase 3 extension to the south, at basement level, there is a door opening to the north with original planked door and an original two light casement window to the south. At ground floor level here, there are two original window openings with casement windows; the one to the north lighting the staircase and the one to the south lighting room 7.

6.3.5 Ground floor

6.3.5.1 Room 1

(Figs 323, 281)

Room 1 (room A in VBS) is part of the phase 1 building constructed in the mid 19th century. It retains many of its early features including its original fireplace with decorative timber surround, a four panelled front door, and four panelled door to room 2 and casement window. There is also later inserted loft hatch towards the north.

6.3.5.2 Room 2

(Figs 323, 282-283)

Room 2 (room B in VBS) is part of the phase 1 building constructed in the mid 19th century. It has lost its original fireplace but now contains a modern stone-built surround with timber lintel, inserted as part of the recent (2015) works. The bay window to the east has a two-light central casement with fixed single lights either side and there is a four panelled door leading to room 1.

6.3.5.3 Room 3

(Figs 323, 284)

Room 3 (room G in VBS) is part of the phase 2 extension constructed in the mid to late 19th century. The floor level in this room is stepped down from the rest of the ground floor level of the building by approximately 0.5m. It has lost its original fireplace in the south wall which is now blocked. There is a four panelled door through to room 1 and the two original window openings in the north and west walls have three-light casement windows.

6.3.5.4 Room 4

(Figs 323, 285)

Room 4 (room C in VBS) lies within the phase 1 building. The room itself was probably created as a corridor during phase 3 to give access to the southern extension. Before this date room 4 had been part of room 2. The two four panelled, phase 3 doors that once opened into the landing (room 1) and the former single room (now rooms 5 and 6) have been recently (2015) been moved and now open into the newly made kitchen (room 5) and bathroom (room 6). The four panelled door to the landing, room 8, remains *in situ*. Timber laminate flooring has also been added as part of the recent works.

6.3.5.5 Room 5

(Figs 323, 286)

Room 5 (room D in VBS) is a newly inserted kitchen created in 2015 within part of the phase 3 extension which was built in the late 19th century or early 20th century. Before the recent alterations rooms 5 and 6 had been part of a single room. As part of room 5's recent conversion to a kitchen the west wall was inserted and the door reused from

room 4. In the east wall there is a mullion and transom window with two opening lights at the top.

6.3.5.6 Room 6

(Figs 323, 287)

Room 6 (room D in VBS) is a newly inserted bathroom created in 2015 within part of the phase 3 extension which was built in the late 19th century or early 20th century. Before the recent alterations rooms 5 and 6 had been part of a single room. As part of room 6's recent conversion to a bathroom the original, decorative cast iron fireplace in the south wall was removed, the opening was blocked, a window opening was inserted in the south wall and the whole of the north and east walls were added and the door taken from room 4 was reused. The removed cast iron fire surround is described in the VBS as follows: 'cast iron surround having Ionic columns with decorative bows, flowers and foliage on the frieze, a plain mantelshelf and very small fixed hood with scroll motifs. Coal grate, set low. Early 20th century.'

6.3.5.7 Room 7

(Figs 323, 288)

Room 7 (room E in VBS) is part of the phase 3 extension constructed in the late 19th or early 20th century. Its original fireplace with decorative cast iron surround remains *in situ* in the south wall. There is a four panelled door through to room 4 and the original window opening in the west wall contains a two-light casement window.

6.3.5.8 Room 8

(Figs 323, 289)

Room 8 (room F in VBS) is part of the phase 3 extension constructed in the late 19th or early 20th century. The phase 3 landing and staircase retains its original layout and staircase and has an original window opening lighting the stairs in the west wall containing a single light casement window.

6.3.6 Basement

6.3.6.1 Room 9

(Figs 323, 298)

Room 9 (room H in VBS) is part of the phase 1 building constructed in the mid 19th century. It was constructed in the basement as a service room and retains its original cobbled floor. The room is lit by the lower section of the ground floor window in the east wall, as well as a small window opening at the north end of the west wall. At the south end of the west wall there is another opening (presumably a phase 1 window that became obsolete when the phase 2 extension was added to the west).

6.3.6.2 Room 10

(Figs 323, 296-297)

Room 10 (rooms I and J in VBS) is part of the phase 1 building constructed in the mid 19th century and used as a wash room/ scullery. During recent renovation works in 2015 a partition wall was removed which had divided the space into two. This included the removal of two plank and batten doors, one within the removed partition and the other which gave access to room 9. At the same time an early cast iron water pump, a large sink and a basin were also removed from this room which had been located within the bay below the small single-light casement window. The masonry wall to the west partially divides this room from a passage to the west giving access directly between rooms 9 and 11. There is a plank and batten door between room 10 and 11.

6.3.6.3 Room 11

(Figs 323, 294-295)

Room 11 (room K in VBS) is part of the phase 3 extension constructed in the late 19th or early 20th century. It was originally designed as a kitchen. Its original fireplace in the south wall has been blocked as part of the recent (2015) works. This fireplace originally contained an iron range (VBS 1990). In 2011 a well was uncovered in the south-eastern corner of this room which is now concealed by a drain cover. The original window opening in the south wall contains a two light casement window and the door openings through to rooms 10 and 12 both contain batten and plank doors.

6.3.6.4 Room 12

(Figs 323, 293)

Room 12 (room L in VBS) is part of the phase 3 extension constructed in the late 19th or early 20th century. The original window opening in the west wall contains a two light casement window and the door openings through to rooms 11 and 13 both contain batten and plank doors.

6.3.6.5 Room 13

(Figs 323, 292)

Room 13 (room M in VBS) is part of the phase 3 extension constructed in the late 19th or early 20th century. It was designed as a hallway and staircase and gave access to the basement rooms from outside. The staircase and back door are both original features and at the east end of the north wall a short batten and plank door opening gives access to the earlier coal store in the phase 2 extension.

6.3.6.6 Room 14

(Figs 323, 290-291)

Room 14 (room N in VBS) is part of the phase 2 extension constructed in the mid to late 19th century. It was designed as a coal store and is only approximately 1.2m high internally. Original openings include a probable phase 1 window in the east wall, a phase 2 door opening with batten and plank door in the south wall and a phase 2 loading hatch in the west wall.

7 Landscape assessment results

7.1 The Bradley estate

The current National Trust estate at Bradley totals 32.5ha, of which 16.9ha – just over half – is located on the south side of the River Lemon in East Ogwell and Wolborough ecclesiastical parishes, with the remainder on the north side in Highweek parish (Fig 2).

The earliest detailed record of the extent of the historic estate is associated with Gilbert Yarde's attempt to sell it in 1745, with the prospectus for the sale listing many individual fields and their extents (Somerset Archives DD/L/2/64/7). In the area south of the river, only three parcels – Lang's Coppice (subsequently Lang's Wood or Lang's Copse), Lang's Meadow and Lang's Orchard – were recorded as part of Bradley's lands at that time (Fig 14; Table 1). They fall at the northern end of a block of land bounded on the east by the Shuttlebrook stream and on the west by a small unnamed watercourse. The remainder of the block was occupied at the time of the East Ogwell tithe survey by Manor Farm, East Ogwell. Another field on Manor Farm was then recorded as Lang's Field and it seems likely that the three parcels held by Bradley in the mid 18th century had previously been part of Manor Farm. The date at which they became part of the Bradley estate is unknown; however, the acquisition would have given the proprietors of Bradley control over an area which formed the view to the south and south-east from the house and over activities which might have affected such views such as exploitation of the woodland and quarrying. It has been suggested that there was formerly an access route to Bradley running along the east side of Lang's Wood and via a ford over the Lemon (the latter no longer extant) and it is

possible that ownership of land in this area was also intended to secure this access (National Trust 1984, 6; NT 100016).

Another parcel on the south side of the Lemon, Pope's Meadow, in Wolborough parish, was acquired in 1813 (Bradley archive: Robins sale prospectus, 1841) and later used for the drive to the house from the Totnes road. Lower Meadow, immediately to the west of Pope's Meadow, was not part of the estate at the time of the Wolborough tithe survey (1845) but had become so by 1904, when it was described as 'Watered Meadow' (Bradley archive: Stooke sale prospectus, 1904). Lang's Meadow was similarly described and both were probably supplied from the stream known as the Shuttlebrook which ran between them.

This was the extent of the estate on the south side of the Lemon prior to its acquisition by the National Trust in 1938. However, it may once have been more extensive: the will of Thomas Yarde dated 1557 refers to land at Buttercombe in East Ogwell and in 1751 Gilbert Yarde was recorded holding 'one Coppice Wood called Buttercombes' (Devon Archives 231M/F/4; CRO CF/1/2451).

In the 1840s, at the time of the tithe surveys, much of the other land on the south side of the River Lemon which now comes within the National Trust property fell within the family estate of Thomas William Taylor, Esq., who owned large portions of East and West Ogwell. Two parcels, Powsey Moor (NT 160157) and Mill Copse (NT 160002), were at that time in Taylor's hands and both were described as 'Trees and coppice'; that is, managed woodland. Two riverside meadows adjacent to East Ogwell mill and a block of arable named Dunstone some distance away on the hill above were held by the occupier of East Ogwell mill tenement. It seems probable, however, that as with the fields to the east which had probably formerly been part of Manor Farm, all these parcels had at some earlier date been part of farms which took the form of elongated blocks of land running north towards the Lemon from the area around East Ogwell village. These 'ribbon' farms – Stubbins, Buttercombe, Torr Farm and Undercleave – included some arable within coombes or on less steeply sloping land but also areas of pasture on the valley sides above the Lemon, some of which was permanent and unimproved rough pasture. The small area of pasture recorded as Dunstone (NT 160158), for example, formed part of Buttercombe farm at the time of the tithe survey (1840s). Emblett Hill, which lies between the two divisions of the National Trust property on the south side of the Lemon and is now under dense woodland, was shown as unwooded on the Ordnance Survey 1st edition 1 inch map of c1809 and described as 'pasture' by the East Ogwell tithe survey (1844), as was West Hill, immediately to the west of the property. In 1909 the sale catalogue for the estate described the three parts into which Emblett Hill was then divided as 'Rough Pasture', 'Trees &c', and 'Pasture'; West Hill was 'Rough Pasture' and 'Trees &c' (Devon Archives MATCH WALOGW1909). An impression of this landscape in the early 19th century is offered by a pen and wash drawing of Bradley dated 1816, showing in the background a steep-sided hill with a crown of trees above an unwooded hillside of what was probably rough pasture; the exaggerated scale makes it difficult to know whether Dunstone or Emblett Hill were intended but the landscape was evidently considerably more varied than at present (Fig 27).

In the 1840s the land held by these farms which now falls within the present National Trust property was a mix of arable, meadow, pasture, coppice woodland and orchard, with the distinction between these uses largely accounted for by differences in topography. Boundaries between the farms are likely to have been established since at least the medieval period, more probably earlier. In the case of those between Buttercombe and Stubbins (NT 160050) and between Torr Farm and the holding to the west named Witheridge (NT 160006) they take the form of substantial earth banks, the scale of which may also reflect the fact that they bounded areas of rough pasture.

On the east side of the Shuttlebrook stream, in Wolborough parish, Pope's Meadow (NT 160016) and the adjacent parcels to east and west, named by the tithe apportionment as Parish Meadow and Lower Meadow (NT 160021) respectively, parts of which now fall

within the National Trust property boundary, formed part of a block of long narrow fields between the Lemon and the Totnes road, west of the heart of medieval Newton Abbot; much of this area is now occupied by Baker's Park. The Devon Historic Landscape Characterisation (www.devon.gov.uk) characterises these fields as derived from former strip fields; they appear to continue westwards the pattern of the burgage plots along Wolborough Street, the principal axis of the late 12th century planned settlement of Newton Abbot, which are themselves suspected to have been laid out to follow earlier cultivation strips (Weddell 1985, 96-100).

As noted above, Bradley's holdings on the south side of the Lemon may once have been more extensive: the will of Thomas Yarde dated 1557 refers to land at Buttercombe in East Ogwell and in 1751 Gilbert Yarde was recorded holding 'one Coppice Wood called Buttercombes', although this was not recorded in the 1745 sale prospectus (Devon 231M/F/4; CRO CF/1/2451; Somerset Archives DD/L/2/64/7).

The present National Trust property on the north side of the Lemon all falls within the historic Bradley estate, although that formerly extended over a much larger portion of Highweek parish. The 1745 prospectus (Somerset Archives DD/L/2/64/7) and subsequent surveys indicate that the area within the current Trust boundary was divided between the house and adjacent gardens and areas of meadow, orchard and woodland. Arable formed a substantial part of the larger estate but was all at some distance, outside the present property.

In 1745 the 'Mansion-House and 3 wall'd Gardens' extended over an area of 3 acres (1.2ha). The gardens around the house shown a century later on the Highweek tithe map of 1842 and an estate survey of 1844 are considerably less extensive than this, amounting to only just over 1.25 acres (0.5ha) and only one area appears to have been walled at that time. There was therefore significant change in the vicinity of the house in the century after 1745 (section 7.9, 'Gardens and a designed landscape').

Table 1: Historic data for parcels forming the National Trust Bradley property

NT HER no	Tithe surveys			Part of Bradley estate in 1745 (Y/N)	Name and land use in 1909 sale prospectus
	Name / TA no / area of complete parcel (A-R-P)	Landowner / holding of which it was part / occupier	Land use		
Highweek tithe map (1842) and apportionment (1843)					
	Dwelling House, Offices & Yard (TA 803) 0-1-38	Rev F S Wall / Bradley / Himself		Y	
160160	Grass Plat & Pond (TA 804) 0-0-30			Y	
160146	Garden (TA 805) 0-1-7			Y	
160196	Shrubbery (TA 806) 0-1-9			Y	
160118	The Lawn (TA 807) 2-3-35		Pasture	Y	Paddock

NT HER no	Tithe surveys			Part of Bradley estate in 1745 (Y/N)	Name and land use in 1909 sale prospectus
	Name / TA no / area of complete parcel (A-R-P)	Landowner / holding of which it was part / occupier)	Land use		
160118	The Copse (TA 808) 0-1-0		Fir	Y	
160205	Island (TA 809) 0-0-38		Timber	Y	
160065	Little Meadow (TA 810) 2-3-13		Pasture	Y (Two Bradley Meadows)	
160069	Bradley Great Meadow (TA 811) 4-2-0		Pasture	Y (Two Bradley Meadows)	Bradley Meadow / Pasture
160069	Copse & Waste (TA 812) 0-0-34			Y	
160069	Bradley Great Meadow (TA 813) 2-1-28		Pasture	Y (Two Bradley Meadows)	Paddock
160197	Copse & Quarry Pit (TA 814) 0-0-23			Y	
160195	Pound & Waste (TA 815) 0-0-18			Y	
160206	Copse &c (TA 816) 0-2-20			Y	
100017	Culver Orchard (TA 817) 2-2-34			Y (Culver Orchard)	Culver Orchard / Orchard
160100	Copse & Waste (TA 818) 0-2-26			Y	
160078	Stray Park Orchard (TA 819) 1-2-39			Y (Stray-Park Orchard)	Stray Park Orchard / Orchard
160206	Waste (TA 820) 0-0-34			Y	
160079	Quarry (TA 858) 0-0-33			Y	
160159	Berry's Wood (TA 859) 25-0-0			Y (Berry's Coppice)	Berry's Wood / Wood

NT HER no	Tithe surveys			Part of Bradley estate in 1745 (Y/N)	Name and land use in 1909 sale prospectus
	Name / TA no / area of complete parcel (A-R-P)	Landowner / holding of which it was part / occupier)	Land use		
160163	Copse (TA 860) 1-0-0			Y	
East Ogwell tithe map (1844) and apportionment (1844)					
160032	Langs Wood (TA 49) 7-0-36	Rev F S Wall / Bradley / Himself	Trees and coppice	Y (Lang's Coppice)	Lang's Copse / Wood
160026	Langs Meadow (TA 50) 3-3-27	Rev F S Wall / Bradley / Himself	Pasture	Y (Lang's Meadow)	Lang's Meadow / Pasture
160069	Bradley Great Meadow [portion within East Ogwell, N of River Lemon] (TA 51) 1-2-20	Rev F S Wall / Bradley / Himself	Pasture	Y (Two Bradley Meadows)	Bradley Meadow / Pasture
100090	Lang's Orchard (TA 52) 0-2-37	Rev F S Wall / Bradley / Himself	Apples	Y (Lang's Orchard)	[Not separately identified – part of Lang's Copse]
160039	Lower Orchard [part] (TA 53) 4-0-37	William Bradfield / Undercleave / Himself	Apples	N	Lower Orchard / Old Orchard
160041	Dunstone [part] (TA 60) 5-1-7	Thomas William Taylor Esq / East Ogwell mill / John Hains	Arable	N	Dunstone / Pasture
160157	Powsey Moor (TA 61) 5-0-0	Thomas William Taylor Esq / Himself	Trees and coppice	N	Wood
160158	Dunstone (TA 62) 2-3-5	Thomas William Taylor Esq / Buttercombe / William Browse	Pasture	N	Dunstone / Pasture
160014	Lower Meadow (TA 67) 2-1-13	Thomas William Taylor Esq / East Ogwell mill / John Hains	Pasture	N	Lower Meadow / Pasture
160008	Mill Meadow [part] (TA 69) 3-3-13	Thomas William Taylor Esq / East Ogwell mill / John Hains	Pasture	N	Mill Meadow / Pasture

NT HER no	Tithe surveys			Part of Bradley estate in 1745 (Y/N)	Name and land use in 1909 sale prospectus
	Name / TA no / area of complete parcel (A-R-P)	Landowner / holding of which it was part / occupier)	Land use		
160007	Great Mill Land [part] (TA 76) 15-3-33	Thomas William Taylor Esq / Torr Farm / Joseph and John Vooght	Arable	N	Great Mill Land / Arable
160002	Mill Coppice (TA 77) 15-1-18	Thomas William Taylor Esq / Himself	Trees and coppice	N	Mill Copse / Woodland
Wolborough tithe map (1845) and apportionment (1845)					
160016	Pope's Meadow (TA 16) 3-0-19	Rev F Wall / Bradley / Himself	Pasture	N	Pope's Meadow / Pasture and Carriage Drive
160016	Parish Meadow [part] (TA 17) 2-0-11	Feoffees of Wolborough / ? / Samuel ?	Pasture	N	
160021	Lower Meadow (TA 20) 1-1-5	William Henley / ? / Nicholas Goodenough	Pasture	N	Shuttlewood / Pasture

Note: The Highweek tithe survey was carried out by James Taperell in 1842, but the map was drawn up in 1847.

'Two Bradley Meadows' covering a total of 8 acres (3.25ha) were listed in 1745 and equate to the parcels known as 'Bradley Great Meadow' and 'Little Meadow' in the tithe surveys, extending across the valley bottom on the north side of the River Lemon. Part of this area fell within a small outlier of East Ogwell parish, otherwise entirely located on the south side of the river, probably indicating that the boundary here between Highweek and East Ogwell followed a former course of the Lemon (NT 160067). Much of this area falls within the river flood plain and is likely to have been regularly inundated in winter; floods were a regular occurrence here prior to the provision of flood control measure on the Lemon in the late 20th century (P Woolner, pers comm). It was therefore effectively a water meadow, although without the associated infrastructure of leats and channels. It would have produced early grass for animals but would have been particularly valued for hay crops, a key element of the post-medieval farm economy in Devon (Stanes 1990, ch 12). The 8 acres of Bradley Great Meadow were valued in 1745 at £10 10s per annum, by comparison with values of well under £1 per acre for most arable land (Somerset Archives DD/L/2/64/7). A press advertisement of 1840 offered four ricks of hay from 'Bradley Barton', with the auction to take place 'in the Meadow adjoining Bradley Great House' (*Exeter and Plymouth Gazette*, 14 November 1840). The presence of the extensive meadows around Bradley echoed the pastoral character of much of the surrounding area: at the time of the tithe surveys in the 1840s more than 40 per cent of most parishes in the vicinity of the Teign were recorded as pasture (Wilmot 1999, map 38.4).

Parcels named 'The House Orchard', 'Culver Orchard' and 'Stray-Park Orchard', the first two each of two acres (0.8 ha), the last of three acres (1.2ha), were recorded in 1745 (Somerset Archives DD/L/2/64/7), and a pound house was referred to in 1751 (CRO

CF/1/2451). It is not clear where the House Orchard was located – the orchard now to the south-east of the house was planted in the early 20th century (A and P Woolner, pers comm) – but the other two parcels are both recorded by those names by the tithe survey and other contemporary maps and continued as orchards into the 20th century (Ordnance Survey 2nd edn 25in map, 1905; A and P Woolner pers comm). They are located on relatively level ‘benches’ and adjacent less steeply sloping ground on the hillside near the house, flanking the early access route along Church Path (NT 160082).

Berry’s Wood, the wooded portion of the National Trust property on the north side of the Lemon, was recorded in 1745 as ‘Berry’s Coppice’, covering 30 acres (12 ha) and continued to be recorded as woodland in later assessments. The woodland in this area accommodated a substantial amount of quarrying.

As on the south side of the Lemon, much of the differentiation in function between different land uses in this area was associated with differences in topography, with woodland occupying steeper slopes, orchards sited on benches on the lower slopes and the flat valley bottom devoted to meadow. Additionally the house was sited on the northern edge of the Lemon’s flood plain, the focus of a designed and ornamental landscape around the house, with the early access route along Church Path approaching through woodland and orchards and the later drive from the Totnes road crossing the meadows. (The designed landscape is further discussed below.)

7.2 Manorial functions

As well as being a house of some social status during much of the medieval and early post-medieval period, Bradley was also the head place of a substantial manor. The historic landscape around the house bears some evidence of manorial functions, attributes and associations.

The Highweek tithe survey 1842 recorded a small enclosure of 18 perches (about 450 square metres) at the northern end of the principal range at Bradley as ‘Pound & Waste’ (TA 815) (NT 160195). The northern portion of the enclosure appears to have been within a quarry cut into the slope north of the house; it was apparently accessed from the drive approaching the east front of the house. This was presumably where straying animals from within the manor were brought and impounded until reclaimed, with payment of an appropriate fine. The presence of the manor pound immediately adjacent to the house may have been intended to indicate close proprietorial scrutiny of estate affairs, although there is no indication of whether it had always been located there. Manuscript notes at Bradley apparently taken from records of the Court Leet and Court Baron of the manor of Highweek in the 1830s suggest that the pound was at that time still in use for straying cattle, although in the instance recorded it was noted that ‘Mr Lane’s fence being down owner retrieved cattle without paying poundage’ (Bradley archive: manuscript notes). Soon after the Bradley estate was purchased by the Reverend Wall in 1842 a new carriage drive was constructed through the southern part of the former pound. This is shown on the 1844 survey of the estate, but the former quarry continued to be recorded as ‘Pound and Waste’ (Bradley archive: Taperell survey, 1844). The pound is not indicated as such on the 1890 1st edition Ordnance Survey 25in map; this showed the area as ‘Quarry’ and it is probable that the pound had gone out of use by that date.

Strayed animals initially impounded in manor pounds but not quickly reclaimed were lodged in fields called ‘stray parks’ until their owners paid the charges accruing. ‘Stray-Park Orchard’, noted in 1745, and ‘the Strayer Park Orchard’ in 1751 (Somerset Archives DD/L/2/64/7; CRO CF/1/2451) can be identified with the parcel recorded by the Highweek tithe survey 1842 as Stray Park Orchard (TA 819) (NT 160078), which flanks the south side of Church Path a short distance to the east of Bradley. Presumably this had been planted as an orchard, either in addition to or instead of its earlier function, at some point prior to 1745. It is unclear whether the massive gate piers at the entrance to Stray Park Orchard and the adjacent Culver Orchard related to the use

of these parcels as stray parks or as orchards; alternatively they may simply have been intended as ornaments on a principal approach to the house.

'Stray Park' field names were recorded elsewhere in south Devon during the early modern period. 'Strayer park' was among lands on the manor of Newton Abbot let by the last abbot of Torre in the first half of the 16th century (Stirling 1830, 17) and examples were recorded at Totnes, Plymouth and Marldon, for example, in the 18th and early 19th centuries (Devon RO 46/1/1/4; Plymouth and West Devon RO 1/720/312; *Exeter Flying Post*, 13 February 1806). A newspaper advertisement in 1808 advised that a bay mare was 'now in the Stray Park' at Ashprington, near Totnes: 'Whoever can prove it to be their property may have her on paying for the keep, &c. N.B. If the above mare is not owned by the 7th of next October, she will be sold to pay the expences' (*Exeter Flying Post*, 22 September 1808).

The Highweek tithe survey 1842 recorded the other orchard to the east of the house at Bradley as Culver Orchard; the name was previously recorded in 1745 and 1751 (Somerset Archives DD/L/2/64/7; CRO CF/1/2451). This suggests the former existence here of a culver house or dovecote. No structure is shown within the parcel on the tithe map or subsequent mapping and there is currently no other evidence to indicate the date at which such a feature may have existed here. However, a dovecote, probably located at Bradley, was listed as part of the manor of Teignwick at the death of William Bussel in 1346 (Harris 1886, 227-8) and 'dovehouses' were included among the manor's attributes in 1623 (Devon Archives 231M/T/4).

Possession of a culver house formed part of the feudal privileges of medieval manors and they continued to be regarded into the 17th century as signifying 'lordship or signorye' (Hansell and Hansell 2010, 10; Williamson 1995, 32-3; 1997, 95). In the later post-medieval period, however, houses for doves or pigeons occurred frequently around larger houses and farms. Culver houses were often located in the near vicinity of a house for convenience and security but their visibility may also have been intended to symbolise the prestige of the family to which they belonged (Williamson 1997, 96). While the precise site of the culver house at Bradley is unknown, the location of Culver Orchard beside the main pre-mid 19th century access route to the house along Church Path hints that it may have been positioned to be visible from this approach. (The National Trust Archaeological Survey (1984) noted a spread of rubble within Culver Orchard (NT 100017) but this has apparently since been cleared (annotation by Stuart Blaylock dated 19 February 1998 to copy of National Trust (1984) at Bradley). The interior of Culver Orchard is now very overgrown and inaccessible for survey.)

Another attribute of a major estate is indicated by the field-name 'The Warren', applied to the near 11-acre (4 ha) interior of the Iron Age hillfort on Berry Down, part of the perimeter of which falls within the National Trust property. The name was recorded in 1745 and 1751 (Somerset Archives DD/L/2/64/7; CRO CF/1/2451) and by the Highweek tithe survey (TA 856), and the view from its south-west corner was commended about 1830 (Carrington nd, 129). The name, together with the remains of a well-faced wall probably originally at least 1m high around the inner side of the hillfort rampart (Fig 62), suggests use of the enclosure at some period for breeding and keeping rabbits. The well-drained limestone of the hilltop would have made it particularly suitable for this purpose and the expense of constructing the enclosing boundary, required to keep the animals from damaging adjacent woodland and arable crops and to exclude predators (*cf* Sheail 1971, 45, 90), would have been much reduced by the easy availability of loose stone from the hillfort defences.

Warrens are known to have existed in Devon from the medieval period (*ibid*, 91) but the use of the 'warren' name (rather than an older term such as *conegar*, from 'coney-garth') may indicate that the Berry Down warren was post-medieval in date. Other warrens of this period existed in the vicinity. At least nine pillow mounds have been identified in a warren nearby in Greenawell deer park, West Oggwell, and an enclosing wall was completed in 1598; the last documentary reference to the warren there was c1700 (Devon HER MDV 76377). A rabbit was depicted on an Elizabethan map of

Holbeam, East Ogwell, a short distance upstream from Bradley along the River Lemon, possibly denoting the site of a warren (Ravenhill and Rowe 2002, II, 285), and a field on a farm named Stubbins, in East Ogwell, was recorded as 'Warren' (TA 149) by the East Ogwell tithe survey (1844).

No pillow-mounds or other warren features such as vermin traps were recorded on the Berry Down hillfort by the RCHME survey of the site. However, while it is more probable that the name of the hill referred to the prehistoric earthwork on it, it is also possible that it derived from artificial shelters for rabbits, sometimes referred to as a 'bury, 'berrey' or 'burrow' (Williamson 1997, 1999). The interior of the warren site has been at least partly ploughed and was also probably cleared in preparation for 19th century public events such as a 'pigeon [shooting] match' in 1848, the 'Railway Fete' in 1855 and Foresters' Whit Monday festivities in 1864 (*Exeter Flying Post*, 25 May 1848; *Western Times*, 30 June 1855; 20 May 1864; Gallant and Silvester 1985). The site had gone out of use as a warren by this date – it was not referred to as an asset of the estate in either the 1745 or 1841-2 sale details for Bradley– although how much earlier is unknown. Hillforts elsewhere have similarly been reused as warrens, including, for example, Dolebury on the Mendips (Williamson 1997, 99; Jamieson 2015, 203-4).

7.3 Bradley and agriculture

Bradley was the centre of an agricultural estate of some size and in the post-medieval period the house appears to have functioned as both a residence of some status and as a focus for agricultural activities. A document of 1623 referred to the 'capitall mansion house Barton and ffarme of Bradleigh', with 'all manner of dovehouses mills barnes Stables Shippins [*sic*] . . .' (Devon Archives 231M/T/4). Use of the term 'barton' here parallels its widespread occurrence in Devon to mean the demesne lands of a manor, later a substantial consolidated farm (*cf* Hoskins 1952b; Turner 2007, 64-7). The prospectus for the sale of the estate in 1745 noted 287 acres (116ha) of land forming the barton, including more than 100 acres (40 ha) of arable and 46 acres (19ha) of meadow, with the remainder made up of orchards and woodland (Somerset Archives DD/L/2/64/7). Neither in this prospectus nor in the sale document of 1751 (CRO CF/1/2451) is there any indication of a subsidiary farm. The lands must therefore have been worked from Bradley, making use of the 'stables, barns, pound house, [and] outhouses' referred to in the latter document. Working arable lands at some distance from the house accessed by winding terraced tracks running across the steep slopes of the adjacent woodland must have created some practical problems.

Some of these ancillary buildings are likely to have formed the western and northern ranges of the courtyard on the west side of the house (*cf* Woolner 2008, 29-31); however, these are said to have been at least partly demolished around the middle of the 18th century (Stirling 1830, 82). This probably occurred at about the same time that the property was acquired by Thomas Veale; other evidence (below) suggests that the landscape around the house was transformed to create park-like surroundings during this period so it is possible that Bradley itself ceased to be a focus of agricultural activity. Some if not all of the land is likely to have been farmed from elsewhere: a collection of documents formerly held in the Wiltshire and Swindon History Centre and catalogued as 'Rental and building accounts relating to property at Barton of Bradley, near Newton Abbot, Devon; surveys 1768 and 1795; ledger 1834-1870', was unfortunately withdrawn by the owner about 20 years ago and its whereabouts is not now known (Steven Hobbs, FSA, Archivist, Wiltshire Council, to Graeme Kirkham, 11 March 2016). Use of the term 'rental', however, suggests that in the period after Thomas Veale acquired Bradley in 1751 at least some of the lands were leased out. This was certainly the case subsequently under the Lane family: in 1841 three-quarters of the estimated annual income of the Bradley estate, by that time amounting to 345 acres (140ha), was from land occupied by tenants (Bradley archive: Robins sale prospectus, 1841).

Bradley itself appears to have been being used as farm accommodation by this period – the Great Hall is said to have been used as a barn and the Chapel for farmyard fowl

(Woolner 2008, 19; Hare 1896, I, 287) – but the remaining ‘in hand’ land was probably mostly worked from a site recorded in 1841 as ‘New Barn, House and Yard’ adjacent to Bradley’s arable fields on the ridge to the north-west (Bradley archive: Robins sale prospectus, 1841). A structure probably representing this complex was shown on the Ordnance Survey 1st edition 1 inch map of c1809 (Fig 4), although it does not appear on the 1803 Ordnance Surveyor’s Drawing (British Library). During the Reverend Wall’s period of ownership this site was substantially enlarged. It was named as Bradley Barton on the Ordnance Survey 1st edition 25in map of 1890 and described in 1904, when it was the centre of a 350-acre farm (140ha), as ‘the Model Farm Buildings’ (Bradley archive: Stooke sale prospectus, 1904).

Some agricultural facilities remained at Bradley. In 1904 the site included ‘Bullock Houses, with Loft over, Pound House with Apple Chamber, Large Open Young Bullock House, (with Thatch roof), Poultry and Pigs Houses, Wool Chamber, &c’ (Bradley archive: Stooke sale prospectus, 1904). For the 1909 sale these buildings were parcelled with Pope’s Meadow and parts of Bradley Meadow and offered as a ‘small farmery’ of 13½ acres (5.5ha) (Devon Archives 867 B/S/9).

7.4 Orchards and cider production

‘A very important part of the produce of every farm, is cider’, noted Stirling in 1830 of the area around Newton Abbot. ‘The orchards are generally extensive, and excepting when the apple-blossom happens to fail, immense quantities of this cooling beverage are annually produced. In plentiful seasons, large cargoes of it are sent to London’ (Stirling 1830, 11). The tithe surveys for Highweek, East Ogwell and Wolborough recorded orchards over a significant area. Four orchards, together totalling more than 7 acres (2.8ha), lay within the area covered by the present survey; a further 9 acres (3.6ha) lay immediately adjacent to the current National Trust holding. This element of Bradley’s economy certainly extended back as far as the middle of the 18th century, when the area around the head of the Teign estuary was part of an important zone of cider production in south Devon (Havinden and Staines 1999, map 37.2): Bishop Pococke (Cartwright 1888, I, 141-2) noted in 1750 that the South Hams were ‘famous for cyder’. The 1745 sale prospectus for Bradley listed the ‘House Orchard’, ‘Culver Orchard’, ‘Stray-Park Orchard’ and – on the south side of the Lemon – ‘Lang’s Orchard’, together totalling 8 acres (3.25ha) (Somerset Archives DD/L/2/64/7). In 1751 there was reference to these and to the ‘Headweare Orchard’ – probably the same as the one acre (0.4 ha) parcel noted as ‘Garden Plot nigh the Head-Wear’ in 1745 and located close to the weir upstream on the Lemon just outside the current National Trust boundary – as well as to a ‘pound house’ at Bradley and another orchard adjacent to the mills in Newton Bushell (CRO CF/1/2451). This suggests a greater involvement on the Bradley estate than was apparently general in the area at the time. Respondents to Dean Milles parochial survey of c1750 noted that in Highweek there was ‘No great quantity of Orchard Ground. Evry Estate has an Orchard, more or less, but we are not any way remarkable for Cyder’; in East Ogwell ‘All the Tenements have an Orchard’. ‘Perhaps a Hundred’ [hogsheads] were made in Highweek in an average year, each worth about 10s (Bradley archive: Dean Milles parochial survey returns).

It is unclear for how long cider production may have been a significant element in the local economy. An orchard bounding with the Yarde’s land in Newton was recorded in 1571 and Gilbert Yarde’s lands included three orchards in 1598, although their location was not specified (Devon Archives D1508M/Moger/59; 231M/T/3). Cider-making was recorded in Devon in the medieval period (Stanes 1990, 66; Hoskins 1972, 94) but before the later 16th century was probably primarily for domestic consumption. Westcote, writing generally of Devon in the early decades of the 17th century, noted that farmers had

‘of late years much enlarged their orchards, and are very curious in planting and grafting all kinds of fruits, for all seasons, of which they make good use and profit, both for furnishing their own table as furnishing of the neighbour markets.

But most especially for making of cider, a drink both pleasant and healthy; much desired of seamen for long southern voyages, as more fit to make beverage than beer, and much cheaper and easier to be had than wine' (Westcote 1845, 56-7).

This hints at a date somewhere around 1600 for an increase in commercial production, supported by evidence from 17th century inventories (Stanes 1990, 66-7) and Marshall's assertion in the late 18th century that the introduction of orchards into west Devon occurred some 200 years earlier (Marshall 1796, I, 213-4). Hoskins (1972, 94), however, suggests that cider production for provisioning ships was already important in coastal areas in the Elizabethan period.

Much of the output in the South Hams was for export (Havinden and Stanes 1999, 288) and the proximity of the Newton area to Paignton, Dartmouth and the South Hams trading ports, together with its own associations with the Newfoundland trade (Harris 1899, 290), may have stimulated early investment in orchards in this area; certainly they were noted relatively frequently in the wider area around Bradley from the late 16th century and through the 17th (for example, Devon Archives D1508M/Moger/6, 60, 356). Marshall (1796, I, 223) noted cider from south Devon going to the London market and Vancouver (1808, 239) commented on the quantities sent off annually from Salcombe and the Kingsbridge river. Fraser (1794, 67) noted Newton Bushell as part of an area extending from Exeter to Totnes and beyond in which 'they make great quantities of cider, which has a richer flavour of the apple than any I have tasted in other counties'. Farm-made cider, he noted, was sold to a cider merchant, 'who racks it and prepares it for the London and other markets' (*ibid*).

The presence of orchards in the area around Bradley provides a context for the significant investment represented by the pound house (NT 160200). A building named as such was certainly present by the mid 18th century – it was referred to in 1751 (CRO CF/1/2451) – and this may have referred to the present structure. The technically sophisticated mill and press currently installed in the pound house may be a 19th century replacement.

Marshall (1796, I, 225f) described the essential components of a pound house complex, which included a paved platform for the open-air 'maturation' of heaps of picked fruit and, as an alternative to screw presses such as that now in the Bradley pound house, lever presses operated by large suspended weights; at least two such weights currently lie in the area between the pound house and the main house ranges (NT 160149, 160151). The long-term importance of orchards in the estate economy may also explain the very large and impressive gate piers (NT 160091, 160095) surviving at the entrances to Culver Orchard and Stray Park Orchard (Fig 63) and the large earth bank boundaries around Lang's Orchard (NT 100090) on the south side of the Lemon; all of these were already established by the mid 18th century, together with another 2-acre parcel named House Orchard or Great Orchard. In the 19th century it is notable that among the deadstock advertised for auction at Bradley Manor after the death of the Reverend Wall in 1867 was '25 hogsheads of prime family Cider' (*Western Times*, 7 February 1868); when the tenant of Bradley Barton farm gave up farming in 1871 the auction catalogue included 50 hogsheads of 'good cider' and 32 empty pipes and hogsheads (*Exeter Flying Post*, 10 May 1871).

Apple production in Lang's Orchard had ceased prior to 1890, the date of the 1st edition Ordnance Survey 25in map; the enclosure was not shown on the map and its site was depicted as mixed woodland. The adjacent Lower Orchard (NT 160039), recorded by the East Oghwell tithe survey (1844) as part of the farm of Undercleave, continued to be shown as orchard, however, and other orchards in the vicinity of Bradley were still extant on the 2nd edition map of 1905 (Fig 21). The 1904 sale details for the estate included the 'Pound House with Apple Chamber' (Bradley archive: Stooke sale prospectus, 1904) and in 1909 Culver Orchard and Stray Park Orchard, together with Kiln Orchard, formed part of the lands offered with Bradley Barton farm (Devon Archives 867 B/S/9). They were presumably acquired by the Firth family at the same

time as the house. Orchard trees, a few of which are still extant, were also planted in the kitchen garden (NT 160172) south-east of the house (Alexandra Woolner, pers comm). Stray Park Orchard (NT 160078) was given over to the unemployed of Newton Abbot for allotments in the 1930s but Culver Orchard continued to produce into the post-World War II period: Alexandra and Peter Woolner (pers comm) remember helping the gardener of the time collect apples which were bagged and then collected by Whiteways, the cider company. When the apple trees died the National Trust used a bequest to replant it with standard woodland trees (National Trust 1984, annotation by S Blaylock, 19 February 1998).

7.5 Woodland and woodland management

The proximity of woodland in the early medieval period is implied by the place-name Bradley (above) and the name of the River Lemon is said to derive from a pre-Saxon term for 'elm' (Gover *et al* 1931-2, I, 8). At Domesday the manor of *Teinton*, of which Bradley manor was part, included a substantial area of woodland (Thorn and Thorn 1985, 1, 10). Direct evidence of medieval management of Bradley's woodland is lacking, although it is possible that some of the boundaries dividing up the woodland – for example, a low spread bank (NT 160114) which survives within Powsey Moor – may date to this period. No evidence has been found of charcoal burning platforms, which are often an indicator of medieval woodland activity, but it seems highly probable that the woodland in the wider area around the medieval house was exploited for fuel and timber and potentially as grazing for cattle and pigs, as well as for other woodland products such as bark (Rackham 1993). The proximity of much of the woodland to level land on the valley bottom may have made charcoal production platforms unnecessary.

For the post-medieval period the evidence for use of the woodland is more extensive. The sale details of the estate in 1745 recorded more than 90 acres of coppice woodland and furze brakes, of which 42 acres (17ha), named as Lang's Coppice and Berry's Coppice, fell within the current National Trust property (Somerset Archives DD/L/2/64/7). The prospectus advised that

'There is a great Quantity of Oak, Ash and Elm Timber-Trees finely grown and now growing, on the Barton of Bradley and Little-Bradley . . . (which lie very convenient for Water-Carriage), whereof there were lately mark'd as fit to be felled for sale, 636 Oaks and 289 Elms, computed to contain about 1187 Tons of Timber; after which there remained growing on the said Barton that were not mark'd 1436 Oaks and 708 Elms, computed to contain about 830 Tons of Timber, and about 50 Ton of Maiden Ash, besides about 3000 Saplings as big as a Man's Thigh and very prosperous. Among the above mark'd Trees no Oak was mark'd that had less than 30 Foot, nor Elm that had less than 40 Foot of Timber in a Tree, and the Pollard Oaks were not taken Notice of at all.'

This detailed assessment almost certainly represents a desire to maximise immediate financial returns to meet Gilbert Yarde's debts but also indicates close management of the woodland over a longer period. This is evident in the term 'coppice' in the parcel names but there is also a clear succession from the almost 1200 tons of timber ready for harvesting to the larger number of trees unmarked for cutting but already viewed as having potential as 'Timber', the quantity of 'maiden ash' – trees never coppiced – and of 'Saplings as big as a Man's Thigh'. The reference to the disregarded pollard oaks also suggests that part of the woodland was grazed (*cf* Rackham 1986, 65-7), although it is unclear where this was located. In 1841 the annual 'Pasturage, &c., of Woods' was valued at £46 3s 4d (Bradley archive: Robins sale prospectus, 1841).

Some of the larger timber may have gone to Plymouth for naval shipbuilding. George Gale, a timber merchant from West Owell, was supplying timber to the Admiralty during the 1730s and 1740s (National Archives ADM 106/832/35; 106/842/181; 106/842/191; 106/914/227; 106/914/229; 106/990/195). In January 1746 he contracted to supply timber to Plymouth which had been viewed by the Navy's purveyor but it was noted that '[I]f Gilbert Yarde will take out letters of administration to George

Gale, the Board may then make out a bill to him' (National Archives ADM 106/1034/22). This was during Yarde's period of financial difficulties which culminated in the sale of Bradley; presumably he had to be a party to the Navy contract in order for the proceeds of the sale of timber from his land to be paid to him.

In addition to returns from heavy timber, there were potential returns from the 'under-growth': Vancouver (1808, 249) noted the use of under-storey trees in south Devon valley woodlands, cut at 20 years growth, the ash for hoops and hurdles, 'the oak, after being carefully barked, and the prime poles taken out with those of the other undergrowth, is charred [made into charcoal], and the brushwood used for fuel.' At the time that he wrote the high price of bark meant that the return from harvesting the 'under-growth' was seldom less than £20 per acre (*ibid*). The availability of both oak bark and lime – both essentials for the tanning industry – is likely to have stimulated activity in the adjacent area, with consequent demand in the Bradley woodlands. A tanyard with a bark mill was noted at Little Bradley, between Bradley and Newton, in 1751, and there was a concentration of others in the area in the post-medieval period (CRO CF/1/2451; Havinden 1999, map 42.3; Stirling 1830, 174, 179; cf Rackham 1995, 96), suggesting a strong market for material from the Bradley woodland.

In the early 1840s more than a quarter of the overall Bradley estate was described as 'valuable Coppice and Wood Land' (*Exeter and Plymouth Gazette*, 26 February 1842). Although the 1841 sale prospectus focused more particularly on the 'surpassing beauty of the woodland scenery' it also noted that the purchaser of the property would also take, 'at a fair valuation . . . the timber, timber-like trees, pollards, saplings, and standels, down to one shilling a stick inclusive' (Bradley archive: Robins sale prospectus, 1841). In the years after he acquired Bradley the Reverend Wall advertised quantities of timber for auction, including '231 Oak Timber Trees With their Tops, Lops, and Bark' in April 1843 and 120 ash trees 'on Bradley Wood' early in 1846 (*Exeter and Plymouth Gazette*, 8 April 1843; 21 February 1846); again the descriptions imply continuing management. Bradley Woods were at this time becoming increasingly well known as a beauty spot and destination for tourists (below); at the end of the 1840s it was observed of Wall's activities that '[F]ine old trees have been felled, and many shady avenues leading to sequestered spots, ruthlessly destroyed' (*Exeter and Plymouth Gazette*, 4 August 1849). An undated but probably mid 19th century painting titled 'Bradley Vale' by the artist William Spreat (1816-97) (Fig 324) shows felled trees, forestry workers and a loaded timber bob on a track within woodland (Spreat also painted the picturesque Ogwell Mill; both works are in the Royal Albert Memorial Museum, Exeter.)

Timber from Bradley Woods was again advertised for sale after Wall's death in 1867. An advertisement late in 1868 offered '280 prime oak, 151 Ash, 59 elm, and 18 beech TIMBER TREES, with their tops, lops, and bark, now standing in the above Woods. Also about 2000 faggots of wood' (*Western Times*, 24 December 1868). There were notices of auctions for 150 oak, 112 elm and 24 ash timber trees, 'of superior quality and large dimensions' early in 1870 (*Exeter Flying Post*, 26 January 1870) and '440 very prime Oak, 103 Ash, 31 Elm, 3 Meat Chestnut [*sic*] and 1 Cherry' a year later (*Western Times*, 6 January 1871). Beech trees are said to have been planted in part of Berry's Wood during the 19th century to supply wood for making ammunition boxes, and to have been felled c1917 during World War I. Mr Firth was able to buy the land cheaply because the timber had been removed; the area was subsequently irregularly coppiced but is now subject to natural regeneration (Bradley archive: National Trust 1984, annotated copy).

When the property was advertised for auction in 1909 it was noted that 'one of the great features of attraction of this Estate is the far-famed Bradley Woods', covering a total of 85 acres (34.5ha), including the more than 20 acres (8ha) of Berry's Wood. No specific mention was made of the value of this area for timber but a smaller area, incorporating Powsey Moor, Lang's Copse and Mill Copse on the south side of the Lemon and two small parcels of woodland and copse on the fringes of Berry's Wood,

were described as 'enclosures of thriving woodland' and prospective purchasers were reminded that the 'Woodlands are for Timber Growing Purposes' (Devon Archives MATCH WALOGW1909).

Exploitation of the woodland on the property was one of the funding streams anticipated for upkeep of the Bradley property when it was donated to the National Trust in 1938, the other being the letting of meadows (A Woolner, pers comm). During that year management of the woods within the Trust estate was undertaken by the South Devon Woodland Owners' Association on behalf of the Trust and a 'working plan' prepared (*Exeter Express and Echo*, 29 March 1939). Given the onset of wartime conditions in the immediate aftermath of this it is unclear how long the arrangement persisted. However, a terraced track along the south bank of the Lemon (NT 160048) is said to have been constructed by a contractor to facilitate removal of timber (P Woolner, pers comm). Woodland was included in the 1979 management plan for Bradley (National Trust 1979) but there is little indication of any significant recent management of the woodlands on the property.

The potential for conflict between public perceptions of amenity and the requirements of commercial woodland management in the wider area around Bradley – implicit in comments since at least the late 1840s – has occasionally been manifest during the modern period. In 1913, for example, Newton Abbot Urban Council sent a deputation to the owner of part of Bradley Woods 'with regard to the intention of felling a large number of trees in the woods' (*Exeter and Plymouth Gazette*, 22 February 1913). He was asked to retain trees which were close to a public right-of-way with the result that '[O]nly a comparatively short piece of the walk will be affected by the tree-felling, the bulk of the 1,400 trees to be felled being in the woods themselves.' Under wartime conditions in 1944 Newton Rural Council attempted to prevent tree-felling by imposing preservation orders in two areas regarded as amenities and beauty spots. One of these was Witheridge Copse, near Chercombe Bridge, upstream from Bradley, where, it was stated, 'the woods really formed part of Bradley Woods, parts of which were owned by the National Trust.' The owner pointed out that the 23 acres at Witheridge Copse held 'some 500 mature timber trees, which were worth a considerable sum.' The surveyor to the Rural Council, however, stated that 'the public would be up in arms if the woods at Chercombe Bridge were cut down' (*Western Morning News*, 27 January 1944).

In fact, the overall extent of woodland on the National Trust property has probably increased over the past century. The two enclosures named Dunstone (NT 160041, 160158) on the south side of the Lemon were recorded as pasture in 1909 but are now both under trees, as is the portion of the formerly arable Great Mill Land owned by the Trust (NT 16007). A parcel (NT 160084) to the east of Bradley, part of Great Meadow in 1909, is now a plantation, as is part of Lang's Meadow (NT 160191) and part of Lower Meadow, Wolborough (NT 160019). The former orchard known as Lower Orchard (NT 160039) is now wooded, as is Stray Park Orchard (NT 160078); Culver Orchard was deliberately re-planted with woodland species by the National Trust approximately 20-30 years ago (NT 100017). Other parcels such as Lower Meadow and Mill Meadow, near East Ogwell mill, are now overgrown and likely to become scrubbed over, as are the fringes of The Lawn, close to the house at Bradley, and adjacent parts of Bradley Great Meadow.

7.6 Hunting and game

It is clear from 19th century newspaper reports that the area around Bradley was well regarded for game and hunting. An advertisement for the sale of two nearby farms in 1839 noted that the 'well stocked Preserves of the Bradley and Ogwell Estates form the Boundary on either side, thus necessarily affording the Proprietor abundance of Game' (*Exeter and Plymouth Gazette*, 18 May 1839) and when the Bradley estate was offered for sale in 1841 prospective purchasers were advised that a 'nobleman or gentleman inclined to field sports will find it to his heart's content at Bradley, and for hunting, shooting, or fishing, it fears no rival' (*Exeter and Plymouth Gazette*, 12 June 1841).

When the property was re-advertised the following year the newspaper notice again emphasised its advantages in this respect:

‘. . . to a Sportsman the Property presents peculiar advantages, there being several packs of Fox Hounds and Harriers kept in the neighbourhood, and excellent Trout Fishing in the River Lemon, which forms a partial Boundary of the Property, and in the River Teign which flows within about a mile’ (*Exeter and Plymouth Gazette*, 26 February 1842).

During the proprietorships of the Reverend Richard Lane and his successor, the Reverend Frederick Wall (from c1842), the area around Bradley was regularly hunted over. Early in 1823, for example, a pack of dwarf fox hounds from Stover pursued a vixen through the ‘large coverts of Bradley, which re-echoed with the delightful music of this steady pack, and the cheers of the sportsmen. He [*sic*] then crossed a branch of the river Teign, under Bradley House, from whence he ascended the steep hills to Highweek village . . .’ (*Exeter Flying Post*, 13 February 1823). ‘Mr King’s hounds’ met at Bradley in October 1828 (*Exeter and Plymouth Gazette*, 1 Nov 1828) and the Devon Hounds at least three times during the winter of 1844-5 (*Exeter Flying Post*, 20 November 1844, 11 January 1845, 6 February 1845). In autumn 1851 it was reported that ‘The Fox Hounds will meet on Tuesdays and Thursday, at Bradley, for the season . . . Some rare sport is anticipated there being so many foxes about’ (*Exeter Flying Post*, 2 October 1851). Two years later the South Devon Fox Hounds were reported to have met at Bradley House and found a fox in the Warren – that is, Berry Woods hillfort – but the hounds lost it near White Rock, ‘when it made its way back through Bradley Bottom . . .’ (*Exeter and Plymouth Gazette*, 24 September 1853). In 1862 the Torquay Harriers pursued a hare to Bradley [Woods] House, ‘along the ridge . . . to the right for Old Bradley; passing through the wood, a famous fox preserve, she crossed the brook, although the bridge was but a few yards off. Then over the river Lemon, into Lang’s Copse . . .’ (*Exeter Flying Post*, 31 Dec 1862).

There are hints that hunting across the property became more difficult in the second half of the century. A meet at Bradley Wood [*sic*] in November 1863 attracted 100 people on horseback:

‘Passing through the covers of Bradley, without even coming on a “drag,” the whole field made for Holbeam Wood, about half a mile distant, where Reynard was disturbed and stole away unperceived by either huntsmen or dogs. Spectators, however, from the distant hills saw the wily creature, bounding swiftly through fields and over hedges and a terrific shouting of “tally-ho” filled the welkin wide. The huntsmen caught the well-known sound and re-echoed it. Reynard had now entered the Bradley covers, and it was some time before the dogs could be put on the scent, the covers, which are very thick, would not admit of much sport, and Reynard would not make off, but kept dodging about from one cover to another for upwards of two hours, when he gave them the go-by altogether near Lower Bradley House . . .’ (*Western Times*, 20 November 1863).

A decade later the South Devon Hounds met at ‘Bradley Manor House, but the Bradley covers proved a blank’ (*Western Times*, 16 February 1872).

It is unclear to what extent the Bradley landscape was specifically managed for hunting – the latter references suggest that the woodland management regime of the period reduced its suitability – but there are indications of provision for game. Thomas Lane, employed a gamekeeper named Peter Coleman in 1812 and 1813, recorded in lists of game certificates for the district (*Exeter Flying Post*, 1 October 1812; 7 October 1813), and earlier owners may have done similarly. The ‘well stocked Preserves’ advertised in 1839 certainly imply active management (*Exeter and Plymouth Gazette*, 18 May 1839). It was asserted in 1842 that the ‘Woods of Bradley abound with Game of every description’ (*Exeter and Plymouth Gazette*, 26 February 1842) and the various small areas recorded as copse around meadows at that period would have been particularly

appropriate to encourage pheasants (Williamson 1997, 113). A gamekeeper was licensed at Bradley in 1849 (*Western Times*, 22 September 1849) and one was listed at Bradley Farm, presumably employed by the Reverend Wall, in the 1871 census (PRO RG 10/2082).

The River Lemon may also have been managed for fishing, if only in terms of keeping lengths of the banks clear of overhanging vegetation. In 1839 it was referred to as 'a good Trout Stream' (*Exeter and Plymouth Gazette*, 18 May 1839) and 'excellent Trout Fishing' was hailed as one of the attributes of the Bradley property in 1842 (*Exeter and Plymouth Gazette*, 26 February 1842). The river may have been one of the attractions for John Webster, who lived at Bradley for more than 25 years from about 1886; he was a member of the Board of Conservators for the fishery district of the River Teign for much of this period (for example, *Exeter Flying Post*, 15 April 1885; *Western Times*, 27 April 1888; 22 March 1907) and was evidently an enthusiastic fisherman: in 1886 he was reported as having taken a 16lb salmon on the Teign (*Western Times*, 20 April 1886).

7.7 Quarrying and related industry

The walkover survey of the Bradley property revealed a substantial amount of past quarrying activity; 28 separate sites or working areas were identified (Section 13, site inventory). For the most part this extractive activity was on a small scale and is likely to have served primarily to provide material for facing earth banks ('hedges') or building stone walls in the vicinity of the individual workings. Those set along the upslope side of the Reverend Wall's carriage drive to Bradley Wood House may also have provided metalling for the track. Several larger quarry operations are present, however, with the largest (NT 160079) on the eastern edge of the property now forming a major topographical feature. This quarry was certainly extant by the 1840s: it is shown by the Highweek tithe map 1842 and the Taperell survey of 1844 and it is likely that it was the one referred to in 1851 when it was announced that '[U]pwards of 1000 weight of stone was blown on Friday last, at the quarry of Bradley' (*Exeter Flying Post*, 22 May 1851). It probably provided building stone to Newton but it and other quarries in the same area may also have provided limestone for a lime kiln. The 1745 sale notice referred to the presence of a 'good Lime-Rock and Kiln on this Barton' (Somerset Archives DD/L/2/64/7). The location of the kiln is not known but the parcel immediately to the north of this quarry, now developed for housing, was recorded as 'Kiln Garden' in 1745 and as 'Kiln Orchard' (TA 821) by the Highweek tithe survey in 1842. This kiln may have gone out of use when the substantial complex of limestone quarries and kilns developed upstream from Bradley at Broadridge, just outside the present National Trust property; these were certainly present by 1842 (*Exeter and Plymouth Gazette*, 26 February 1842).

A moderately sized quarry immediately behind the house at Bradley, cut into the base of the hillslope, is reputed to have been the source of stone used in constructing the building (Woolner 2008, 21). However, as depicted on the Highweek tithe map 1842 and 1844 Taperell survey it appears fairly small and although it was evidently cut into the slope neither source recorded it as a quarry; both noted the feature as 'Pound and waste'. The feature was, however, labelled 'quarry' on the Ordnance Survey 1st edition 25in map of 1890 and a boundary depicted on the Taperell survey running down the east side of the feature behind the house has subsequently been truncated by the working. It therefore seems probable that much of the visible extraction here dates to the middle or later 19th century. Given the extent of quarrying in the vicinity it seems probable that some working was also carried out opportunistically in the reputed collapsed cavern beside the carriage drive to the north-west of the house (NT 160121). This feature was shown by the Highweek tithe map 1842 and the Taperell survey in 1844 but somewhat surprisingly, given its size, was not marked on the 1st and 2nd editions of the Ordnance Survey 25in map, of 1890 and 1905 respectively. Also omitted was a large quarry on the north side of the mill leat to the west of Bradley (NT 160128); this is now completely overgrown and inaccessible but appears to have been

a very substantial working into the steep lower slope of the valley side. There is no indication of the date of activity here, although, while the presence of the leat would have made removal of material from it more difficult, it seems unlikely that quarrying operations pre-dated the leat.

Peter Woolner (pers comm) suggests that some of the small quarries on the south side of the Lemon (NT 100028, 160113) may have provided some of the worked stone now present in the medieval fabric at Bradley; the difficult access on the steeply-sloping valley side certainly suggests that stone taken from these sources was intended for uses more specialised than simply for boundaries or rubble construction. Some small workings (for example, NT 160104) cut into a steep slope on the east side of Berry's Wood may have been for similar purposes. Other quarries are for the most part close to tracks and relatively easy of access.

The geology of the area around Bradley is complex, particularly on the south side of the Lemon where, in addition to limestone, there are also occurrences of a dark sandstone resembling millstone grit. A grey conglomerate which incorporates water-rolled pebbles outcrops on the ridge above Powsey Moor (NT 160057) and has been used in an adjacent boundary (NT 160046) and in a possible Bronze Age barrow or cairn (NT 160045).

A tunnel into the valley side on the south side of the Lemon, again above Powsey Moor, has been described as an adit (NT 100028), but its position towards the summit of the hill and the fact that it slopes downwards at an angle into the hillside suggest that it was probably an exploratory drive, adits normally being sufficiently level to provide drainage for a working (Fig 65). It is unknown what mineral may have been sought here. The agent for the sale of the property in 1841 enticed prospective purchasers by noting that 'it has been ascertained that there are minerals upon the property' (*Exeter and Plymouth Gazette*, 12 June 1841), and more specifically the following year, 'there is every indication that valuable bodies of Copper Ore might be discovered' (*ibid*, 26 February 1842). In the 1860-70s an iron lode was worked about 1 km to the south-east (Dines 1988, II, 741), and this feature could represent prospecting for that operation. Alternatively, given the complex local geology it is also possible that the working was a trial for lignite – known locally as 'Bovey coal' – or carboniferous shale, found in the wider area around Newton Abbot (Pengelly 1862; P Woolner, pers comm), perhaps sought as a fuel for lime-burning. In the 20th and 21st centuries the tunnel has been incorporated into local folklore, being reputed to be the end of a passage leading to Forde House, east of Newton Abbot (*Western Morning News*, 9 June 1936; *Western Times*, 19 June 1936; Woolner 2008, 8; anonymous local resident met during fieldwork). An isolated working on a steep hillside in Berry's Wood does not appear to be related to stone extraction and may have been a prospecting work (NT 160139).

7.8 Water and water management

The mill leat (NT 100023) which runs for more than 1 km through the Lemon valley adjacent to Bradley is an important element in the character of the landscape in the immediate environs of the house, generally more 'visible' than the River Lemon, which is often obscured by trees. No date has been established for the construction of the leat. Mrs Woolner suggested that it was 17th century (Bradley archive: National Trust 1984, annotated copy). However, it clearly served the mill complex at Little Bradley, which was probably among the three fulling mills and three corn mills which Richard Yarde possessed at his death in 1467 (Woolner 2008, 12). The leat can probably also be identified with the 'water course which leads to the mill of Schirborne', documented in 1324 (Devon Archives D1508M/Moger/221; Devon and Dartmoor HER MDV 42006). If, however, as conjectured above, the unusual location of Bradley derives from it having originally been the site of a mill, there would have been a leat running to or close to the site at an earlier date.

As it currently exists the leat varies between about 1.5 and 2.5m in width, and is generally about 0.3m deep (Fig 66). The banks show a variety of forms of revetment,

including some dry-stone walling, but substantial lengths have relatively recent repairs in modern materials. Comparison of the tithe map with the Ordnance Survey 1st edition 25in map of 1890 suggest that work was carried out during the intervening period to straighten the course of the leat where it passed in the immediate vicinity of Bradley. During the same period the former southern branch of the leat, where it had been dualled to provide a water supply (NT 160164), to the Bradley fishpond (below), was abandoned and probably infilled. The arrangement of spillways and diversion channels shown on the tithe and Taperell map for this supply to the pond probably resembled that which survives between the leat and river (NT 160070) to the east of Bradley, and which was also shown on these maps. The cascade and spillway forming the latter in addition to being functional were clearly regarded as picturesque features, appearing in the foreground of a number of 19th century illustrations and many photographs (Figs 35, 50).

A deed made by James Yard of 'Bradleigh' and others in 1554 on a house and garden in Newton Bushell included a duty of repair for the tenant of the leats and weir of Sherbourne Mills (Devon Archives 1323A/PF 1-2). Occasional irregular spoil dumps along the banks of the leat indicate that such maintenance has continued in more recent times; Alexandra Woolner suggests that it was carried out annually (pers comm). It is likely, however, that at least some of the silty material taken from the leat would have been valued for agricultural manuring purposes and removed (*cf* Kirkham 2012). The largest dumps identified (NT 160090) were on the north bank of the leat to the east of Bradley; here, however, it is uncertain whether the dumped material came from the leat or whether it derives from nearby quarrying.

A second leat and headwear, on or bordering the National Trust property, served East Ogwell mill but both are now out of use (NT 160000, 160005). This leat differs from the Bradley leat in that it follows the base of the valley-side very tightly and was created by constructing a substantial bank to contain a channel cut into the foot of the slope. Where accessible the leat is 3-4m wide and up to 1.8m deep, with a bank 3-5m wide and at least 0.4m high on the downslope side. East Ogwell mill was referred to on an Elizabethan map (Ravenhill and Rowe 2002, II, 285) and illustrations of the historic mill building (now demolished) suggest that it was probably of early post-medieval date. A sluice and spillway (NT 160010) survive near to the former mill site.

The River Lemon divides Highweek parish to the north from East Ogwell to the south; a small parcel of Bradley Meadow which fell within East Ogwell parish appears to be defined by a palaeochannel of the river, suggesting that the parish boundary maintains an earlier course of the river (NT 160066, 160067). The Shuttlebrook, a tributary of the Lemon, divides East Ogwell from Wolborough parish. Small, apparently unnamed watercourses descending coombes on the south side of the Lemon valley appear to have been used as historic divisions between tenements, as, for example, that which divides Lang's Copse (NT 160032) from Lower Orchard (NT 160039) and probably originally formed the western boundary of Manor Farm, East Ogwell.

With the exception of the head weir to East Ogwell mill leat, there are only limited apparent instances of management on the River Lemon within the National Trust property. Traces of revetment of the banks survive in a few places – for example, immediately downstream from the 1826 bridge carrying the drive to Bradley – and may once have been more extensive (NT 160022, 160068). Winter flooding on the Lemon was once a regular occurrence but is now controlled by upstream flood control provision (Peter Woolner, pers comm). Revetments may have been intended to limit the extent of erosion of the banks.

Flooding could, on occasion, be severe. After a storm in the week before Christmas 1853 it was reported that the water reached more than 1m above the river banks at Bradley Meadows: 'the rush of water was so sudden that no one had time to prepare against inundation. It rushed down the meadows on the Bradley side of Newton Bushel, and tore away trees, hedges, and fences, and hayricks, which were carried along with timber and cattle; and the firmest walls were dashed down before it' (*Exeter and*

Plymouth Gazette, 24 December 1853; *Western Times*, 24 December 1853). In normal seasons, however, winter flooding would have had a beneficial effect on the riverside pastures, akin to the working of water meadows, raising the temperature of the soil in early spring and depositing fertile silts on the grass and thereby improving the hay harvest (cf Hegarty 2014, 112; Wade Martins 2004, 69-70; Smith and Stamper 2013). The two fields bordering the lower part of the Shuttlebrook, Lang's Meadow (NT 160026) and Lower Meadow, Wolborough (NT 160021), were both described by the term 'Watered Meadow' in 1904 (Bradley archive: Stooke sale prospectus, 1904). The edges of both fields are heavily overgrown and no clear evidence for any system of 'drowning' used was found during the survey, although a substantial bank and ditch (NT 160027) paralleling the course of the stream on the south side of Lang's Meadow may have been associated.

A Lidar image of Bradley (Fig 43) shows what appears to be a pattern of parallel ridges lying approximately east – west on The Lawn, on the west side of the buildings at Bradley. It is conceivable that these derive from a small water meadow system, although they appear far more regular than on historic sites (cf Smith and Stamper 2013). However, the feeder channel shown running from the leat on the tithe and Taperell maps also apparently continued under the Lawn in a culvert (Bradley archive: Woolner survey, 1953; Peter Woolner, pers comm) and is therefore unlikely to have supplied such a system. (This feeder is discussed further below in connection with the former fishpond at Bradley.) The features visible on the Lidar image therefore probably derive from drainage or a past ploughing episode.

A large spring (NT 160088) emerges from the base of the northern side of the valley close to Bradley; it has been suggested that it was a factor in the original siting of the settlement (Woolner 2008, 7) and could certainly have made the area a focus for the earlier occupation indicated by finds of lithics in the vicinity of the house. An early 20th century plan of water management associated with the spring is held in the Bradley archive. It shows buried pipes linking the spring to 'wells' from which water was piped to Bradley house, to the reputed 'wishing well' adjacent to the Leat Bridge (NT 160071), and – passing below the leat – a piped supply to a brewery in Newton. This supply was referred to in a clause in the conditions of sale in the 1904 auction prospectus, citing an agreement dated 1894 with John Balle Pinsent and William Swain Pinsent by which they could take water from a pipe in Bradley Meadow.

Historic use of the areas recorded as pasture on the valley sides on the south side of the Lemon would have required some provision of water for livestock. A small spring was found towards the head of the slope in Dunstone, but without evident signs of past use or management. A stone-faced earth bank forming the northern boundary (NT 160006) of the parcel known as Great Mill Land makes a sharp dog-leg which carries it from one side of the base of a coombe to the other, which may have allowed access to a watercourse from both sides of the boundary. Stock grazed in the woodland and pasture areas on the south side of the Lemon were presumably given access to the river or driven to be watered elsewhere.

7.9 Gardens and a designed landscape

7.9.1 The medieval and early post-medieval period

When William Bushel died in 1346 his estate included a house (most probably Bradley) and garden worth 6s 8d and a dovecote worth 2s (Harris 1886, 227-8). The reference to a garden and dovecote suggest some elements of designed display adjacent to the house but there is no above-ground evidence of its form at this early period. In the following centuries the rising status of the Yarde family makes it highly probable that a house of the architectural sophistication of Bradley – a double courtyard layout with Gate House probably created in the 15th century, a fashionable new façade and double-depth form during the later part – was accompanied by gardens of complementary style and elaboration. It also seems probable that such gardens would have been adapted to changing tastes during the subsequent 200 years of the Yarde family's occupation,

which continued until about 1700 when the family abandoned Bradley as their principal residence. No above-ground evidence of early gardens appears to survive at Bradley but we might anticipate features such as walled gardens enclosing formal layouts, as illustrated in Tudor and Jacobean sources, elements of which survived to be shown in late 17th and early 18th century depictions of Devon country houses of broadly similar size and status to Bradley (Fleming and Gore 1988; Way 2013; Gray 2013). Illustrations of houses such as Bradfield, Hoe, Marpool Hall, Langdon Court, Netherton, Portledge and Tracey House show formal rectilinear layouts within walled precincts, often with statuary and clipped plants (Gray 2013, 72-4, 80, 90, 94, 132). Bowling greens, also usually within walled enclosures, were also frequent, as were avenues. Such gardens often included water features. A pond or small lake lay close to the house at Bradfield in the late 17th century and the early 16th century approach to Keynedon Barton, Sherford, was by a causeway passing between two substantial ponds to reach a two-storey gate house (Waterhouse 2003).

Similar features may have existed at Bradley. The 1745 sale prospectus refers to the 'Mansion-House and 3 wall'd gardens', which together covered 3 acres (1.2ha), and a 'House Orchard' of 2 acres (0.8ha) (Somerset Archives DD/L/2/64/7). The 1751 document recording the acquisition of Bradley by Thomas Veale also referred to gardens and 'the Great Orchard'; the other orchards mentioned in this document can be identified elsewhere so this was probably a further reference to the 'House Orchard' (CRO CF/1/2451). Together these represent a much larger area than was occupied by the house and adjacent gardens at the time of the earliest detailed maps a century later: both the tithe apportionment and the Taperell survey of 1844 record the house and adjacent yards, gardens and shrubbery as totalling just over 1 acre 1 rood (0.5ha). Only one walled garden was recorded by these depictions, that still partially extant to the south of the house. N T Carrington, writing before 1830, noted that the north and west ranges forming a west courtyard at Bradley had been removed 'many years since, as well as the gardens which were extensive' (Carrington nd, 129). The source of his information is unfortunately not apparent but this again suggests that gardens on some scale formerly existed in the near vicinity of the house but had been removed by the 1830-40s.

Gardens present in the mid 18th century are likely to have dated from a rather earlier period. The Yarde left Bradley c1700 to move to Sharpham, at Ashprington. The house at Sharpham was fronted in 1749 by elaborate formal enclosed gardens with parterres, knots and topiary, and surrounded by orchards (Gray 2013, 120-1). This may offer a good comparison for Bradley; the financial difficulties which the Yarde family underwent during the first half of the 18th century would probably have precluded significant changes to the gardens at either house during that period. If this was the case it suggests that the gardens which existed at Bradley in 1745 dated from the 17th century or earlier.

Where were the gardens at Bradley? The 5 acres (2ha) occupied by the house, gardens and 'House Orchard' in 1745 are unlikely to have been located south of the mill leat or on the steep slopes to the north of the house. They therefore probably extended east and west from the current building complex, occupying the area of the present gardens around the house and probably also The Lawn to the west. The possible existence of buried garden features, and of one or more water features, in one of these areas is hinted at by evidence from a watching brief carried out in 1998 on trenching for the installation of a new water supply (Stewart Brown Associates 1998). The trench, in total a little over 100m long, ran east from the large threshing door of the Barn Range 'coachhouse', across the yard to the gate to the gardens to the east and then passed roughly east-north-east through the lawn and the plantation area beyond as far as the current drive to the house from the Leat Bridge.

Where the trench ran across the lawn which now fronts the eastern façade of the house, it revealed a series of 'reclamation and make-up dumps', the upper deposits of

which were suggested to post-date the demolition of the Gate House in the 1840s. Towards the bottom of the trench, however, deposits and features were encountered

'which may represent low poorly-constructed stone walls, perhaps revetment walls associated with progressive reclamation of the marshland which once existed to the east of the manor house and its former gatehouse . . . Feature 31, the earliest feature exposed by this part of the trench, appears to mark the edge of a ditch or river channel. . . Whether this is a man-made feature is uncertain' (*ibid*, 4-5).

Feature 31 lay approximately 13m east-north-east of the gateway between the south yard and the east lawn and was 3.5m wide; it was not fully excavated (*ibid*, fig 3).

In the yard adjacent to the south side of the earlier house a layer (15) was found in the base of the trench which was described as a 'light brown clay silt . . . containing only local slate stone fragments and pebbles. This showed traces of iron panning, which was almost certainly leached from the surrounding soil by water action' (*ibid*, 4). The highest occurrence of this layer within the trench was approximately 0.5m below present ground level, continuing to the base of the trench at about 0.8m. The full depth of the deposit was not revealed, however, and the excavators raised the possibility that it may have derived from flood deposits from the 'nearby stream', presumably meaning the River Lemon. The deposit continued within the trench for at least 33.5m and 'clearly infills a large channel or ditch', the portion identified lying only 5m south of the earlier building range (*ibid*, 2). It was suggested that layer (15) 'infills either an old river channel, or just possibly a large archaeological feature (wide ditch or moat)' cut through adjacent deposits, although it was also suggested that it could represent dumped make-up material brought from elsewhere (*ibid*, 4). In its conclusions, however, the watching brief report suggests that the lowest deposits in this part of the trench 'evidently infill a deep, wide feature which may be archaeological, although it could possibly represent an old river channel' (*ibid*, 6). No dating evidence for layer (15) was recovered but deposits stratigraphically above it representing levelling dumps and former surfaces outside the south range of the building complex were suggested to post-date the late 17th century on the basis of pottery recovered from a layer immediately over (15).

East of the vegetated hedge which now divides the eastern side of the lawned area from the plantation beyond, a series of two or three layers of dumped material dating to the 19th and 20th centuries were recorded, beneath which was a dark-grey clay silt (50) with a high organic content, including partially decayed twigs and leaves. This was interpreted as 'almost certainly' representing marshland deposits pre-dating reclamation of this area. The organic deposits were also noted underlying the present drive to the house from the bridge across the leat (*ibid*, 5-6).

Interpretation of these results is difficult because of the 'keyhole' nature of the observations along the length of a narrow trench. The features identified under the present east lawn included cut [31], a 'ditch or river channel', and a series of small stone walls, suggested as forming part of a progressive reclamation of marshland. No further information is available but it is worth observing that the position of ditch or channel [31] would place it close outside the eastern side of the former Gate House and its flanking walls; no water feature is shown in this position on available maps or in illustrations of the early 19th century but one could conceivably have formed part of the setting for the building complex at an earlier period. The small, roughly constructed stone walls noted below the lawn could potentially have been the remains of the footings of formal garden features such as raised beds or parterres, or indeed pools or channels (*cf* Gray 2013, fig 137; Fleming and Gore 1988, 23-39; Waterhouse 2003). Alexander Woolner noted the presence under the east lawn of a 'slate bottomed culvert', running roughly east-west, which could have formed part of the former supply for such features (Bradley archive: 'The course of the old drains'). If the present east lawn was the location for formal gardens it is possible that the upper storey of the Gate

House functioned at least in part as a viewing place from which they could be overlooked and enjoyed (*cf* Williamson 1995, 20; Waterhouse 2003, 70-2).

The basal deposits with high organic content towards the eastern end of the 1998 trench, suggested as representing former marshland, occur close to the site of a substantial spring which formerly flowed from the base of the hillslope to the north. However, in the period preceding the dumps of material suggested as having been used to 'reclaim' it in the 19th and 20th centuries this area formed part of Bradley Great Meadow, recorded by both the Highweek tithe survey 1842 and the Taperell survey (1844); this was more probably lush meadow grassland than marsh. Perhaps the layer with high organic content resulted from material having been dumped onto meadow land in autumn, when fallen twigs and leaves from nearby trees were present, or after winter flooding. This layer was also identified below the present drive, construction of which can be dated to 1842-3, soon after Bradley was bought by the Reverend Wall: it was not shown on the Highweek tithe map 1842 but does appear on the 1844 Taperell survey (Bradley archive). The purpose of depositing material on the former meadow is unclear unless it was used to form the low embankment on which the drive (NT 160085) runs in this area.

The 'large channel or ditch' suggested by the silt deposit found in the yard to the south of the south range of the house hints at some form of substantial water feature. No relationship between this feature and the house was established by the watching brief; the report recommended further work aimed at examining this issue and determining whether the feature could have been a moat. Bradley's location on the edge of the flood plain of the River Lemon means that it is possible that the silt layer adjacent to the house derived from a palaeochannel or from past alluvial deposits. Alternatively, it may have been associated with a constructed feature: the similarity noted above of the location of Bradley to that of many mills is potentially relevant and the existence in the early 19th century of a leat and culvert bringing water to the west side of the house and probably supplying the pond (NT 100089) to the south (below) demonstrates the feasibility of supplying water to the site. Water features in this area might also have been fed from the spring which flows from the base of slope to the east of the house.

The deliberate creation or manipulation of water features to enhance the setting of royal, episcopal and lay castles and important houses was a key element of medieval designed landscapes around England (Everson 2003), and also extended to houses of lesser status. A small number of moated sites are known in Devon (Aberg 1978, table 1; Silvester and Higham 1980; Collings et al 2010) but there are also Devon houses with evidence for significant water features of other kinds in their immediate settings. Waterhouse (2003), for example, has identified a 'mock moat' dated to the early 16th century flanking the approach to Keynedon Barton, Sherford, on the Kingsbridge estuary; the gardens of the mid 16th century Forde House, near Newton Abbot, incorporated a fishpond which may have been associated with an earlier house on the site and fishponds were also present adjacent to Ilton Castle at Malborough, noted by Waterhouse (2003, 79) as 'an additional example to Keynedon Barton, of the use of ponds to front and reflect a mock-fortified house'. Late 17th and early 18th illustrations of a number of Devon houses show water features in close proximity (for example, Gray 2013, figs 95, 128, 134).

7.9.2 The later 18th century

The changes to the ornamental landscape around Bradley evidently occurred after 1745, when 3 acres of walled gardens and a 2-acre orchard were present, and the visits made by the Reverend John Swete in 1793 and 1795. In the mid 18th century Bradley was described as 'retired not only from all roads but even almost from all view', implying a closed landscape with restricted views (quoted without attribution in Woolner 1978, 4; 2008, 7). Swete's depictions, however, show the house in an open landscape, excepting the single walled court or garden south of the domestic buildings (Figs 24-5) (Devon Archives 564M/10/107; Gray 1997-2000, I, xviii; II, 161). Although his descriptions of a number of other Devon houses note alterations which had been

made in order to open up adjacent landscapes, Swete makes no mention of recent changes having taken place in the environs of Bradley, although it was a place in which he took a particular interest because his mother descended from a branch of the Yarde family (Gray 1997-2000, II, 3, 161, 164-5). It therefore seems probable that the major re-shaping of Bradley's landscape setting had taken place sometime before Swete's visits, most plausibly in the period after it was acquired by Thomas Veale in 1751 or perhaps shortly after he passed it to the Lane family at his death in 1780.

As elsewhere in Britain during the second half of the 18th century, there was a significant movement in the neighbouring Devon countryside of sweeping away formal gardens around major houses. This was certainly the case at three houses within 15 miles of Bradley. At Mamhead, for example, Swete noted that when Lord Lisburne came into possession (in 1755) he 'found it an [e]nclosed Farm, the House begirt with Walls, with gardens & with hedges 'excluding the prospect after the manner of other times' ' (Gray 1997-2000, I, 63; NHLE 1000555). Swete's own house at Oxton, near Haldon, had been 'environ'd by garden walls [and] by an artificial terrace, where old Yews form'd an Avenue of Pyramids – by orchards and intersecting hedges'; these he replaced with lawns (Gray 1997-2000, I, 59; 2013, 153). At Haldon, Swete noted that Sir Robert Palk 'removed the walls, the fountains, and the Gardens which surrounded the House, and converted them into lawns' (Gray 1997-2000, I, 8).

At Bradley it seems probable that the putative earlier formal gardens and possible water features, together with the 'House Orchard', were removed, or perhaps razed and concealed by dumping material over them, thereby opening the buildings up to the wider surroundings. In effect what was achieved was to set the house within modish surroundings of meadow and woodland: effectively a landscape park (*cf* Williamson 1995, ch 4; 1997, 94). The 1841 auction prospectus for Bradley specifically referred to the 'park-like grounds' of the house (Bradley archive: Robins sale prospectus, 1841). It should be noted, however, that no evidence has been identified for the existence of an earlier deer park at Bradley, although there was a post-medieval park nearby at Ogwell (MDV 9143, 64343) and examples elsewhere in the south-west are based in comparable locations astride river valleys; some, including that nearby at Ugbrooke, incorporate prehistoric earthworks such as hillforts (Herring 2003; Devon and Dartmoor HER MDV 9008).

The effect of a landscape park was undoubtedly accomplished at Bradley: the visibly ancient house was framed in its meadow setting by stands of timber, orchards, and steeply sloping wooded valley sides, with the serpentine River Lemon flowing nearby and the mill leat passing inconspicuously in front of the house and effectively functioning as a ha-ha, excluding animals from the immediate vicinity. The Bradley landscape thus achieved much of the 'variety' desired of such 'romantic' landscapes, with contrasts in topography between the level flood plain and steep valley sides marked with rocky outcrops and summits, the presence of water flowing through, both controlled and 'natural', and various land uses: woodland, coppice, orchards and meadow. Even quarrying and lime kilns could contribute to picturesque landscapes (Gray 1997-2000, IV, 23-5; 157-60, 162-3). Some specific planting or other manipulation of the landscape such as selective felling may have taken place to enhance views from the house and environs; in this respect it is significant that ownership of the area across the River Lemon from Bradley, around Lang's Coppice and Lang's Meadow, provided virtually complete control over all vistas from the house.

This reshaping of the landscape was clearly successful. The Reverend John Swete, a connoisseur of the romantic, picturesque and sublime in Devon, was clearly enchanted by it, calling it 'Romantic Bradley' and noting the 'varied beauties of this uncommonly delightful place . . . this delicious spot' when he visited and made a drawing (later made into a water colour) in 1795 (Devon Archives 564M/F8; 564M/10/107; Gray 1997-2000, II, 17, 161) (Fig 25):

'I took the drawing in a field to the left of the [Totnes] road, which forming a good foreground gave a cheerfull [*sic*] relief to the high-towering hills, and shady Woodlands beyond.

The Scenery which lay before my eyes might be almost deem'd the great desideratum of the Painter, "a Perfect Landshape [*sic*"]; as far at least as a Valley, Woods, rocks and a distance could make it. [t]is true there was no water visible; but to me, the loss was not so great as it would have been to a Stranger, for I was well aware that through the depths of the glen a most limpid stream rolled on its foamy waters.'

Swete's comment on water in this passage is useful in that it refers only to the River Lemon and therefore almost certainly rules out the possibility that the well-defined palaeochannel which runs across Bradley Great Meadow represents the remains of a serpentine lake, the feature he evidently anticipated finding in a 'perfect' parkland landscape (*cf* Williamson 1995, 86-7). His depiction shows the house completely open to the east and south-east, with a direct view to it from the Totnes road across the valley meadows. This setting may be compared with the open vistas Swete shows around many other contemporary mansions, including, for example, the nearby houses at Ford and Haccombe (Gray 1997-2000, II, 157-60). The only element of enclosure visible in Bradley's immediate environs is the walled court on the south side of the house, appearing as a continuation of the walls flanking the Gate House (Figs 24-5). It is unclear whether this walled enclosure represents a survival of one of the three 'wall'd gardens' referred to in 1745 or whether it too was part of the re-shaping carried out in the later 18th century; walled gardens had become unfashionable by that period, however, and a survival of an earlier feature is more probable (Williamson 1995, 92).

7.9.3 The 19th and 20th centuries

The picturesque and romantic character of Bradley and its landscape were highlighted in the literature produced for the growing number of tourists frequenting the south Devon coast in the early decades of the 19th century. John Feltham's *Guide to all the watering and sea-bathing places*, first published in about 1803 and reprinted often subsequently, mentioned Bradley as a potential excursion for visitors to Teignmouth or Shaldon, noting that the 'house, which retains its ancient gothic grandeur, unmixed with modern architecture, lies in a valley of the same name. The situation is picturesque, and well assimilates with the building' (Anon 1815, 465). Among those who read this description was the artist J M W Turner, who noted details from it in his journal prior to visiting Bradley in 1811; he sketched the east front of the house and also made drawings of the picturesque East Ogwell mill nearby (Imms 2012a; 2012b).

Some descriptions clearly refer to the open landscape setting which had been achieved for the house. Stirling (1830, 162-5) suggested to visitors a 'Walk through Bradley Vale to Churcombe Bridge':

'The embattled walls of ancient Bradley now gleam through the leafy verdure of the pendulous branches; and as this gothic mansion is approached, the meadows, which are separated by the mill leat, widen on each side by a pleasing curvature, and the flanking woods rise in stately grandeur from the steep sides of the bounding heights. . . A little west of the ivied walls of the court and garden, the walk runs along the flowery margin of the mill stream, through a delicious semi-circular meadow, which commands a fine view of the western elevation of the manor-house, and the adjoining wood on one side, and on the other, the bold frontier rocks of Ogwell rise to a great height. At the north-west termination of this meadow, the dark wood is entered . . .'

At about the same date Carrington (nd, 128) noted the situation of Bradley and its grounds in 'some low fertile meadows . . . Here commences a lovely vale . . . The scenery is not common, and its beauty arises from the striking contrast of rich verdant meadows opposed to lofty barren hills, luxurious pendant woods to stupendous craggy rocks . . .'

Maps of the 1840s show open meadows on three sides of the house, with Bradley Great Meadow extending across the valley floor to the south and east and 'The Lawn' on the west side, the latter term echoing that used of created park landscapes elsewhere (for example, Gray 2013, 114; 1997-2000, I, 8). A lithograph of Bradley made in about 1855 shows the open and extensive character of its setting at this period (Fig 37).

The earliest maps showing the immediate vicinity of the house in any detail are those which form part of the 1844 survey of the Bradley estate taken by James Taperell of Ashburton (Bradley archive) (Figs 9-10). He shows a shrubbery in the south-east corner of the Lawn, possibly incorporating conifers as well as deciduous trees, and sheltering and perhaps masking a vegetable garden divided into four quadrants marked out by paths. The east front of the house is shown with rectangular beds flanking the path to the front entrance, each with a circular central feature. The extant walled enclosure to the south of the house was occupied, in addition to buildings corresponding to the surviving pound house and stable block, by a 'Grass Plat and Pond'. The pond appears to have been substantial, perhaps 20m long by about 9m wide from Taperell's drawing, with the latter dimension fitting well with the recorded width of a slight depression which now occupies the site of the infilled pond (NT 100089). Stirling, writing a little earlier, noted that the south elevation of the house,

'which is for the most part vested with luxuriant vines, and clothing verdure, is ornamented by a beautiful saxon entrance, the arch of which springs from two heads. The court in front, is very spacious,— it, contains a pond of water and is encompassed by a strong parapet wall' (Stirling 1830, 79).

This description implies that the walled enclosure on the south side was regarded as part of the 'polite' setting for the house and that the pond (as its rectilinear form suggests) was ornamental rather than simply intended for mundane farmyard functions, as a cart wash, for example, or for watering livestock. This is confirmed by a note in the Bradley archive of an agreement made on 3 August 1838, the same date as that on which the Bradley Mills were sold, that from time to time water could be diverted from the 'Headwear leat' of the mills 'at any part near the Mansion for the purpose of a fish pond or ornamental water' (Bradley archive: manuscript notes).

The system for taking water from the leat was shown on the tithe and Taperell maps (Figs 9 and 17). Both depict a dualling of the leat to the west of the Lawn, with a small feeder channel running off the northern branch, complete with what was evidently a sluice and spillway for diverting water back to the main watercourse. In 1953 Alexander Woolner surveyed the course of a culverted leat running under the Lawn to a point west of the principal house range (Bradley archive). This is likely to have supplied the former pond, and perhaps also the house (P Woolner, pers comm), although the complete course of the supply is not known.

The pond was present in 1830, when it was noted by Stirling, but how much earlier it may have existed is unclear. It could, perhaps, have been a post-medieval dew pond used for watering animals, or maybe a survival of a water feature associated with earlier gardens; fishponds certainly formed an important element in such garden schemes in preceding centuries (Williamson 1997, 104-5). The 1844 survey noted the quarter-acre plot (0.1ha) insulated between the two branches of the leat which were associated with the supply to the pond as 'Island' (Fig 9); the land use was described as 'Timber', implying substantial, valuable trees. This, with the 'romantic' character of the name, as with that of 'The Lawn', may hint that it dates to the suggested re-shaping of the landscape around the house in the second half of the 18th century; in that case the fishpond may also date to that period and have served as an ornamental feature in the remaining enclosed garden close to the house.

Nineteenth century sources indicate very little planting in the immediate vicinity of the main frontages of the house, although, as now, woodland extended close to the northern side of the building complex. A drawing dated 1816 and others pre-dating demolition of the Gate House show an open grassed area fronting it, with no nearby

planting, but suggest trees up to 6-7m high within the walled garden to the south of the house in which the pond lay (Figs 27-9). This was presumably the 'clothing verdure' noted here by Stirling (1830, 79). An engraving published about 1830 shows no trees or shrubs between the house and the River Lemon (Fig 31) and an 1828 pencil drawing of the western side of the house – the only early depiction of this front – shows The Lawn as a completely open area undivided from the garden adjacent to the buildings (Fig 30). Richard Lane's daughter Emily twice made day-trips to Bradley from her new home at Bickham, Kenn, during June 1833. On the first occasion the visiting party 'walked about and eat [*sic*] our cold dinner on the bank outside the House'; a week later they came again and walked to Broadridge and the Ogwell hills, and once more 'eat our dinner on the bank' (Bradley archive: Emily Lane diary). The term 'bank' probably meant the slope above the garden on the west side of the house; a grassed slope is visible in the 1828 sketch (Fig 30) (*cf* use of the term 'bank' in Gray 2013, 104). The tithe apportionment recorded the northern margin of 'The Lawn' as 'The Copse', with the land use noted as 'Fir', suggesting some ornamental planting in this area.

Illustrations made after demolition of the Gate House show no major changes in the planting regime under the Reverend Wall. A general view of the house and its setting in a lithograph published c1855 (Fig 37) again emphasises the park-like setting and the absence – with the exception of two low clumps of shrubs – of solid planting in its near vicinity; views are clear both to and from the house, reminiscent of Swete's depictions 60 years earlier (Figs 24-5). A curious, slightly surreal painting said to be by Lavis, certainly dating from after 1842, shows sizeable trees alongside the cascade and spillway on the leat to the east, but again nothing closer to the house, with resulting open views (National Trust collection NT 830853, on display at Bradley). Views towards the house from this vantage point, used by several early photographs and paintings, are now completely blocked (Fig 67).

What may have been an early attempt at a kitchen garden to the south-east of the house is hinted at in an unfinished watercolour post-dating the late 1850s (Fig 38). This shows what may be espalier planting against the east-facing wall, with planted beds below and beds divided into rows sketched in on the south side of mounded shrubs somewhere on the east side of the gate between the east lawn and walled enclosure on the south side of the house (Devon Archives P&D05460). These features were not shown on the Taperell survey in 1844 or on a view taken in the mid-1850s (Fig 37).

The prospect of the house in about 1855 referred to above shows only a paling fence along the east and south sides of the lawn on the east front (Fig 37); park-style fencing divides the footpath along the leat from Bradley Great Meadow, allowing grazing, but views to and from the principal face of the house from the south-east, across the meadow, were completely open. The shift towards the much more enclosed setting which currently characterises the house and gardens appears to have taken place during the latter part of the 19th century, developing further during the first half of the 20th century. The Ordnance Survey 1st edition 25in map of 1890 (Fig 19) shows mixed planting on the lawn fronting the eastern façade and a photograph featured in the 1904 sale details (reused in 1909) shows at least one large conifer here, partly blocking views in and out (Fig 47). The 1890 map also shows that by that date the gardens on the east side of the house had been divided from both the meadow to the east and the large kitchen garden to the south-east of house; these divisions are now vegetated hedges (NT 160213, 160214). The kitchen garden, although not shown on the map, was recorded by a photograph of this period (Bradley archive: cutting from *Newton News*, February 1890). This shows the boundary on its east side as a paling fence; subsequently it was replaced by a vegetated hedge (NT 160214); another (NT 160174) has been put in place against the leat. Both boundaries appear to have been hedges by the time of an air photograph of Bradley, undated but possibly pre-World War II (Fig 42; Woolner 2008, pl IV). The parcel (NT 160084) to the west of the Leat Bridge, which was open meadow in 1904 (Fig 48) and on this air photograph, as it had been on the tithe and Taperell surveys of the 1840s, has subsequently become a small plantation.

Together these features now obscure all views in and out from the east and south-east. Views into the east lawn from the carriage drive passing to the north have been obstructed by a substantial modern wall (NT 160115) (Fig 47).

A similar blocking of views has taken place on the west side of the house. Stirling referred in 1830 to the 'fine view of the western elevation of the manor-house' available from the meadows on the south side of the leat (Stirling 1830, 165); however, the boundary here was shown lined by trees on the Ordnance Survey 25in map of 1890 (Fig 19) and views from this direction are now obscured by a well-grown hedge (NT 160210) along the north bank of the leat. Early 20th century photographs (Fig 46) show the gardens on the west side of the house divided from The Lawn only by a post and wire fence; this has subsequently been replaced by a substantial wall of faced limestone (NT 160142).

The space around the house, which from the later 18th century until at least the 1850s was open and flowed into the surrounding meadows (Figs 24-5, 37), therefore subsequently became increasingly enclosed and private. This alteration can probably be associated with the re-occupation of the house as a family home, which took place during the later 1850s, and can also be understood in the context of increasing public use of the adjacent meadows and woods for pleasure and amenity, with resulting conflicts (below). Bradley's decline as a prestige dwelling during the second quarter of the 19th century, together with the absence of maintenance which appears to have accompanied this, may by that time have made its wider setting less important. The result, however, was that the space around the house, once deliberately designed to be open and to lead out into the wider landscape, became increasingly 'domestic': views to the house, formerly intended to impress even those passing at some distance, were in this later period increasingly only accessible to those who lived in the house or were invited into its immediate environs.

During the 19th century appreciation of landscape quality turned increasingly to the 'naturalness' of Bradley Woods, which were becoming a significant public attraction during this period (section 8.11, 'The Bradley landscape as a public leisure amenity'). The 1841 sale particulars for the Bradley estate (Bradley archive: Robins sale prospectus, 1841), after a brief description of the house and the suggestion that prospective purchasers might want to 'substitute another Mansion', called the reader's attention to the

'famed Woods and to the scene of enchantment within them . . . they rise in majestic grandeur, and in amphitheatric pride, around the venerable abode, ascending to a tremendous height, the scene varying at every turn, with Walks and Rides disposed by the hand of The Great Master in every direction, until the summit is accomplished, when a scene is presented that may be imagined, but certainly cannot be well described: for extent and loveliness nothing can surpass it – the murmuring of the rapid River Lemon in the sequestered regions below – and when the setting Sun condescendingly makes golden all the leaves – when the music of a thousand birds is heard – it is not too much to liken the scene to one approaching Elysium; it presents a striking concentration of sublime and majestic scenery, softened by the intermixture of features the most romantic and picturesque . . .'

The 1904 sale prospectus for Bradley struck a similar note, lauding the

'unrivalled Bradley Woods, which are disposed in a most charming manner, and are of great beauty, and consist of Wilderness, Glades, Slopes, Fern Banks, Shady Retreats, and Woodland Walks, clothed [sic] in by the surrounding heights), from which the Waters of the River Lemon flowing in the Valley some hundreds of feet below can be seen through the foliage at each bend . . .'

(Bradley archive: Stooke sale prospectus, 1904).

The gardens around the house as they now exist are almost entirely if not completely the creation of the various tenants who occupied the house from about 1855 until the

1920s, and subsequently the Firth and Woolner families. Various late 19th century accounts indicate well-maintained gardens. In 1894 a fete was planned on the lawns 'in the beautiful grounds at Bradley Manor House, the seat of Mr J. Webster' (*Western Morning News*, 13 June 1894; *Exeter and Plymouth Gazette*, 13 June 1894) and three years later an 'at home' for the Teignbridge Primrose League was held in the grounds; in the evening 'Old English sports were held, and dancing to the music of a brass band . . . The grounds were tastefully illuminated with fairy lamps' (*Exeter and Plymouth Gazette*, 20 August 1897). In 1904 the environs of the house were described as 'front and back Lawns, with large Bowling Green and Tennis Court, and productive Vegetable garden adjoining' (Bradley archive: Stooke sale prospectus, 1904). The 1909 sale details were more effusive:

'The Pleasure Grounds are studded with some fine specimen Conifers, and although very effectively laid out, are singularly inexpensive to maintain. There is a small LAWN with parterres on the Eastern front, and on the West are a TENNIS LAWN and a CROQUET LAWN or BOWLING GREEN, and adjoining on the South is an excellent kitchen and fruit garden' (Devon Archives 867 B/S/9, 30).

An advertisement for letting the house in 1926 noted that the 'old-world gardens and grounds are nicely laid out' (*Western Morning News*, 29 May 1926). A R Stone and his wife, who lived at Bradley from at least 1919 to 1924, advertised in 1923 for a temporary gardener, 'thoroughly experienced with flowers, rock garden, fruit, vegetables. . .' (*ibid*, 8 June 1923). Family photographs taken in the 1930s show Diana Firth and her mother working on the walled and terraced beds around the lawns (Fig 54). Alexandra and Peter Woolner can identify many of the plants and trees around the garden as having been planted by their mother and grandmother, including conifers 'bought in Woolworths for 6d' (pers comm).

7.10 Access and approaches

An important element in understanding Bradley's designed landscape is to consider how the house may have been approached at different periods. The oldest route to it is likely to be Church Path (NT 160082), which appears to be an early component in the local landscape, although it was not shown on a map until the Ordnance Surveyor's drawing prepared for the 1st edition 1 inch map published c1809 (Fig 4). It linked Bradley to the Newton Bushel – Ashburton road, to Highweek parish church and village, and beyond, via Teignbridge, to Kingsteignton, the former centre of the royal estate and earlier parish church. Historically the last part of the approach to Bradley by this route is likely to have been through woodland, with a descent across the steep valley side on a terraced and hollowed track (Fig 68). From the 18th century and probably before, the approach to the house was flanked by orchards, perhaps with visible indications of status in the form of a culver house and the estate's manorial functions represented by the stray park and, adjacent to the house, the manor pound. Both Culver Orchard and Stray Park Orchard have massive gate piers flanking their entrances from Church Path (Fig 63). On the final portion of the approach there would have been sudden views down to the suggested formal gardens and water features on the eastern side of the house and beyond to Bradley Great Meadow before the final slope descending to the Gate House and glimpses of the elaborate façade within the eastern courtyard. Some early 19th century illustrations show a carriage turning circle fronting the Gate House, but this is likely to have been a late addition (Figs 26-8).

The long proprietary association of Bradley with Newton Bushel during the medieval and much of the post-medieval periods implies a probable physical link between the two. The 'lane called Bradleghelane', linking Bradley directly to the southern end of the town's medieval market place, was recorded in 1545 (Devon Archives D1508M/0/Moger/31), and a document of 1730 concerned 'a message called the Almshouse, situate near the entrance of a lane leading from Newton Bushell to Bradley, having the mill leat running under the same' (*Report of the Commissioners concerning charities* 1828, II, 193).

The historic form of the final approach to the house from the direction of Newton is unclear and may have changed several times during the early 19th century. The Ordnance Surveyor's Drawing of 1803 (British Library) and the printed 1 inch map of c1809 (Fig 4) derived from it are at a small scale but appear to show a track running from Newton Abbot towards Bradley on the south side of the mill leat but not continuing up the valley alongside the leat; instead this route seems to cross the leat and the meadow to the east of the house. This would have required a bridge somewhere in this area. A path or track following a similar alignment is shown on the map accompanying the 1841 sale particulars (Bradley archive) and Highweek tithe map 1842, crossing the leat and running towards the gate to the walled court on the south side of the principal buildings; it is notable that this route does not align on the Gate House and was presumably therefore intended as a service route rather than a prestige approach to the house. Some illustrations of the east front made prior to the demolition of the Gate House in 1842-3 show this alignment (Figs 29, 31-2) and also depict a small bridge to the east of the house, presumably a predecessor of the present Leat Bridge (NT 160071). The present bridge over the leat on the approach to Bradley is similar although not identical to that over the Lemon in terms of its architectural qualities and lies on the same alignment; it is at least plausible therefore that it formed part of the same scheme for an approach as the bridge over the Lemon, constructed in 1826.

At an earlier date there was a bridge (NT 160074) across the leat further to the east of the house, probably linking the route from Newton with a track (NT 160072) which ran steeply up to meet Church Path (NT 160082) for the final descent to the east front of the house. A wooden structure shown in the foreground of Swete's painting of the east front of Bradley in 1793 probably represents a bridge in this location (Fig 24) and the track is shown on the Highweek tithe map 1842. No bridge over the leat to serve this route appears on this or other mapping of the period, however, for by this time this approach would have been redundant because of construction of the leat bridge. (A footbridge here is labelled on modern Ordnance Survey digital mapping but is not extant.)

A historic (although undated) approach to Bradley from the south has been suggested to have run via a track from the Totnes road to the south-east corner of Lang's Coppice and thence to a ford across the Lemon (National Trust 1984; NT HER 100016). A terraced track running along the eastern flank of Lang's Coppice forms the present public footpath but no route approaching from this direction is shown on any historic mapping and no site is known for the putative ford across the Lemon. The East Ogwell tithe map (1844) does, however, indicate a southern route to Bradley via East Ogwell village and the 'Ghost Bridge'. A bridge in this location is first shown on the map accompanying the 1841 sale details (Bradley archive: Robins sale prospectus, 1841) but its romantic name, if early – no reference to it by this name has been found prior to the 20th century – hints that it could have been an element of the designed landscape of the second half of the 18th century. If it was originally of that period it may simply have provided access to the land associated with Bradley on the south side of the Lemon, particularly Lang's Coppice and Lang's Meadow, for agricultural and pleasure purposes.

A new approach to Bradley from the south, intended to be overtly impressive, was conceived during the Lane family's tenure of the estate. Thomas Lane purchased Pope's Meadow in 1813 (Bradley archive: Robins sale prospectus, 1841), thereby making feasible a potential through route from the Totnes road. The present bridge over the Lemon is dated 1826 (Fig 69) and the map accompanying the 1841 sale notice for the estate shows an approach from the Totnes road running through an avenue of trees (Fig 16), crossing the Lemon by the bridge, traversing Bradley Meadow, passing over the leat and running towards the eastern front of the house. At that date this may have been an intention rather than a completed route: although the bridges over the Lemon and the leat are shown on the Highweek tithe map 1842, the link between them across Bradley Meadow does not appear and neither is the drive through Pope's Meadow

recorded on the Wolborough map. It is possible, therefore, that Richard Lane's growing financial difficulties – the bridge over the Lemon was built in the same year that he developed a new genteel quarter in Newton Abbot and spent more than £3000 on building a new market house (Stirling 1830, 28) – prevented him from completing the scheme for the new drive. Depictions of the east front of the house in the 1810s and early 1820s show a carriage-turning circle in front of the Gate House, presumably associated with the historic approach via Church Path (Figs 26-8). Images post-dating construction of the Lemon bridge, however, show the drive running to the gate into the yard to the south of the house (Figs 29, 32); this underlines evidence from changes to the buildings during the Lane family's tenure which indicates that they focused their domestic arrangements on the south range. The planting required for the avenue must have taken place at an early date in the scheme for by the mid-1850s the trees were already of some size: 'On entering the gateway [from the Totnes road] one is instantly overshadowed by the thick, luxuriant branches of a double row of stately elm [*sic*] trees which overhang the broad pathway' (*Western Times*, 30 June 1855); a report of a fete held in the avenue in 1863 described it as 'two rows of beautifully foliaged trees, which afforded capital shelter from the scorching rays of the sun' (*ibid*, 31 July 1863).

The approach along the avenue and across Bradley Meadow was shown in place on the Taperell survey of 1844 (Bradley archive), which recorded the early phases of the alterations made by the Reverend Wall. This did not show the present sinuous course of the drive along the avenue, however (Fig 11). That first appeared on the Ordnance Survey 1st edition 25in map of 1890 and must have been a later creation by Wall, perhaps at the same time that the Totnes road lodge was constructed (Fig 19). This, with its impressive gate piers and railings, is dated to the mid 19th century by the listing building description (NHLE 1256760, 1256763) although it is clear from a late 19th or early 20th century photograph in the Bradley archive (Fig 51) that the form of the entrance here has been considerably altered. The gate piers formerly stood well forward of their current position and were flanked by a well-faced stone wall with capped pillars and coping stones. This wall has now been largely obscured by a rise in the road level (Fig 277). The present listed railings on the east side of the entrance appear to be a later addition.

A route from Bradley to its principal block of agricultural land to the north-west must have existed from an early date. The 1803 Ordnance Surveyor's Drawing (British Library), published 1st edition map of c1809 (Fig 4) and, more clearly, the Highweek tithe map 1842 (Fig 17) show a track running west from the building complex around the north side of the Lawn and continuing through the woodland to the west; it met the lane going north from the river crossing at East Ogwell mill and thus gave access to the fields above. During fieldwork two narrow terraced ways, one succeeding the other, were identified on the hillslope above the north bank of the leat (NT 160061, 160132) and it seems likely that these are the remains of this early route. It is not clear whether these tracks functioned as part of a continuous route between Newton and the East Ogwell to Highweek road, as the depiction on the maps suggests, or were simply service routes for the use of the Bradley estate.

The portion of this route immediately west of the house was reused by the new carriage drive which the Reverend Wall created to link his new villa, Bradley Wood House, built in the mid-1840s, with the approach from the Totnes road. The Taperell survey of 1844 (Figs 9-10) shows the first stage of this as a realignment of the drive (NT 160085) running west from the Leat Bridge; this approach had previously been aligned on the gates to the walled court to the south of Bradley (Figs 5, 29, 32) but now took a new line, cutting through the former pound (NT 160195) and requiring demolition of a small building (NT 160180) in order to bypass the house to the north. At this stage the new route presumably linked with the older terraced ways west of the house but it was subsequently extended as a completely new engineered route (NT 160126) running higher on the slope than the earlier tracks and passing around the western flank of Berry's Wood to reach the site of the new villa (Figs 19-20, 49). Construction was probably in progress in January 1853: two labourers who provided information to an

inquest on a fatal accident to one of Wall's farm servants were reported to have been working at the time on the 'carriage road' between what were referred to as Lower Bradley House and Higher Bradley House (*North Devon Journal*, 20 Jan 1853; *Western Times*, 22 January 1853).

Once completed, his new drive gave Wall and his visitors an impressive approach more than 2 km in length running from the Totnes road to Bradley Wood House. From the gate and lodge (Fig 51) this descended through a tree avenue (NT 160015), crossed the river and leat on stone bridges (NT 100019, 160071) – the Leat Bridge may have been enhanced by some form of ironwork arch, traces of which remain *in situ* – and passed across Bradley Great Meadow, with views of the woodland rising from the valley floor in all directions, before ascending steadily through mature woodland on the north side of the valley. The ascent offered views of the elaborate historic eastern front to Bradley house and into a collapsed limestone cavern in the hillside just beyond before continuing by a terraced way across a spectacularly steep and rocky hillslope; from this part of the drive striking views opened onto the mill leat, River Lemon and western end of the riverside meadow below and more distantly to the upper part of the Lemon valley towards Broadridge.

The path following the south side of the mill leat up the valley from Newton to East Ogwell mill was marked as a footpath on the map accompanying the 1841 sale prospectus and appears on other maps of that period; the small stone bridge (NT 160059) which carries it over the leat to the west of Bradley was mentioned by Stirling (1830, 166). The portion of the path through the meadow south of Bradley was shown being used by genteel 'promenaders' on a lithograph of about 1855 (Fig 37).

In addition to its present function as a well-used pedestrian route along the valley this track also serves the south entrance to Bradley via a small bridge across the leat (NT 160083), now used as the principal entrance. This entrance is shown on the Highweek tithe map 1842 and the 1844 Taperell survey (Figs 5, 9-10) but, although it is flanked by substantial gate piers, apparently original elements of the (probably) 18th century walled enclosure, it seems unlikely that it was originally intended as a primary approach to the house, with access to the main front from this direction only gained through a further gate. It may have offered a convenient means of access to the adjacent meadows for agricultural purposes and for pleasure walks or rides through the adjacent lands.

It is likely that this became the main entrance at some time in the early decades of the 20th century. The 1904 Stooke sale prospectus (Bradley archive) referred to the house being 'approached from the private road by a carriage entrance' and photographs of this period show an entrance gate to the east front from the Bradley Wood House carriage drive. However, when James Lees-Milne visited to inspect bomb damage in 1944 he arrived by the south gate (Lees-Milne 1944, 377). It seems probable that this change to the approach was part of the process of closing both visual and physical access to the east front of the house, which included constructing a wall (NT 160115) between the east lawn and the carriage drive. The context for this change may have been the ongoing 'privatisation' of the space around the house from the later 19th century or a particular dispute over trespass by members of the public using the area around Bradley as a leisure amenity (below).

7.11 The Bradley landscape as a public leisure amenity

Bradley and particularly its immediate setting of the Lemon valley and Bradley Woods have been noted for their natural beauty for some centuries. Westcote, in his *View of Devonshire*, compiled about 1630, noted that Highwick 'yields us a pretty stream' (Westcote 1845, 439), and John Swete, who visited in 1793 and 1795, referred to the 'varied beauties of this uncommonly delightful place . . . this delicious spot' (Devon Archives 564M/F8; Gray 1997-2000, II, 161). The rise of seaside tourism, focused particularly on Teignmouth and Torbay, prompted the publication of local guides, several of which included Bradley among the 'attractions' and walks which visitors could

take in during their stay. Hyett (1803, 71-7) described a drive down the valley from Chercombe Bridge to Bradley and Newton Abbot; after a lyrical description of the valley upstream he added that Bradley 'is a well-suited companion to the valley in which it stands . . . a more picturesque situation is rarely to be met with'. Stirling (1830, 162-7) described in detail a walk from Newton Abbot past Bradley to Chercombe Bridge, returning via East Ogwell, and Blewitt's *Panorama of Torquay*, published in 1832, laid out a similar itinerary:

'From Wolborough we proceed to Bradley and follow the windings of the little river Lemon, into that delightful vale. The opening of this valley is truly beautiful;— the meadows richly adorned with verdure and thriving woods, give a feeling of rural quiet to the scene which is exceedingly pleasing, and at length the venerable walls of Bradley house are recognised amidst the foliage . . . The rich fertile and cultivated vale of Bradley has charms for the eye of taste at all times and seasons; and among all the glowing landscapes of our southern shores we know none which can rival this' (Blewitt 1832, 172-4).

A correspondent to the *Exeter and Plymouth Gazette* (4 May 1833), in a piece on Wolborough church, noted that the 'ancient Manor-house of Bradley in the sweeping vale below, with its dark wood, and high frontier eminences, are [*sic*] doubtless, in the highest degree calculated to please the taste, delight the mind, and charm the imagination; and for these purposes must continue to command the attention, and excite the admiration of all visitors.'

A few years later one such visitor was moved to extol the virtues and points of interest of Newton Abbot and the adjacent area in a local newspaper:

Nor must we forget in our notice of this town, the neighbouring woods of Bradley, or the ancient mansion which they embosom, with its chapel, gate-house, gable-ends, and oriel windows, embattled and pinnacled in the Tudor style. —The woods that rise "in amphitheatric pride" around this venerable dwelling, with their mountain stream winding and murmuring beneath their close embowering shades, are truly beautiful, for they are Nature in all its wild and luxuriant variety. . . One of the greatest beauties of these tall woods is, that they are indigenous, and purely English. Here are none of those dismal, naked pine-tree solitudes of modern planting, in whose gloomy and desolate avenues a woebegone hypochondriac might be strongly tempted to hang himself — all here is full of life, spirit, music and joy' (*Exeter and Plymouth Gazette*, 15 May 1841).

Murray's Handbook (1859, 46-7) simply noted the 'very curious Manor-house of Bradley . . . standing in a level mead of peculiar beauty'.

Bradley and its environs also became the focus for less contemplative enjoyments. In 1849 it was reported from Teignmouth that 'pic-nic loving folks in this neighbourhood, have been fully enjoying themselves this week. Boats, vans and donkey-chairs have been in much requisition. Bradley Woods, Haytor Rock, and Mother Morgan's Island, have been the scenes of many festivities' (*Western Times*, 28 July 1849). The rapid increase in the local population of Newton Abbot — from about 1275 in 1805 and 4,000 when the railway arrived in the 1840s to approximately 12,000 by 1901 (Barry 1999, table 53.1; Hoskins 1972, 441-2) — added a range of organised popular leisure activities to those of casual visitors. In 1841 a wrestling match staged in one of the Bradley Meadows near Newton was attended by about 3000 people (*Western Times*, 14 August 1841) and there were occasional commercially organised 'picnics' in the Woods. Of one of these in the summer of 1850 it was reported that '[T]here was a large company present, and all enjoyed themselves capitally' (*Western Times*, 22 June 1850); the following year a picnic in the Woods held by a 'number of persons, including tradesmen, mechanics, and others' was attended by the Newton brass band (*Exeter Flying Post*, 18 September 1851). In 1849 about 300 children from schools in the Newton Sabbath School Union, accompanied by a large number of ministers and adult

helpers and friends, were treated to a tea 'amid the picturesque scenery of Bradley' (*Western Times*, 28 July 1849).

There were also simpler pleasures: in June 1858 it was reported that during the previous fortnight 'hundreds of people have flocked to the Bradley Woods, near this town, to hear a nightingale . . .' (*Exeter Flying Post*, 10 June 1858). The following summer the antiquarian and scientist William Pengelly accompanied members of the Russian Imperial family from Torquay 'for a little picnic in the Bradley Woods valley', Pengelly aiding the young Princess Eugénie in fossil-hunting (Julian 1912, 180-1).

The young Arthur Quiller-Couch, later the Cornish author and academic Sir Arthur Quiller-Couch, or 'Q', went to boarding school in Newton Abbot in the early 1870s and frequented Bradley Woods during his leisure time, collecting fossils and sailing small hand-carved wooden boats on the Lemon. He attributed a childhood awakening to the innate beauty of the world to a 'vision' he experienced while standing on a footbridge over the Lemon – almost certainly the Ghost Bridge – on a summer's afternoon: ' 'Twas of nothing more (reduced to the simplest terms) than sunlight slanting down a broad glade between two woodlands that drowsed in the summer heat. But it held me at gaze [sic] while the mere beauty of it flooded into my veins, and the mysterious bliss of it shook my young body' (Quiller-Couch 1944, 52-3).

In this context of increasing popular interest in and appreciation and use of the Lemon valley and Bradley Woods the Reverend Wall appears to have attempted to limit public access, placing new gates accompanied by notices threatening trespassers with prosecution on some former walks (*Exeter and Plymouth Gazette*, 4 August 1849). An illustration of about 1855 shows park fencing dividing the meadows on the south side of Bradley from the leat-side path, thus allowing for both the leisure amenity of the path and the use of the fields for hay crops and, as depicted, grazing animals (Fig 37). From about the same time, however, Wall permitted large organised public events to take place; all were in aid of conspicuously worthy causes. The numbers of potential visitors to these was vastly increased by the coincidental opening from the late 1840s of links to Exeter and Plymouth by the South Devon Railway (Thomas 1988, 80-1). One of the earliest events was a fete in July 1850 organised by the Union of Literary Associations of South Devon. Excursion trains brought 400 people from Plymouth and a special engaged by the Exeter Literary Society carried more than 500. The day was kept as a public holiday in Newton, with the streets dressed and shops and businesses closed. 'About 5000 persons were at length congregated in the pleasant vale of Bradley. There was ample accommodation in the way of refreshments, a large number partaking of the dinner which was spread out in ten long rows of tables' (*Exeter Flying Post*, 11 July 1850). The focus for the event was probably the meadow known as the Lawn, on the west side of the house:

'The beautiful valley at the back of the house, which forms an extensive lawn, was chosen for the fete, and a cold dinner was lain on rows of tables with ample accommodation. On the one side was the wooded slope of the hill, and on the opposite the lawn was bounded by a range of refreshment booths, which extended the whole length, and furnaces were erected for ample supply of boiling water. . .' (*Exeter and Plymouth Gazette*, 13 July 1850)

Amusements included military bands, dancing, archery and singing. A song – *Hurrah! for the green woods of Bradley!* – was composed for the occasion and printed and sold on the grounds (*Exeter Flying Post*, 11 July 1850; *Western Times*, 6 July 1850).

The following year the Exeter Temperance Society organised an event at Bradley, with members arriving by special train. 'The nucleus of the gathering was the ancient structure, in a valley of the woods, which is in the occupation of a civil farmer, who kindly allowed the visitors to view the building. Mrs. Anley's refreshment tent was erected near, and tea and cake was provided in abundance, at ninepence per head. The amusements . . . were carried on with great spirit. There were archery, dancing, "mad ball," and "blind man's buff"' (*Western Times*, 6 September 1851).

By the mid-1850s the house had been reoccupied as a genteel residence and subsequent events were located at a distance from it, either in the Warren on Berry Down, above Bradley, or in the avenue in Pope's Meadow. In 1855 the Newton Abbot-based 'workmen of the Locomotive Department of the South Devon Railway' organised a 'Grand Fete', held in the Warren, to support the Teignmouth and Dawlish Dispensary and Marine Infirmary. Excursion trains brought visitors from Plymouth and Torquay and 1200 from Swindon; overall several thousand people attended (*Exeter Flying Post*, 3 May 1855; *Western Times*, 30 June 1855). An engraving of the event was published in the *Illustrated London News* (7 July 1855). In 1863 Newton Abbot Total Abstinence Society organised its annual festival in the avenue (*Western Times*, 31 July 1863).

There were also regular Whit Monday events, served by excursion trains. For one organised by the Foresters in 1864 they and 'day excursionists' processed to the Woods and were greeted by the Reverend Wall, before continuing to the Warren, 'the place appointed for the amusements of the day. Old Bradley House was passed, and some delightful scenery then came to view . . .' (*Western Times*, 20 May 1864). Similar events for the County of Devon Temperance League and again for the Foresters were held in the two following years (*Western Times*, 12 May 1865; 27 April 1866).

After the Reverend Wall's death in 1867 his daughter, Miss Mary Ann Wall, continued to allow similar events. In 1871 the fete was in aid of the Rational Sick and Burial Society and attracted large numbers of visitors (*Totnes Weekly Times*, 3 June 1871). In 1877 it was reported that Whit Monday had been 'observed as a general holiday. Most of the shopkeepers and their assistants went out of town. For those that stayed at home, amusements were provided in the Bradley Avenue, comprising rural sports, band and singing contests, &c, which were tolerably well patronised. The Bradley Woods are now fresh in all their glory, and well worth a visit' (*Western Times*, 23 May 1877). Several thousand people were said to have attended a Liberal fete in the avenue in 1892, with sports, tea, dancing to a band, 'a comic and sentimental song competition, ventriloquial entertainments', and other amusements, as well as a speech by the local MP from a 'temporary platform' (*Western Times*, 22 August 1892).

The renown of Bradley Woods was such that in 1880 a Newton Abbot chemist launched a perfume, 'Bibbing's Bradley Woods Bouquet . . . Warranted to retain its scent on the handkerchief longer than any other. Distilled from *flowers* culled from the lovely Woods whose name it bears'; it was still on sale more than 20 years later (*Western Times*, 30 January 1880; *Exeter and Plymouth Gazette*, 16 December 1902).

Polite and popular activities, together with occasional meets of local hunts at the house, were accompanied by occasional efforts to enhance the leisure amenity offered by the Bradley area. In 1871 the Newton Abbot Local Board was concerned about the state of a 'wooden bridge, over the Lemon, leading to Bradley Woods' (presumably the Ghost Bridge) and were to ask Highweek parish to contribute to costs (*Exeter Flying Post*, 8 November 1871). Newton Urban Council erected seats adjacent to public paths in the woods in 1902, with permission from Miss Wall and under the proviso they were 'removable at the request of the owner of the property at any time' (*Western Times*, 29 May 1901; *Exeter and Plymouth Gazette*, 22 August 1902; Bradley archive: Stooke sale prospectus, 1904). The Council later made representations against the removal of trees close to paths used by the public (*Exeter and Plymouth Gazette*, 22 February 1913).

There were also less controlled and polite leisure uses of the woods and meadows. In 1884 a 'prize fight' lasting three-quarters of an hour and with a number of people present was reported to have taken place in a 'secluded part of Bradley Woods' (*Exeter and Plymouth Gazette Daily Telegrams*, 16 June 1884). Earlier in the same year a 12-year-old boy drowned in the Lemon opposite Bradley; he and others had gone into Lang's Coppice, through which at the time there was no path or right-of-way (*Western Times*, 21 March 1884). A child drowned in 'Bradley Leat' in 1912 and in August the following year 12 boys were prosecuted for playing football and thereby damaging grass in Bradley Meadow (*Western Times*, 28 June 1912; 10 September 1913). In 1917

the farmer who rented the meadow was reported for having chastised some boys for throwing his cut hay into the river (*Western Times*, 18 July 1917).

Some element of conflict between such 'popular' uses of the landscape and the genteel occupiers of Bradley was probably inevitable. In 1912 Newton Abbot Urban District Council discussed the possible enclosure of a path through Bradley Woods, in response to complaints from the tenants (then the Webster family) 'that the efforts of the Council to abate the damage and trespass at Bradley had signally failed. The tenant . . . therefore, called upon them to fulfil the undertaking to erect a fence along the path. They were taking steps to erect the fence, which would not interfere with the public uses of the path, nor would the kind of fence to be erected detract from the rural appearance of the surroundings' (*Western Times*, 22 March 1912). The complaints, supported by Cecil Firth's father, were discussed again the following month, when it was pointed out that it was 'merely a proposal keep people off the grass, and to preserve the walk', but also proposed that a bridge be erected between Baker's Park and Bradley Woods to avoid the problem of trespass (*Western Times*, 17 April 1912). The problem appears to have continued into the post-World War I period. In 1924 Cecil Firth suggested that the public footpath be diverted to the south side of the Lemon; the Council disagreed and again proposed that a 'bridge placed across the Lemon from the corner of Baker's Park would effectually stop trespassing across Mr. Firth's land' (*Exeter and Plymouth Gazette*, 16 September 1924). Such a route would presumably have been aimed at providing public access to the woodlands on the north side of the Lemon. The parts of Berry's Wood behind the house and further west have in fact remained largely private, although there is some evidence of the creation of paths through occasional use in this area; the eastern portion of Berry's Wood, close to Newton Abbot, shows considerably greater evidence of activity. A map dating to the 1930s and showing public rights of way on the estate 'admitted under the Rights of Way Act, 1932', showed only the path beside the leat and that diverging to cross the Ghost Bridge and run up the slope towards East Ogwel

The local population of Newton Abbot grew strongly in the period after World War I, increasing to about 19,000 by the early 1950s (Hoskins 1972, 441). There was substantial development in the wider vicinity of Bradley, placing larger numbers of people in easy reach of it. Part of Diana Firth's motivation in giving Bradley to the National Trust in 1938 was probably to guarantee that the house and estate would be defended against encroachments not only from the expansion of housing in the area around it but also against the increasing pressures of public leisure and amenity use. She said at the time that 'there would be no attempt at restriction of the use of Bradley Woods, and that at a later date regulations concerning footpaths would be formulated'. Her main point, however, was 'to ensure, so far as is humanly possible, that the place will never be spoiled. My father had taken so much trouble and pains in restoring it and keeping it as nice as possible that it would be a terrible thought that one day it may be broken up and destroyed' (*Western Morning News*, 25 June 1938).

In the subsequent period Newton Abbot has continued to expand – the population in 2011 was around 23,000 (www.teignbridge.gov.uk/factsandfigures) – and widening access to cars has meant that Bradley has become accessible to far larger numbers from the wider district. Footpaths have been established along the south side of the Lemon as far as East Ogwel mill.

Problems in maintaining public amenity and conservation continue, with specific issues observed during fieldwork for the current project including footpath erosion on a very large scale, damage to trees, noise, large quantities of litter, dog waste and dumping of rubbish and use of parts of the estate for casual drinking and rough sleeping. In practical terms heavy public use also imposes limitations on potential future management approaches. For example, the riverside meadows – a key element of Bradley's setting – have become established as a space for public recreation and exercising dogs; restoring use as productive meadow pasture from which such activities are excluded for at least part of the year would probably be resisted.

8 Statement of significance

In broad terms Bradley's significance lies in the survival of a substantial block of undeveloped land forming part of an historic estate, with its former manorial centre surviving largely unchanged since the 15th century, lying in close proximity to the centre of the medieval planned town of Newton Abbot with which it was closely associated. The wider designed landscape setting of the house is probably unchanged in its principal elements since the mid-late 18th century. The present National Trust property incorporates part of an Iron Age hillfort and its hollowed approach together with evidence of important components of former land use such as orchards, meadows and managed woodland. A mill leat of probable medieval origin runs through the property and there is extensive evidence of quarrying. The significance of the medieval house at the centre of the landscape is acknowledged in its Grade I listed building status; the significance of the hillfort and its hollow way approach by Scheduled Monument status. Both designations indicate heritage assets of national importance. A possible Bronze Age cairn or barrow on the property, if confirmed, would also be regarded as a heritage asset of national importance. The Pound House should also be recognised as an important heritage asset for its unusually intact interior and machinery.

The property contains substantial surviving evidence for multiple phases of use – for prehistoric settlement, as a medieval and post-medieval house and grounds, and later phases of adaptation and alteration associated with occupation, farming, woodland management, water management and garden landscaping.

9 Managing Bradley's landscape and buildings

9.1 The context for management

9.1.1 Summary

Management of the Bradley estate falls within the context of a substantial level of public leisure access, and therefore a significant degree of public 'visibility'. The landscape forms the setting for two heritage assets designated nationally as of the highest significance and potentially contributes substantially to that significance in forming the setting for those sites. A large part of the property falls within a major national natural environment designation.

9.1.2 Popular use

The Bradley property is located close to the centre of Newton Abbot, with the house itself less than 1 km from the town and the furthest part of the property only about 2 km distant. The population of Newton Abbot parish was recorded at the last census as about 24,000, with 67,000 in the wider Newton Abbot Market town area (Newton Abbot Parish Profile 2014). The property is easily accessible by footpaths to two nearby areas of housing, to the north around Abbotsbury, Broadlands and Highweek village and to the south the built-up area on the west side of Totnes Road. Many more people are able to access the area by car; parking is available in the adjacent Baker's Park and slightly further away in public car parks. This ease of access means that the Bradley estate experiences high levels of public use, particularly for dog exercising; this was very evident throughout the period of fieldwork in early March, during which the weather was not particularly good, and use levels are presumably considerably higher during summer. (The property features as 'a great walk for dogs who love to swim' on a website for dog-owners (www.walkiees.co.uk/walks/view/bakers-park-bradley-manor)). The property lies adjacent to the well-used public recreation ground at Baker's Park and several footpaths run through it. Rights of way follow the mill leat and the south side of the River Lemon through the property as far west as East Ogwell mill, and a path continues beyond this on the north side of the river; other paths enter the

property from north and south (<http://map.devon.gov.uk/>; www.newtonabbott-tc.gov.uk/images/footpath.pdf).

9.1.3 Designated heritage assets

Approximately 21 ha of the Bradley estate is currently under woodland, a further 11 ha is meadow and a relatively small area is occupied by the house and the gardens in its immediate vicinity. Historically there were also areas of orchard and pasture and a small amount of arable within the property.

This landscape provides the setting for the Grade I listed Bradley Manor (National Heritage List Entry no 1256765). Listing is a national designation which recognises 'a building's special architectural and historic interest'. Only 2.5 per cent of all listed buildings have Grade I status and the designation indicates that a building is of 'exceptional interest' (<https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>).

The property also includes part of the Scheduled hillfort on Berry Down (Berry's Wood) (National Heritage List Entry no 1003843). Scheduled Monuments are regarded as 'nationally important' (<https://historicengland.org.uk/listing/what-is-designation/scheduled-monuments/>). The National Planning Policy Framework (NPPF) includes both Grade I listed buildings and Scheduled Monuments among heritage assets of the 'highest significance' (Department for Communities and Local Government 2012, para 132).

The NPPF guidance states that the setting of listed buildings, Scheduled Monuments and other heritage assets may contribute to their significance (*ibid*, paras 128, 129). Historic England guidance on the setting of heritage assets points out that '[S]etting is not a heritage asset, nor a heritage designation. . . . Its importance lies in what it contributes to the significance of the heritage asset' (Historic England 2015, para 9).

9.1.4 Natural environment designation

The woodland on the property falls within the area of the River Lemon Valley Woods Site of Special Scientific Interest (SSSI) designation. The designation is made by Natural England which, under the Wildlife and Countryside Act 1981, as amended, has a duty to notify any area of land which in its opinion is 'of special interest by reason of any of its flora, fauna, or geological or physiographical features' (Joint Nature Conservation Committee, Guidelines for selection of biological SSSIs: <http://jncc.defra.gov.uk/page-2303>). The designation identifies the area as 'broadleaved, mixed and yew woodland – lowland', and the citation for it describes the SSSI as 'an extensive example of ancient semi-natural woodland developed almost wholly on limestone and calcareous soils, a habitat rare in Devon' (Natural England 1986).

The citation provides the following further description:

'The site lies between 15 and 70m altitude in the valley of the River Lemon, which flows west to east, cutting a steep-sided valley. Soils of the valley sides are thin, clayey, calcareous earths, and in the valley bottom drainage is restricted.

There are various stand-types within the wood, the principal canopy trees being Ash *Fraxinus excelsior*, Pedunculate Oak *Quercus robur* and Beech *Fagus sylvatica* with Small-leaved Lime *Tilia cordata*, Field Maple *Acer campestre* and Sycamore *A.pseudoplatanus* also present. Alder *Alnus glutinosa* is common beside the river. Wych Elm *Ulmus glabra* is present throughout but most of the tall trees are dead. Small areas have been planted with broadleaved trees, but in general the woods have a semi-natural structure. The shrub layer is very varied and includes areas of old Hazel *Corylus avellana* coppice, with Wild Service-tree *Sorbus torminalis*, Spindle *Euonymus europaeus*, Wayfaring Tree *Viburnum lantana*, Guelder Rose *V. opulus*, Dogwood *Cornus sanguinea* and Crab Apple *Malus sylvestris*. The ground flora is species-rich and luxuriant, with

many species characteristic of woodland on calcareous soils. The most notable species are Butcher's Broom *Ruscus aculeatus*, Spurge Laurel *Daphne laureola*, Southern Woodrush *Luzula forsteri*, Bird's-nest Orchid *Neottia nidus-avis*, Wood Vetch *Vicia sylvatica*, Small Teasel *Dipsacus pilosus* and Wood Small Reed *Calamagrostis epigejos* (*ibid*).'

Much of the woodland on the National Trust estate which falls within the SSSI has historically been managed (above, 'Woodland and woodland management'). However, some areas now in the SSSI and classed as 'ancient semi-natural woodland' have until relatively recently been orchard and pasture. Culver Orchard and Stray Park Orchard, for example, although both now occupied by scrubby woodland, were both recorded as orchard on the Ordnance Survey 2nd edition 25in map of 1905. Dunstone, west of Powsey Moor, and Great Mill Land, west of Mill Copse, were both unwooded at that time and recorded as enclosed agricultural land.

9.2 Landscape management: current issues

Observations on management issues were made during fieldwork for the present project, carried out in October 2015, March and April 2016, and are therefore limited in their potential scope by what was visible or detectable at those times. Undoubtedly a longer acquaintance with the property would reveal additional issues. Observations were made in the light of four principal objectives:

- Long-term conservation of the historic elements of the landscape and historic features within it.
- The potential for improved presentation of the historic landscape and the heritage assets within it.
- Health and safety issues deriving from the historic environment and landscape.
- The potential for increasing knowledge and understanding of Bradley's heritage assets and historic landscape with resulting consequences for improved management, presentation and interpretation.

9.2.1 Historic environment issues

- Many historic boundaries on the property have become very overgrown and their form – whether earth banks or stone-faced 'hedges' – is no longer readily visible. There is no immediately visible evidence of appropriate conservation and maintenance works on these historic features. Uncontrolled vegetation growth and the passage of time is likely to damage these boundaries and in some cases their present unkempt appearance is inappropriate; this is particularly the case where they form part of historic prestige approaches to the house, as on Church Path and in Pope's Meadow.
- The growth of vegetation on historic features is causing, or potentially causing damage. This includes damage from root growth and tree throws and by saplings and ivy growing on stone-built features. This affects a range of features, from the earthworks of the Berry Down hillfort and a range of historic boundaries to the gate piers on Culver and Stray Park Orchards and the small bridge crossing East Ogwell mill leat.
- Some former meadow areas on the property have become or are becoming overgrown with brambles, bracken and saplings. In some cases this so far affects only the margins of individual meadows (The Lawn (NT 160118), the portion of Bradley Great Meadow east of the house (NT 160084), Lang's Meadow (NT 160026), Lower Meadow (NT 160021)); in other instances former meadows are now completely overgrown and inaccessible (Lower Meadow (NT 160014), Mill Meadow (NT 160008)). The riverside meadows are a key element to the historic landscape character of the property, not least as the probable origin of the place-name Bradley.

- Some historic woodland areas and former orchards are not easily accessible because of the large quantities of fallen timber within them and the unchecked growth of the understorey and surface vegetation. In general there is no apparent evidence of continuing management of the historic woodlands; these areas generally appear neglected and unvalued.
- Overall, the lack of vegetation control across the publicly accessible areas of the property is making historic features less visible, less legible and more difficult to enjoy and appreciate.

9.2.2 Visual and amenity issues

- Heavy public use of footpaths within the property results in wide muddy tracks, particularly in winter, spreading well beyond the defined edges of the paths. There is also significant erosion on routes on steeper slopes. Much of the woodland close to the south side of the River Lemon is threaded by a network of 'desire lines'.
- Some dog walkers abandon the plastic bags in which they have collected dog mess in adjacent undergrowth or under or on path side bushes. This is visually intrusive as well as a potential health hazard.
- Some of the less frequented wooded parts of the estate appear to be used sporadically for casual drinking and rough sleeping, the latter evidenced by the remains of tents, shelters and fires and the presence of litter in the form of bottles, cans, food wrappings and containers and abandoned clothing. There is also evidence of casual anti-social activity in, for example, the setting of fires in hollowed trees and the presence of dumped rubbish and abandoned items adjacent to paths.
- Parts of Berry's Wood adjacent to allotments and of Lang's Copse near to housing appear to have been used for dumping garden waste.

9.2.3 Hazards / health and safety issues

- There are a number of quarries with substantial vertical faces which are unfenced and represent potential hazards. In some cases these are close to well-used footpaths.
- The amount of fallen timber on the property suggests that unstable trees and branches may represent a potential hazard in woodland areas. The tangled and almost impassable nature of some areas of scrub and fallen timber also represents a potential hazard.

NB. A statement of the views of English Nature (now Natural England) on the management of the River Lemon Valley Woods SSSI in 2005 noted that:

'Some dead and decaying wood such as fallen logs, old hollow trees or old coppice stools is essential for providing habitats for fungi and dead wood invertebrates. Work may, however, be needed to make safe dangerous trees where they occur in areas of high public access' [emphasis added] (Natural England 2005).

9.3 Landscape management recommendations

Bradley developed as a prestige dwelling, the centre of a significant manor; the landscape around it provided both a setting for the building complex, reflecting the status of its owners, and a working landscape which contributed to the manorial economy. In the late 18th century Bradley's landscape setting was singled-out as a superlative example of the picturesque and romantic in Devon. The wider Bradley woods area continued to be lauded through most of the 19th century for its scenic qualities. The key to future management should be to treat the historic landscape as the setting for important historic buildings (and a hillfort) designated as of national importance and to allow these heritage assets to be an ornament to the landscape.

9.3.1 Setting a new direction – a new direction for setting

The current setting for Bradley Manor, the Grade I listed building at the heart of the property, derives from that established by a number of genteel tenants in the period between approximately 1855 and 1927, and further developed subsequently by the Firth and Woolner families. The present gardens are pleasant but undistinguished, essentially comparable with larger suburban gardens and based on a comparatively low maintenance regime of moderately-sized mown lawns, shrubs and limited ornamental beds. They are on a relatively small scale, enclosed and intimate, with an emphasis on privacy. They offer little connection between the house and the wider surrounding landscape and longer views to and from the house are currently very limited.

While the gardens accessible to the public are well maintained, areas beyond the immediate vicinity of the lawns at the front and rear of the house are not currently closely managed; the former kitchen gardens to the south-west and south-east are largely uncultivated, vegetation is encroaching around the margins of The Lawn, adjacent woodland is overgrown. These elements introduce a sense of dilapidation into the near environs of the house.

Two principal objectives are proposed for management of Bradley's immediate setting:

- Enhanced maintenance of the environs of the house, particularly those components which contribute visually to how it presents as a place of value and significance.
- Re-associating the building complex with the wider landscape by opening up views to and from the house. While this wider historic landscape is now essentially a public space which, in reductionist terms, functions primarily as an extension of the adjacent Baker's Park, it is also the historic designed setting for the house described in 1795 by the Reverend John Swete, the most active chronicler of the settings of Devon's country houses in the post-medieval period, as 'a Perfect Landscape' [*sic*].

The second of these objectives should be pursued as a limited re-creation of the former greater visibility of the house in an open, park-like landscape, with the aim of reconnecting Bradley with the wider landscape around it. This could be undertaken as a staged programme, for which the principal requirements would be:

- Reduction / lowering of vegetated hedges around the present gardens and Lawn, with the long-term aim of completely removing them.
- Removal of the small plantation to the east of the house and reinstatement as meadow, allowing the historic view of the house from the direction of the leat sluice and cascade.
- Returning the former kitchen garden south-east of the house to lawn / meadow.
- A management programme for trees along the banks of the River Lemon in the vicinity of the bridge carrying the drive from the Totnes road across it, to improve views from this direction.
- Appropriate maintenance and management of the vicinity of the house, including control of vegetation around the margins of The Lawn and of the meadow to the east of the house and management of adjacent woodland.

9.3.2 Managing meadow areas

The major areas of meadow on the property – Bradley Great Meadow south of the mill leat, the contiguous Little Meadow and Pope's Meadow – are currently managed with a programme of mowing appropriate for their wide public use for recreation and access. Some planting of wildflowers has recently taken place in Bradley Great Meadow to enhance amenity and biodiversity (Alexandra and Peter Woolner, pers comm). Current management for other open meadow areas – The Lawn, Lang's Meadow, Lower Meadow (Wolborough) (NT 160021) – is unknown but presumably includes mowing and / or grazing; the margins of these parcels are becoming overgrown by vegetation encroaching from the unmanaged boundaries. Lower Meadow (East Ogwell) (NT

1600014), Mill Meadow and Bradley Great Meadow north of the mill leat do not appear to be under current management: all are either completely overgrown or are in the process of becoming so.

The meadow areas are a key element of the historic character of the landscape here, not least in the sense that they persist as a visible token of the place-name Bradley, the broad clearing in woodland. It is strongly recommended that future management of all the meadow areas is based in principle on that of traditional lowland south Devon hay meadows. This may be difficult for Bradley Great Meadow and Pope's Meadow, where there are high levels of public use, but should be the objective for Lang's Meadow, The Lawn and other enclosed areas. Where former meadow areas have become overgrown, either in their entirety or around the margins, a programme of appropriate clearance and future vegetation management is strongly recommended.

9.3.3 'Hurrah for the green woods of Bradley': managing Bradley's woodland

From the late 18th century and through the 19th Bradley Woods were a major attraction to visitors, a focus for admiration and laudatory praise from a variety of commentators. They formed a key element of the setting for the house itself and were a major component of the picturesque and romantic landscapes which drew such attention. It is clear from contemporary documents that the woodland was closely managed, and probably had been since at least the medieval period (section 8.5, 'Woodland and woodland management'). Today, while this part of the Bradley property is designated as a Site of Special Scientific Interest (SSSI) because of its character as ancient semi-natural woodland on limestone and calcareous soils, it must be remembered that it is also a key element of the *historic* environment on the site, as much an historic artefact and product of past human activity as the hillfort or the house.

The woodland element of the Bradley property provides a notable parcel of woodland in the vicinity of a well-populated urban area, and parts of it are clearly well used for public recreation. However, the current impression of Bradley Woods is regrettably one of neglect. There is little sense that the historic character of the area is managed woodland; there is no visible evidence of current management and the large quantities of fallen timber lying splintered and tangled in many areas on the slopes and woodland floor give the impression that the trees themselves and the entire woodland element of the Bradley landscape are now insignificant and unvalued. The fallen timber, together with uncontrolled development of undergrowth within many parts of the woodland, makes access difficult so that many parts of the wooded area away from paths are difficult to appreciate. Some former open areas and productive orchards within the wooded area have become inaccessible tangles. Historic features in this area, not least the earthworks of the Berry Down hillfort, but also quarries, boundaries and paths are difficult to 'read' and appreciate and are being damaged or potentially damaged by root growth and wind-thrown trees. In this context, with little or no visible indication of active and positive intervention to suggest significance and value, it is unsurprising that parts of Bradley's woods are a focus for various anti-social activities: litter dumping, irresponsible disposal of dog waste, casual drinking, rough sleeping and fire-setting within hollowed stumps. In some areas of the woodland the only visible modern human activity is in the form of such uses.

The current Natural England condition assessments for the Emblett Hill and Berry's Wood units of the River Lemon Valley Woods SSSI are dated October 2009 and June 2010 respectively. Both report these areas as in 'favourable' condition ([https://designatedsites.naturalengland.org.uk/ReportUnitCondition.aspx?SiteCode=S1002412&ReportTitle=River Lemon Valley Woods SSSI](https://designatedsites.naturalengland.org.uk/ReportUnitCondition.aspx?SiteCode=S1002412&ReportTitle=River%20Lemon%20Valley%20Woods%20SSSI)). However, the formal Views About Management (VAM) document for the SSSI specifies a range of active and positive management activities for SSSIs of this type (Natural England 2005), none of which appear to have taken place for some significant period of time. The document proposes the following measures as Natural England's 'views on how the site's special conservation interest can be conserved and enhanced':

'Broadleaved semi-natural woodland

There may be several different ways in which the wood can be managed to best conserve its value for wildlife - by promoting an appropriate woodland structure, by ensuring regeneration and by maintaining the special features of the woodland. This note gives broad views on a range of regimes that may be appropriate on your site.

A diverse woodland structure with some open space, some areas of dense understory, and an over-story of more mature trees (which may be the standard trees under a coppice-with-standards regime) is important. A range of ages and species within and between stands is desirable.

Some dead and decaying wood such as fallen logs, old hollow trees or old coppice stools is essential for providing habitats for fungi and dead wood invertebrates. Work may, however, be needed to make safe dangerous trees where they occur in areas of high public access.

Open space, either temporary gaps created by felling or coppicing, or more permanent areas such as rides and glades, benefit other groups of invertebrates such as butterflies. Open spaces should be of sufficient size to ensure that sunny conditions prevail for most of the day. Rides and glades may require cutting to keep them open.

Felling, thinning or coppicing may be used to create or maintain variations in the structure of the wood, and non-native trees and shrubs can be removed at this time. To avoid disturbance to breeding birds the work is normally best done between the beginning of August and the end of February. Work should be avoided when the ground is soft, to prevent disturbing the soil and ground flora. Wet woodland by streams and other waterbodies is often best left undisturbed. Normally successive felling, thinning or coppicing operations should be spread through the wood to promote diversity but where there is open space adjacent plots should be worked to encourage the spread of species that are only weakly mobile.

Natural regeneration from seed or stump regrowth (as in coppice) is preferred to planting because it helps maintain the local patterns of species and the inherent genetic character of the site.

Deer management and protection from rabbits or livestock are often necessary. Whilst light or intermittent grazing may increase woodland diversity, heavy browsing can damage the ground flora and prevent successful regeneration.

Where they are a threat to the interest of the wood, invasive introductions such as *Rhododendron ponticum* or Himalayan balsam should, where practical, be controlled.'

The measures specified in the Views About Management document are aimed at benefitting wildlife and biodiversity. It is emphasised here, however, that all the measures specified would also potentially benefit the historic environment and the heritage assets on the property. It is therefore strongly recommended that an active management strategy and management programme for the woodland on the property derived from these guidelines is developed, adopted and put into action as a matter of urgency.

This strategy should incorporate detailed prior assessment by a specialist arboriculturist with an understanding of historic woodlands and woodland management, including those within ornamental landscapes. The assessment should include a comprehensive survey of the present woodland to identify evidence for historic uses and patterns of management; this might include, for example, the ages of existing parcels of woodland and evidence for past management practices such as coppicing and planting, as well as identification of tree species which provide evidence for past exploitation of the

woodland and of possible specimen planting within historic designed landscapes. S/he would also advise on work required to maintain the tree avenue in Pope's Meadow for the long term and on tree maintenance, new planting and tree removal which would maintain and enhance views to and from the house. New information on past management and other historic detail should be incorporated into the historic record for Bradley and be a primary element in framing future management of the woodland on the property.

NB. Because of the SSSI status of the Bradley woodlands such a strategy and programme should be developed in close liaison with and must receive formal consent from Natural England. (For further information see <https://designatedsites.naturalengland.org.uk/SSSIGlossary.aspx#old>)

9.3.4 Priorities

It is recommended that, while working within the framework of the SSSI designation and management recommendations, priority in management works is given to:

- areas of woodland which contribute directly to the settings of Bradley and the Berry Down hillfort and its hollow way approach;
- areas relating to historic approaches to the house;
- areas where trees and / or woodland development is damaging or potentially damaging historic features and historic landscape character (the highest priority areas here are the earthworks of the Berry Down hillfort and hollow way approach);
- areas accessible to and currently used by the public, with the particular intention of demonstrating visibly that the historic landscape and historic landscape character are positively valued and actively managed accordingly.

At the same time, a programme of regular and sustained vegetation management and control is recommended throughout the woodland portion of the property.

9.3.5 Working with the historic context

The Natural England (2005) management guidelines indicate the need for a mosaic of 'open space, some areas of dense understory, and an over-story of more mature trees'; open spaces are specified as those created by woodland management activities such as coppicing and more permanent open areas such as 'rides and glades'. Historic uses within the woodland area, including those shown by historic sources and those identified by arboricultural survey, should be used to provide a matrix for such work, noting particularly, for example, areas within the present Bradley woodland which have been used in the past as pasture, rough pasture, arable and orchards. Historic descriptions of Bradley's woodland also hint at the former existence of more open areas and paths: for example, 'shady avenues leading to sequestered spots . . . green lanes and winding paths . . .' (*Exeter and Plymouth Gazette*, 4 August 1849) and Arthur Quiller-Couch's view from the Ghost Bridge of a 'broad glade between two woodlands' (Quiller-Couch 1944, 52-3).

Much of the work likely to be required could be carried out as a flagship demonstration by the National Trust of sustainable management in historic woodlands. This could include the use of heavy horses to draw timber out, particularly where there is a potential risk of disturbance to historic features or wildlife assets (*cf* past work at Gallant's Bower, Dartmouth (Wal Eyre, pers comm) and more recently at, for example, the Trust's Arlington Court property in north Devon and the Wellington Monument in east Devon). Additionally, there may be opportunities for charcoal production, sale of structural timber for use in 'green' architecture (*cf* Ross *et al* 2007) and the sale of seasoned wood as fuel.

There are potential opportunities for an element of community involvement in future management in, for example, reinstating the traditional cider orchards in Culver Orchard and Stray Park Orchard; in this respect the 1930s use of Stray Park Orchard as

allotments for Newton Abbot's unemployed men offers a significant 'hook' with which to gain public interest.

9.4 Recommendations for the Manor House

It is recommended that dendrochronological dates are obtained for as many of the main historical phases of the manor house as possible. It is envisaged that this could be possible for phases 2, 3, 4, 5, 7, and 8. Gaining scientific dates from each of these building phases would greatly enhance our knowledge of the building. It could clarify the historic development and determine the accuracy of the assumed historic background of the house.

Recommended areas to date where possible are:

- Chapel roof structure (room 3) –phase 4.
- Hall roof structure, original parts of wall plates in Hall and wall plate and timbers in north wall (room 5) –phase 3, 4 or 5.
- Floor structure in the Solar (room 23) including ceiling beam in the Parlour (room 2) below –phase 3, 4 or 5.
- Solar (room 23) roof structure – phase 3, 4 or 5.
- First floor structure of phase 4 Porch in the southern part of the Oriel Room (room 25) –phase 4.
- Priest's Room (room 24) and Oriel Room (room 25) roof structures –phase 5.
- Coat of Arms Room (room 26) roof structure (accessed via attic) –phase 5.
- Bedroom 28 floor structure (beams visible in Old Kitchen below) – phase 3 or 7.
- Attic (room 38) roof structure and second floor structure – phase 7.
- First floor structure in Scriptorium (room 30) and Panelled Room (room 31) (beams visible in Undercroft below) –phase 2, 3 or 4.
- Scriptorium (room 30) and Panelled Room (room 31) roof structure and partition walls dividing rooms 30 and 31, and 31 and 32 –phase 2, 3 or 4.
- First floor structure in Fleur de Lys Room (room 32) –phase 5.
- Roof structure over Fleur de Lys Room (room 32), Bathroom (room 33) and Drawing Room (room 34) (complete single structure over all three rooms- five trusses) –phase 5.
- Barn/ Coach House (room 18) roof structure- phase 8.

The potential for discovering much more information about the phasing and functions within the manor house are high if work is carried out removing later finishes such as external render and internal plaster. It is essential that any work of this nature is undertaken with an archaeologist/ historic buildings specialist present. Any below ground works within the house should also be accompanied by an archaeological watching brief.

If furniture or obstructing objects are cleared away from any wall faces internally, it is recommended that an archaeologist/ historic building specialist be present to record any features that come to light.

9.5 Recommendations for the Pound House

The Pound House is a rare example of an unusually intact cider house, complete with its machinery including a horse engine, a roller crusher mill, a hopper to feed apples into the crusher, a fruit loft and a press. It is recommended that all machinery, fixtures and fittings are retained *in situ* and localised repairs made only if necessary.

Any alterations to the pound house and stable block and any groundworks within the curtilage of the buildings should be subject to an archaeological watching brief or other appropriate archaeological work.

9.6 General recommendations

Any alterations to any of the buildings and any groundworks within the curtilage of the buildings and scheduled monument should be subject to an archaeological watching brief or other appropriate archaeological work.

It is recommended that the extensive primary archive held at the house is digitised/ scanned to form an important, accessible, and immediately useable digital archive. It forms a large part of the documented history of the property which cannot be replaced.

9.7 Recommendations for further archaeological investigation and historical research

The current project has revealed a great deal about Bradley and its landscape. There is clearly more to learn. It is recommended that the continuing management of the property should incorporate a staged programme of archaeological and historic enquiry incorporating a variety of investigative methods. This should be integrated with and programmed to inform other elements of management. The programme should be based on a research design but should also be flexible enough to adapt to new data deriving from discoveries during, for example, monitoring of future utility or similar works on the property. There should, of course, be appropriate archaeological supervision wherever ground disturbance is to take place in the immediate area around the house and the possible extent of its former gardens, or on other potentially sensitive sites within the property, and whenever interventions are made in the house. Any works requiring ground-breaking within the property as a whole should be planned with the potential for encountering sensitive archaeological material in mind.

Future research at Bradley could include a variety of investigative techniques, including:

- Vegetation clearance to potentially reveal 'lost' features (for example, around the northern margin of The Lawn, in Culver and Stray Park Orchards, around the edges of Lang's Meadow, within the quarry to the rear of the house).
- Measured survey and description of earthwork features and historic structures (for example, the plantation boundary and possible cairn or barrow in the parcel named Dunstone; quarrying activity in Lang's Copse and Berry's Wood; the Berry Down warren boundary; the base of the unemployed club building in Stray Park Orchard; the bridge over East Ogwell mill leat, the gate piers to Culver and Stray Park Orchards).
- A geophysical survey of the lawns and areas around the Manor House and Pound House may help to identify the exact locations of removed structures and features and aid interpretation of the historic development, layout and extent of parts of the complex that no longer survive. Exact locations and extents for the removed north and west ranges of the house, the former Gate House and flanking walls to the east, and the former walled gardens may be identified.
- Augering and other palaeoenvironmental prospection and sampling to locate and characterise, for example, the palaeochannel in Bradley Great Meadow and the buried water-deposited contexts identified to the east of the house by the 1998 watching brief.
- Small-scale excavations to characterise, for example, the former pond, the culvert under The Lawn, buried features below the garden on the eastern side of the house, the possible cairn or barrow above Powsey Moor, the possible World War II trench in Powsey Moor, the bank on the south side of the hollow way to the Berry Down hillfort entrance and the warren boundary (these last two would both require Scheduled Monument Consent).
- Specialist examination and reporting on, *inter alia*, the fragments of medieval stonework, lithics from the area, the possible mineral workings on the estate, sources within the local landscape of stone used within the building complex and the historic woodlands.
- Further historical documentary research, particularly for the medieval and early post-medieval periods, to improve understanding of the history of the site and of

the families which have owned and occupied Bradley. Examples include the first recorded reference to the place-name Bradley in 1238 – the date has been published (Gover *et al* 1931-2, II, 474) but not the context in which the name was recorded – and the *inquisition post mortem* of 1557 for Richard Yarde which is said to refer to fulling mills owned by the family. Dr Todd Gray (pers comm) suggests that there may be other material relating to the Yarde family and Bradley in the Devon Archives and Local Studies Centre which is not readily apparent from current cataloguing. There is also the possibility that the surveys, rentals and other documentary material relating to Bradley in the later 18th and 19th centuries which were formerly held in the Wiltshire and Swindon History Centre may be located. Investigation of later sources relating to agriculture, woodland, quarrying and mining on Bradley's lands would be potentially valuable.

- Further interrogation of the Bradley archive for a more detailed understanding of the sources used by the Firth and Woolner families in developing an understanding of the house and property, and of interventions made in its conservation during the 20th century.
- Recording the family memories of Alexandra and Peter Woolner, who have encyclopaedic knowledge of the recent history of the house and its landscape, of interventions made by the Firth and Woolner families, and of past management.
- Recording local memories and histories of, for example, the unemployed men's club and allotments in Stray Park Orchard and of the use of the Bradley landscape by local children as an 'adventure playground': a number of people met during fieldwork had vivid memories of childhood activities there.

There is substantial potential for **community involvement** within much of the archaeological and historical research proposed above, bringing in members of local and / or county groups and in this respect further developing the National Trust's profile as a significant contributor to the work of the wider archaeological and historical community within the local area, in Devon and further afield. A potential model for such an approach is provided by the public heritage initiative to investigate the landscape at Poltimore House, Exeter (Creighton *et al* 2013).

9.8 Recommendations for designation of heritage assets

Currently the house complex at Bradley is a listed building (Grade I), the Totnes Road gate lodge, gate, walls and railings are listed Grade II and the Berry Down hillfort is a Scheduled Monument. A number of other heritage features appear to be of sufficient historic significance to merit consideration for inclusion in the National Heritage List:

- The possible Bronze Age barrow or cairn in Dunstone (NT 160045).
- Richard Lane's 1826 bridge across the River Lemon (NT 100019).
- The bridge over the mill leat which forms part of the approach to the eastern front of Bradley (NT 160071).
- The bridge over the leat serving the south entrance to Bradley (NT 160083).
- The bridge over the leat in woods to the west of Bradley (NT 160059).
- The walls and gate piers to the walled court (NT 160160) to the south of the house, shown in late 18th century illustrations (NB. these may already be regarded as designated as part of the curtilage of the building complex) (NT 160148, 160152, 160156, 160165, 160166, 160171).
- The pound house within this yard with its well-preserved apple mill and press (NT 160200).
- The masonry gate piers to Culver Orchard and Stray Park Orchard (NT 160091, 160095).
- The bridge across the East Ogwell mill leat (NT 160009).

- The designed landscape setting for the house created in the second half of the 18th century.

It is recommended that the potential for designation of some or all of these features is taken up with Historic England. Designation of some or all these heritage assets would further acknowledge the significance of the Bradley property and may be a useful tool in framing future management, including possible fundraising. The National Planning Policy Framework (NPPF) guidance that non-designated assets which are demonstrably of equivalent significance to Scheduled Monuments should be 'considered subject to the policies for designated heritage assets' should also be borne in mind (Department for Communities and Local Government 2012, para 139).

NB. The current Listing description for the Totnes Road lodge, gate and railings implies that the present form of these is original to their construction in the mid 19th century. A photograph in the Bradley archive (Fig 51) makes it clear that this is not the case. The gate piers were formerly attached to a coped masonry wall with pedimented pillars which has now largely been masked by the raising of the adjacent road surface. The piers have subsequently been re-sited in a position set back from the road, leaving the porch of the lodge outside rather than inside the gates. The listed spearhead railings do not appear to have been part of the original scheme. It may be worthwhile to seek an amendment of the Listing description partly in order to put correct information into the public domain but also to facilitate any future negotiation about beneficial alterations to the only road access to Bradley.

9.9 Land acquisition

The univallate hillfort on Berry Down has a long association with Bradley. The former warren which occupies the interior was almost certainly an appurtenance of the manor and the hillfort was itself discovered by Mrs Diana Woolner; she later carried out excavations there. A substantial portion of the enclosing earthworks falls within the current National Trust property, together with the spectacular hollow way approach. It is recommended that the remainder of the hillfort extent is acquired as a matter of urgency. This was a recommendation in the 1984 National Trust *Archaeological survey* of Bradley and the issue has subsequently been addressed by Parry (nd). This acquisition would place the whole of the Scheduled Monument into long-term beneficial ownership, make it possible to manage the site as a unified entity and facilitate provision for public access, presentation and interpretation.

It is also recommended that if the opportunity arises the National Trust should acquire Emblett Hill, East Oghwell. This stands between and effectively links the present National Trust holdings of Powsey Moor to the east, Lower Meadow to the north and Mill Copse to the west. With them it forms part of a block of land on the south bank of the River Lemon now predominantly woodland but formerly characterised by a mix of uses. Its acquisition would consolidate the Trust's holding but would also allow the institution of a beneficial regime over an enlarged area of the Lemon valley SSSI.

9.10 The Bradley archive

The historic materials currently held in the 'scriptorium' at Bradley include a range of unique primary sources (for example, the James Taperell survey of 1844, sale particulars of 1841 and 1904 and the Firth and Woolner families' original documentation of the investigations made during interventions in the house. There are also many original drawings and photographs and a mass of copies and notes made from materials in public and private archives.

Stuart Blaylock produced a preliminary overview listing of this archive but it merits appropriate curation, cataloguing and calendaring and consideration of how it may best be preserved and made accessible in the long term. At minimum the unique and irreplaceable items should be digitised and deposited in an appropriate archive. However, it would be more appropriate for such unique and original material to be

deposited in a professionally curated public archive such as Devon Archives and Local Studies Service in Exeter.

9.11 Key emphases in future management of the Bradley landscape

The following are suggested as key elements of a programme of management in the short to medium term:

- A focus on the landscape component of the property as well as the house itself. The landscape is significant as the setting for the house and for its own intrinsic qualities and interest. Management should emphasise and project its importance. An aim for this would be to regain the 'park-like' feel (in the historic sense) of the wider area around the house (rejecting the present impression that this part of the Bradley landscape is essentially an extension of the adjacent Baker's Park). A key element of this would be to re-open views to the house from the surrounding landscape, reasserting and reinstating the link between the two.
- Management should assert the significance and value of the landscape to those using it. This is likely to require a frequent and visible warden presence to deter anti-social uses, including dog-fouling and deposition of dog-mess bags in public areas, dumping of litter and rubbish, unauthorised fires, casual drinking and rough sleeping. Additional provision of bins, particularly for dog mess, and (discreet) appropriate signage may also be useful.
- Priority for a programme of woodland management, maintenance of prominent boundaries and historic structures and control of vegetation on meadows and historic boundaries, prioritising the most visible areas to give a more 'cared for' and 'valued' appearance to the property. Vegetation control should aim to improve access and reduce the number of 'invisible' areas within the property.
- An appropriate level of attention to the Scheduled Berry Down hillfort and its hollow way approach. A programme of removal or reduction of the present tree cover is required to reduce the potential for damage to the earthworks and to facilitate access to and appreciation of a relatively little-known but very significant heritage asset.
- Widening the current presentation and interpretation of the Bradley property to incorporate the surrounding landscape, occupied and used for a variety of human activity over a period of four millennia or more, as well as the history of the house and the families which have owned it.
- A commitment to treating all heritage assets with conservation-standard levels of expertise in maintaining and repairing them and using appropriate materials for such maintenance and repair. This would apply to, for example, future interventions on the revetments alongside the mill leat and to structures such as bridges on the property. In tandem with this an aim of removing intrusive and inappropriate materials would be beneficial.
- A high profile for publicity explaining management activity, particularly larger-scale action such as the removal of fallen timber. This should be aimed at asserting the value and importance of what is being cared for and winning public support and understanding for the process.
- There is considerable potential for involving the wider community in caring for the property through, for example, participation in activities such as scrub-bashing, maintaining historic boundaries, reinstating and caring for traditional orchards, community firewood schemes and archaeological activities. Such involvement would also underline that the Bradley landscape is of greater significance to a wide range of people.
- A comprehensive assessment of risks and health and safety hazards on the property and appropriate action to counter and reduce these. There are a number of quarry

sites which, because of unfenced margins, represent potential hazards. These should be assessed and appropriate provision for safety made, preferably avoiding overly intrusive forms of fencing and signage. The potential risks from the current unmanaged woodland cover should also be assessed. Ongoing monitoring of potential hazards is required.

- Further research on the historic landscape and archaeology on the property, with the results fed into public interpretation and promotion and used to refine and develop future management.

10 References

10.1 Maps

Ordnance Survey 1st edition 25 inch: 1 mile map, 1890 (licensed digital copy at CAU)

Ordnance Survey 2nd edition 25 inch: 1 mile map, 1905 (licensed digital copy at CAU)

Ordnance Survey 2nd edition 25 inch: 1 mile map, 1905 (licensed digital copy at CAU)

Ordnance Survey 2nd edition revised 25 inch: 1 mile map, 1943 (online at <http://maps.nls.uk/>)

Ordnance Survey 6 inch: 1 mile maps, 1889, 1906, 1935 (online at <http://maps.nls.uk/>)

Ordnance Survey, 2007. Mastermap digital mapping (licensed digital copy at CAU)

Tithe map and apportionment, parish of East Ogwell, 1844 (digital copy of map held by CAU; online maps and apportionment at www.devon.gov.uk/tithemaps.htm)

Tithe map and apportionment, parish of Highweek, 1842 (digital copy of map held by CAU; online maps and apportionment at www.devon.gov.uk/tithemaps.htm)

Tithe map and apportionment, parish of Wolborough, 1845 (digital copy of map held by CAU; online maps and apportionment at www.devon.gov.uk/tithemaps.htm)

10.2 Online sources and resources

Image of Bradley in 1845, by Edward Blore (British Library, Add Ms 42018, f44) www.bl.uk/onlinegallery/onlineex/topdrawings/b/005add000042018u00044000.html

Devon Historic Landscape Characterisation http://archaeologydataservice.ac.uk/archives/view/devon_hlc_2015/downloads.cfm

Devon tithe maps and apportionments www.devon.gov.uk/tithemaps.htm

Benjamin Donn, 1765. A Map of the County of Devon, with the City & County of Exeter www.geographicus.com/P/AntiqueMap/Devon-donn-1765

Fine Rolls of Henry III <http://www.finerollshenry3.org.uk/>

Gazetteer of markets and fairs in England and Wales to 1516 (Letters 2013) www.history.ac.uk/cmh/gaz/gazweb2.html

Heritage Gateway (Historic England's online database of heritage assets) www.heritagegateway.org.uk/gateway/

History of Parliament www.historyofparliamentonline.org

Images of England (Historic England's online database of listed buildings) www.imagesofengland.org.uk

Lands of the Normans in England (1204-1244)	www.hrionline.ac.uk/normans/
National Library of Scotland (historic Ordnance Survey maps)	maps.nls.uk
National Trust Collection	www.nationaltrustcollections.org.uk
Natural England, River Lemon Valley Woods Site of Special Scientific Interest (SSSI)	https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1002412&SiteName=wood&countyCode=11&responsiblePerson=
Ordnance Surveyor's Drawing, 1803, Dartmoor [recte Dartmouth] sheet	www.bl.uk/onlinegallery/onlineex/ordsurvdraw/d/zoomify82444.html
Rights of way	http://map.devon.gov.uk/ ; www.newtonabbottc.gov.uk/images/footpath.pdf
Teignbridge District Council, Population facts and figures	www.teignbridge.gov.uk/factsandfigures

10.3 Manuscript and newspaper sources

As cited in text.

10.4 Materials in the Bradley archive

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- George Robins sale prospectus, with map, 'Particulars of the Bradley estate', 1841
- James Stooke sale prospectus, 'Particulars, &c. The Bradley Barton Estate', 1904
- 'Interleaved scribbling book' (includes sketch of quern from hillfort)
- Coloured lithograph of Bradley published by G Daimond, Newton Abbot, c1855
- Dean Jeremiah Milles parochial survey: returns for Highweek, East Ogwell and Kingsteignton (photocopies)
- British Library Add 9248, Lane to Lysons, 5 March 1819 (photocopy)
- Emily Lane's diary (part), (photocopy)
- Reverend John Swete, watercolour of Bradley from the east, 1793 (photograph)
- Pencil drawings of east and west fronts of Bradley, by 'F E', dated 1828
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11 Project archive

The project's full documentary, digital, GIS, laser scan, photographic and drawn archive has been transferred to the National Trust. This includes completed NT Project Recording forms (see below).

Digital copies of the report, photographs taken by CAU, and illustrations produced for the report are also held by CAU in Truro. The CAU project number is 146544.

Printed copies of the final report have been disseminated to publically accessible archives at the Devon Record Office and Historic England's National Monuments Record (NMR). A digital copy of the report has been uploaded to OASIS (Online Access to the Index of archaeological investigationS) and a project entry completed (reference cornwall2-277037).

11.1 The National Trust Archive Index and Deposition Form

1. Title of Project
Bradley Manor, Devon –Historic Building Recording and Archaeological Assessment
2. Project Short Description
<p>Cornwall Archaeological Unit (CAU) was commissioned by the National Trust to undertake a historic landscape assessment of 32.5 hectares of its estate centred upon Bradley Manor, including a detailed historic building record of three of its historic buildings.</p> <p>This assessment and historic building record draws on the comprehensive work of previous research and surveys to provide an up-to-date archaeological assessment and historic building record for the project area to Level Three of the National Trust Historic Landscape Survey guidelines with an additional historic building recording stage. The results will feed into the Conservation Management Plan (CMP) for the property.</p> <p>The project had three main components:</p> <ul style="list-style-type: none">• A detailed measured survey of the exterior of the Manor House and Pound House in the form of a laser scan survey.• A detailed historic building record of the Manor House, the Pound House and the Lodge.• A landscape assessment of the entire project area to record each monument, structure and building. <p>Overall, the assessment identified 234 structures, sites and features and provides a statement of significance for the property.</p> <p>Recommendations for the historic buildings include:</p> <ul style="list-style-type: none">• Extensive dendrochronological dating to help clarify various construction phases of the Manor House.• Watching briefs to be carried out during any plaster/render or floor removals or during groundworks in or around the buildings.• The creation of a digital archive to include all material held at the house in the Scriptorium.• Retention and conservation of the interior of the Pound House including all machinery. <p>Recommendations for the landscape include:</p> <ul style="list-style-type: none">• Opening up views to and from the house.• Management of the meadows.• Management the woodland.• A comprehensive geophysical survey of the lawn and gardens.

<ul style="list-style-type: none"> • Vegetation clearance to potentially reveal 'lost' features. • Measured survey and description of prehistoric earthwork features and historic structures. • Small scale targeted excavation and palaeoenvironmental sampling. • Creating new designations for a number of structures/features. • Further research. <p>Recording family and local memories.</p>					
3. Project					
Excavation	N/A	Watching Brief	N/A	Survey	X
Other (please specify) ...Historic Building Recording					
4. Location					
NT Property, NT Region ...Bradley Manor, South West Region					
NGR SX 84851 70859					
County Devon					
District Teignbridge					
5. Creators					
Name of Originating Organisation/Person - Cornwall Archaeological Unit					
Address of Originating Organisation					
Fal Building, New County Hall, Truro, Cornwall, TR1 3AY...					
Project Manager Jo Sturgess					
6. Dates					
Project Start 3 rd December 2015					
Project End 23 rd February 2017					
Archive Deposition Date					
7. Archive Contents					
Item	Description	Format	Media	Scale	Copyright and Source
Report	Report	Word and PDF	Digital	N/A	Cornwall Archaeological Unit and National Trust (created by CAU)
Report	Report	A4	Paper	N/A	Cornwall Archaeological Unit and National Trust (created by CAU)
GIS shapefile	ArcGIS shapefile of sites and monuments recorded by assessment	ArcGIS shapefile	Digital	1:1000 to 1:2500	Cornwall Archaeological Unit and National Trust (created by CAU)

NT HBSMR xls table	Full NT HBSMR table	Excel	Digital	N/A	Cornwall Archaeological Unit and National Trust (created by CAU)
Assessment photographs	Digital colour photographs	Jpeg	Digital	N/A	Cornwall Archaeological Unit and National Trust (created by CAU)
Historic Building Recording (HBR) photographs	External elevations of buildings covered by HBR	Jpeg	Digital	N/A	Cornwall Archaeological Unit and National Trust (created by CAU)
Historic Building Recording (HBR) photographs	Internal room detail of buildings covered by HBR	Jpeg	Digital	N/A	Cornwall Archaeological Unit and National Trust (created by CAU)
Historic Building Recording (HBR)	Annotated drawings: phase plans, plans and elevations of buildings covered by HBR + photo direction plans	AutoCAD	Digital	N/A	Cornwall Archaeological Unit and National Trust (created by CAU)
External hard drive	Supplied data from Archaeovision: laser scan survey of house and Pound, House, CAD drawings and report	AutoCAD, FLS and FWS	Digital	N/A	Archaeovision
8. For Cirencester Use Only					
Archive Process Date	Date Accessed into Wanysdyke	EVUID	Archive ID		

11.2 The National Trust Project Recording Form



THE NATIONAL TRUST Project Recording Form

NT Region: South West **NGR:** SX 84851 70859

NT Property: Bradley Manor

Project Name: Bradley Manor, Devon, Archaeological Assessment and Historic Building Recording

Activity Type:

Landscape Survey; Historic Buildings Survey

Date Started: 03/12/2015 **Originator:** Cornwall Archaeological Unit

Reason for Project:

- Improve the understanding of the character, distribution, extent and importance of archaeological remains.
- Make recommendations to enhance the management of the property.
- Improve the historic building record for the principal buildings to provide a base source of information from which any future actions/development can be informed and measured.
- Undertake an assessment of the historic landscape and its value expressed in a statement of significance

Description:

Cornwall Archaeological Unit (CAU) was commissioned by the National Trust to undertake an archaeological assessment of 32.5 hectares of its estate centred upon Bradley Manor, including a detailed historic building record of the three main historic buildings.

The work provides an up-to-date archaeological assessment, laser scan survey and historic building record for the project area to Level Three of the National Trust Historic Landscape Survey guidelines and an historic building survey equivalent to a Level 3 survey as defined by Historic England. The results will feed into the Conservation Management Plan (CMP) for the property.

The project had three main components.

A laser scan survey of the exteriors of the Manor House and the Pound House.

A detailed historic building record of the Manor House, Pound House and the Lodge.

A landscape assessment of the entire project area to record each monument, feature or structure.

Overall, the assessment identified 234 buildings, sites and features and provides a statement of significance for the property.

Recommendations for the historic buildings include:

- Extensive dendrochronological dating to help clarify various construction phases of the Manor House.
- Watching briefs to be carried out during any plaster/render or floor removals or during groundworks in or around the buildings.
- The creation of a digital archive to include all material held at the house in the Scriptorium.
- Retention and conservation of the interior of the Pound House including all machinery.

Recommendations for the landscape include:

- Opening up views to and from the house.
- Management of the meadows.
- Management the woodland.
- A comprehensive geophysical survey of the lawn and gardens.
- Vegetation clearance to potentially reveal 'lost' features.

- Measured survey and description of prehistoric earthwork features and historic structures.
- Small scale targeted excavation and palaeoenvironmental sampling.
- Creating new designations for a number of structures/features.
- Further research.
- Recording family and local memories.

Inputted onto NTSMR: ~	NTSMR	Site	Activity	ID	No:
.....					

To be filled in at end of Project

Date Finished:

Location of Archive Deposit:

Contents of Archive:

.....

Finds/Archive

Arrangements:

.....

Report Title:

Bradley Manor, Historic building recording and landscape assessment by Jo Sturgess and Graeme Kirkham.....

Distributed to:

Heelis (2 copies) ~ Digital Copy to Heelis ~ Regional Office ~

Property Manager ~ NMR ~ Property Staff ~

Other:

.....

12 Figures

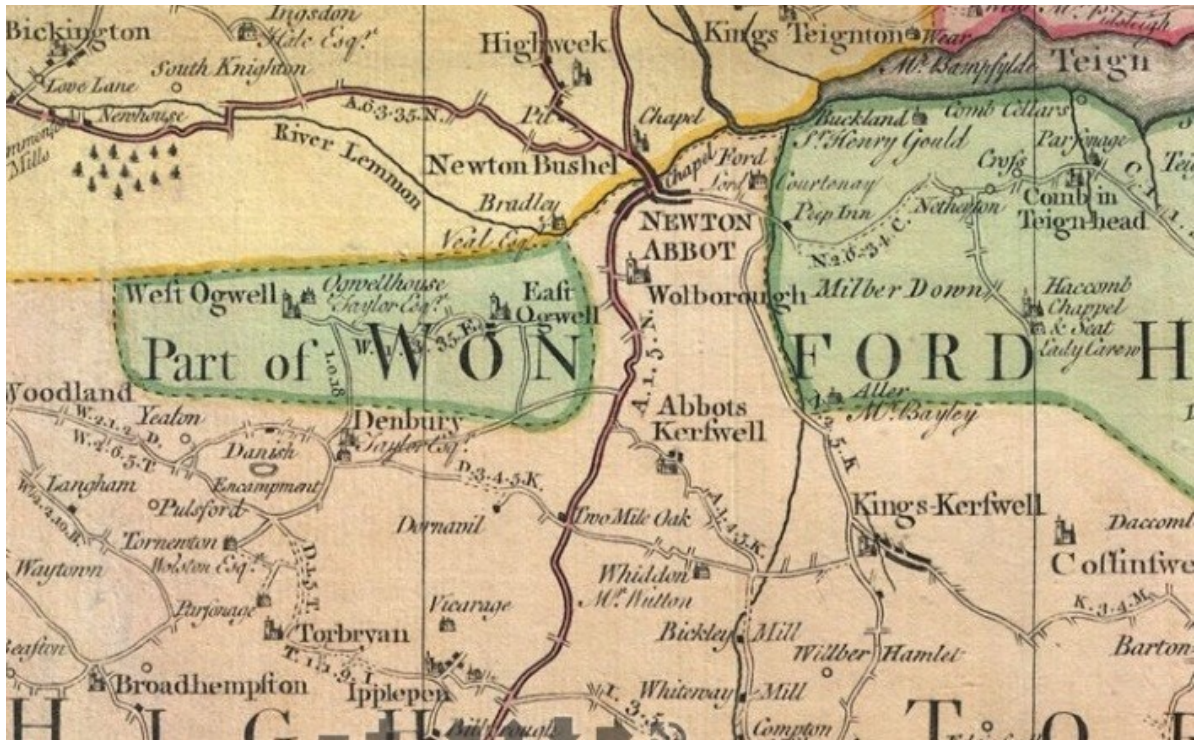


Fig 3 Detail from Benjamin Donn's Map of the County of Devon, 1765. Bradley is marked, with the name of its proprietor, Thomas Veale Esq. No routes to the house are shown but the cross turning depicted to the north of Bradley is likely to represent the junction of its main approach at that time (now known as Church Path) with the Newton Abbot – Ashburton road.



Fig 4 The Bradley area depicted on the Ordnance Survey 1st edition 1 inch: 1 mile map, c1809.



Fig 5 Highweek tithe map (1842): detail of buildings.

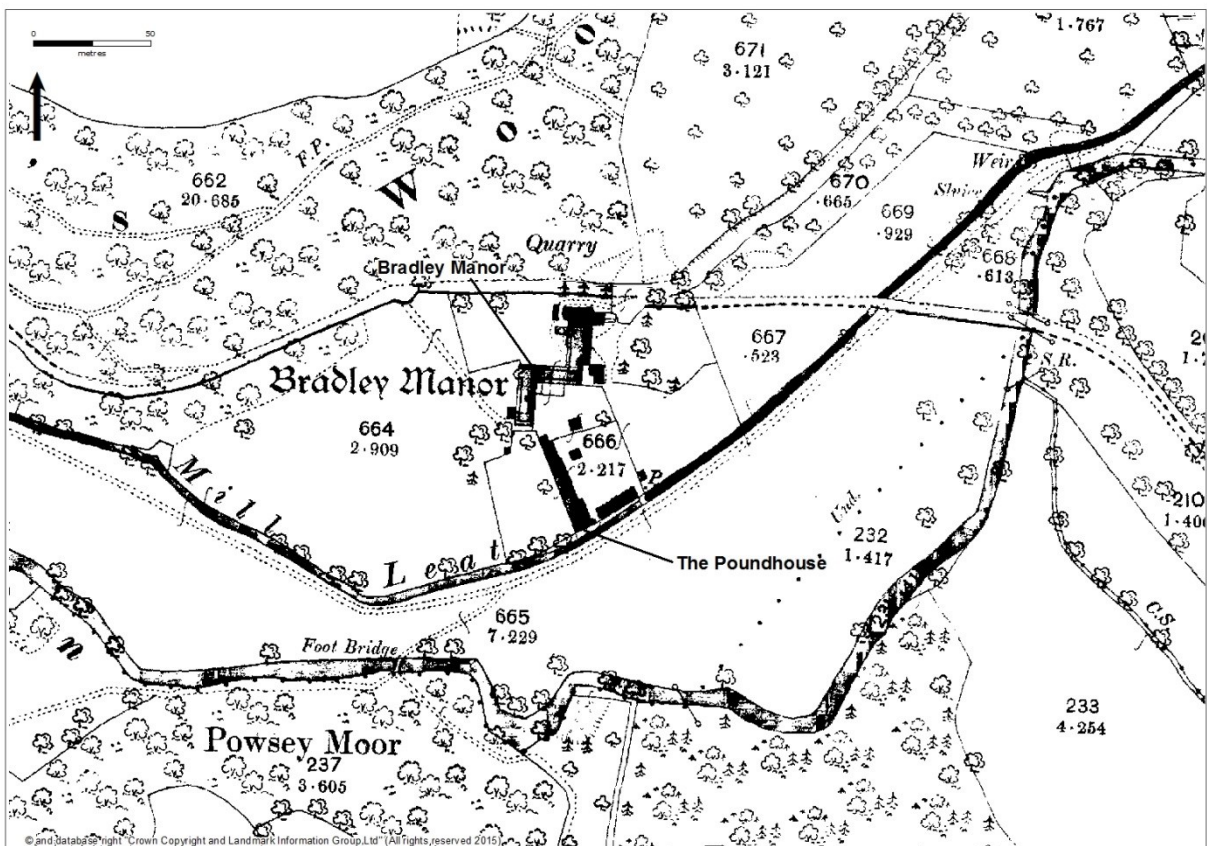


Fig 6 Ordnance Survey 1st edition (1890): detail of the building complex at Bradley.

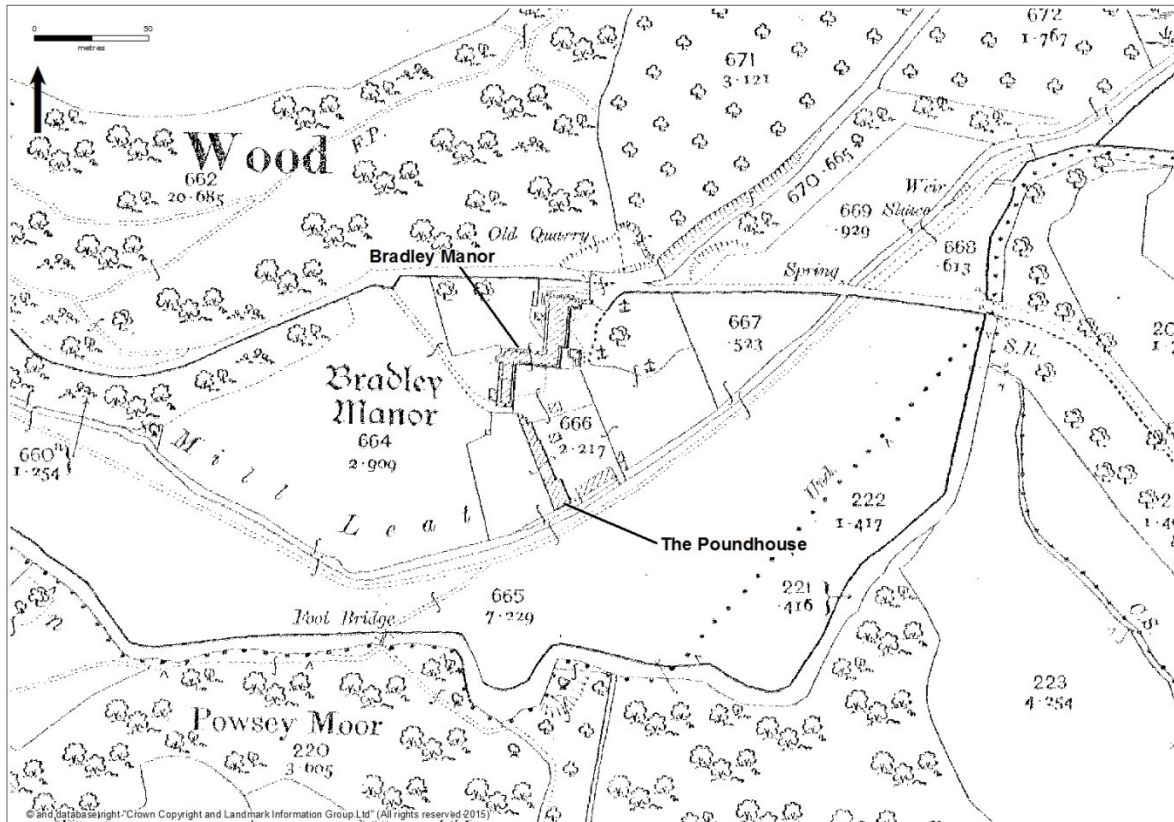


Fig 7 Ordnance Survey 2nd edition (1905): detail of the building complex at Bradley.

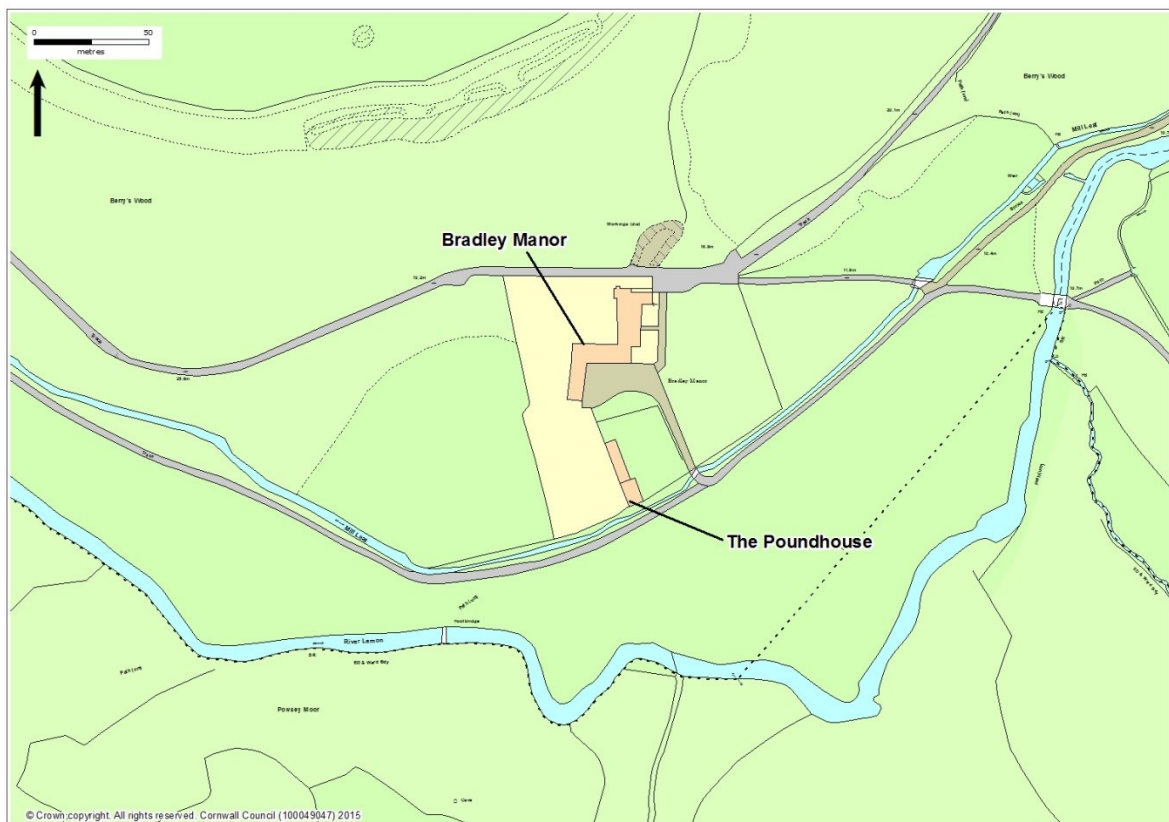


Fig 8 Current digital mapping (Ordnance Survey MasterMap): detail of the building complex at Bradley.

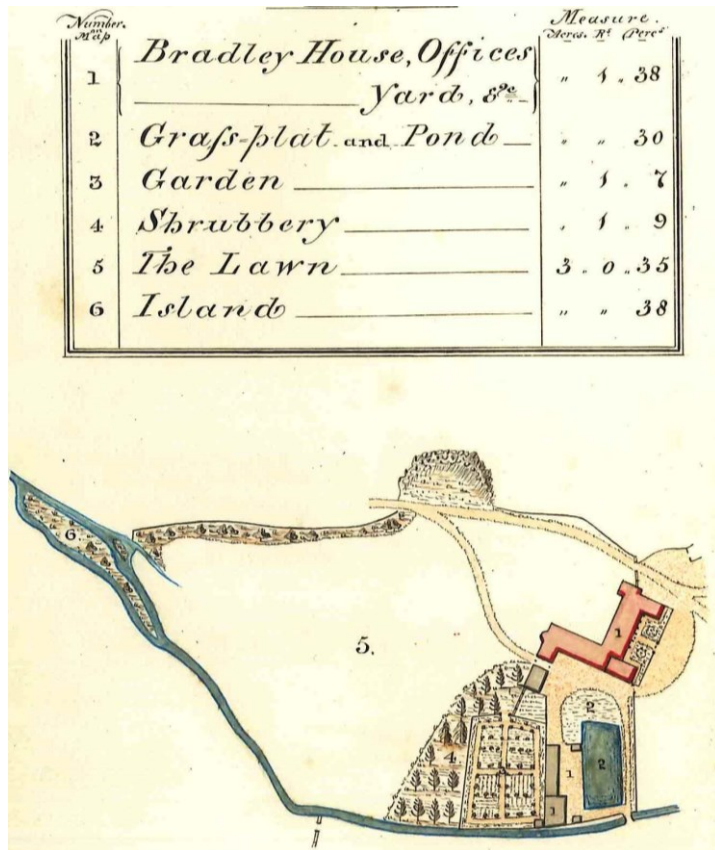


Fig 9 A survey of the Reverend F Wall's Bradley property by James Taperell of Ashburton, 1844: the house and adjacent area, The Lawn, shrubbery and garden. (Bradley archive.)

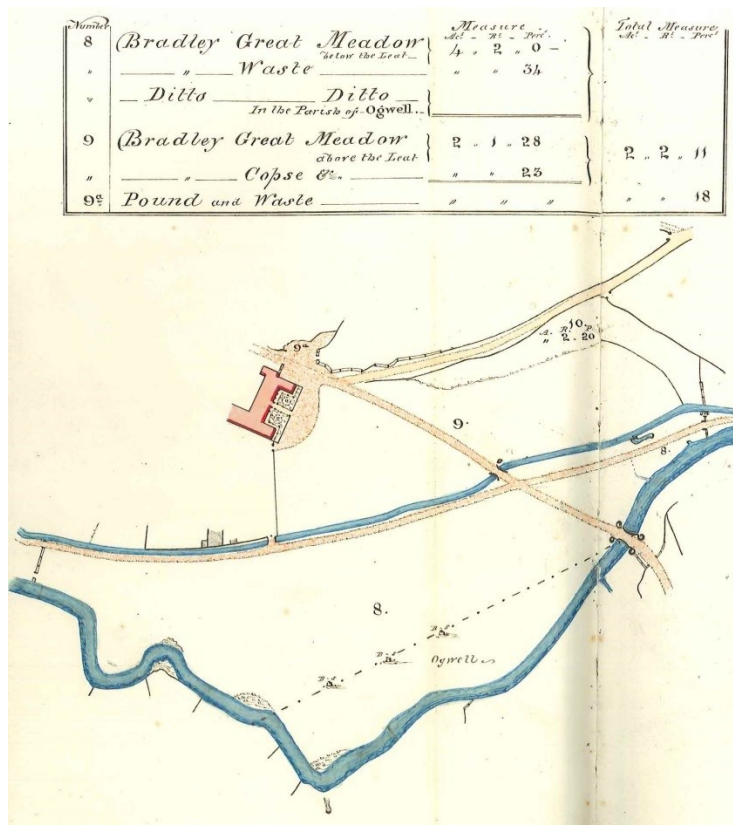


Fig 10 Taperell's 1844 survey: the house and adjacent area, Bradley Great Meadow and the drive from the Totnes road. (Bradley archive.)

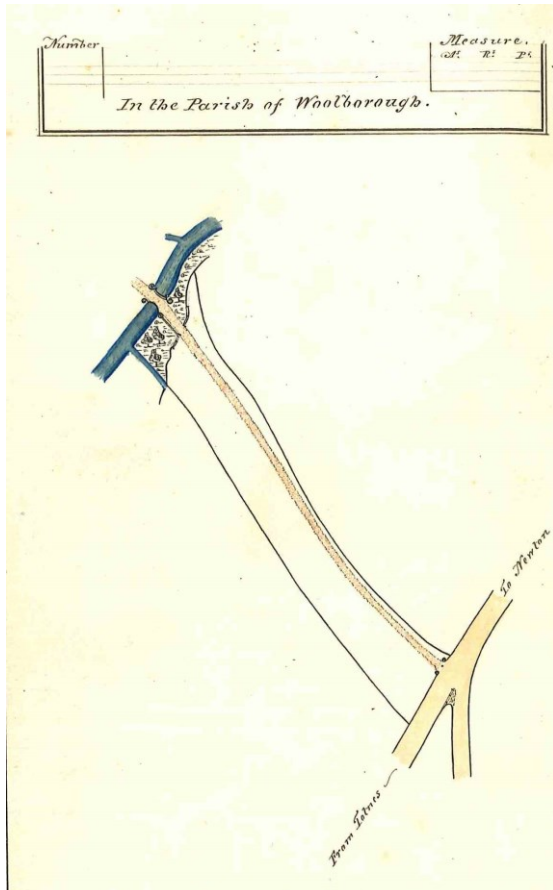


Fig 11 Taperell's 1844 survey: Pope's Meadow and the carriage drive to Bradley from the Totnes road. (Bradley archive.)

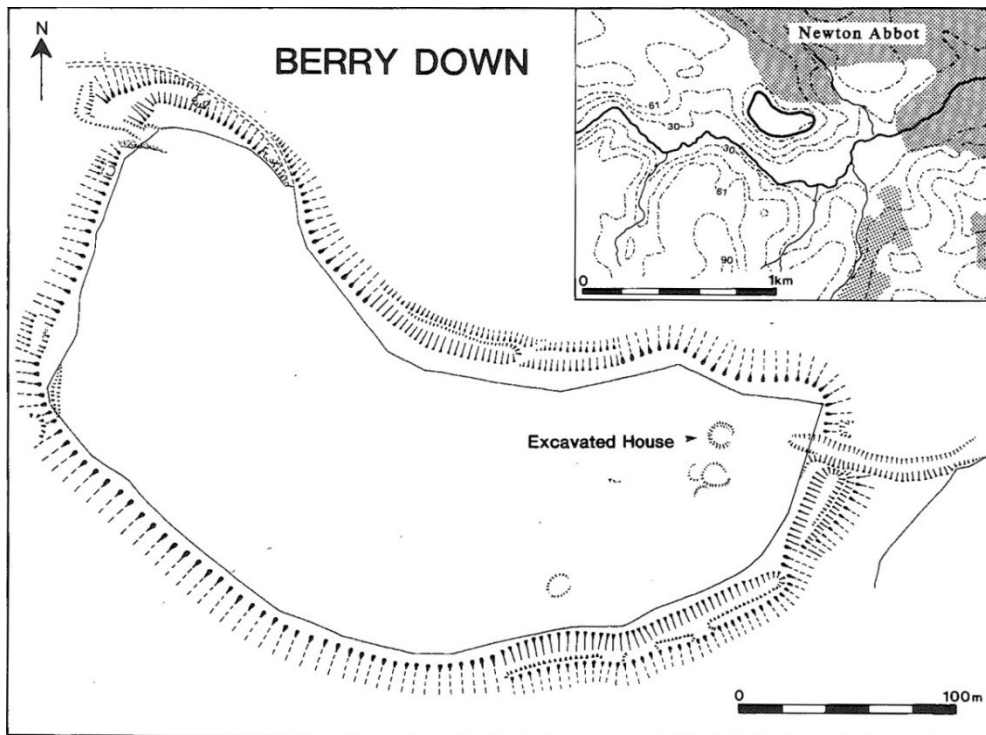


Fig 12 Plan of Berry Down hillfort by Norman Quinnell (RCHME), from Gallant and Silvester (1985). The National Trust property includes the earthworks on the southern and eastern sides of the hillfort and the hollow way approach from the east.

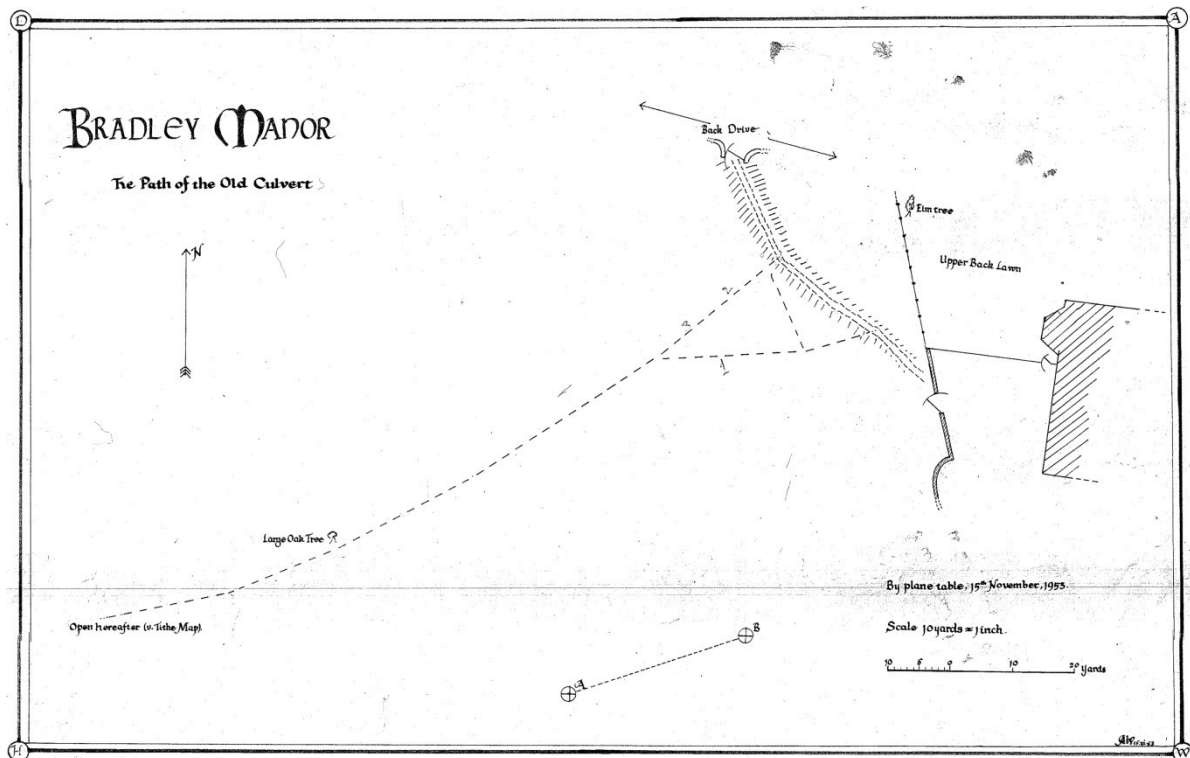


Fig 13 Alexander Woolner's 1953 plane-table survey of the location of the culvert which formerly fed the pond to the south of the house. (Bradley archive.)

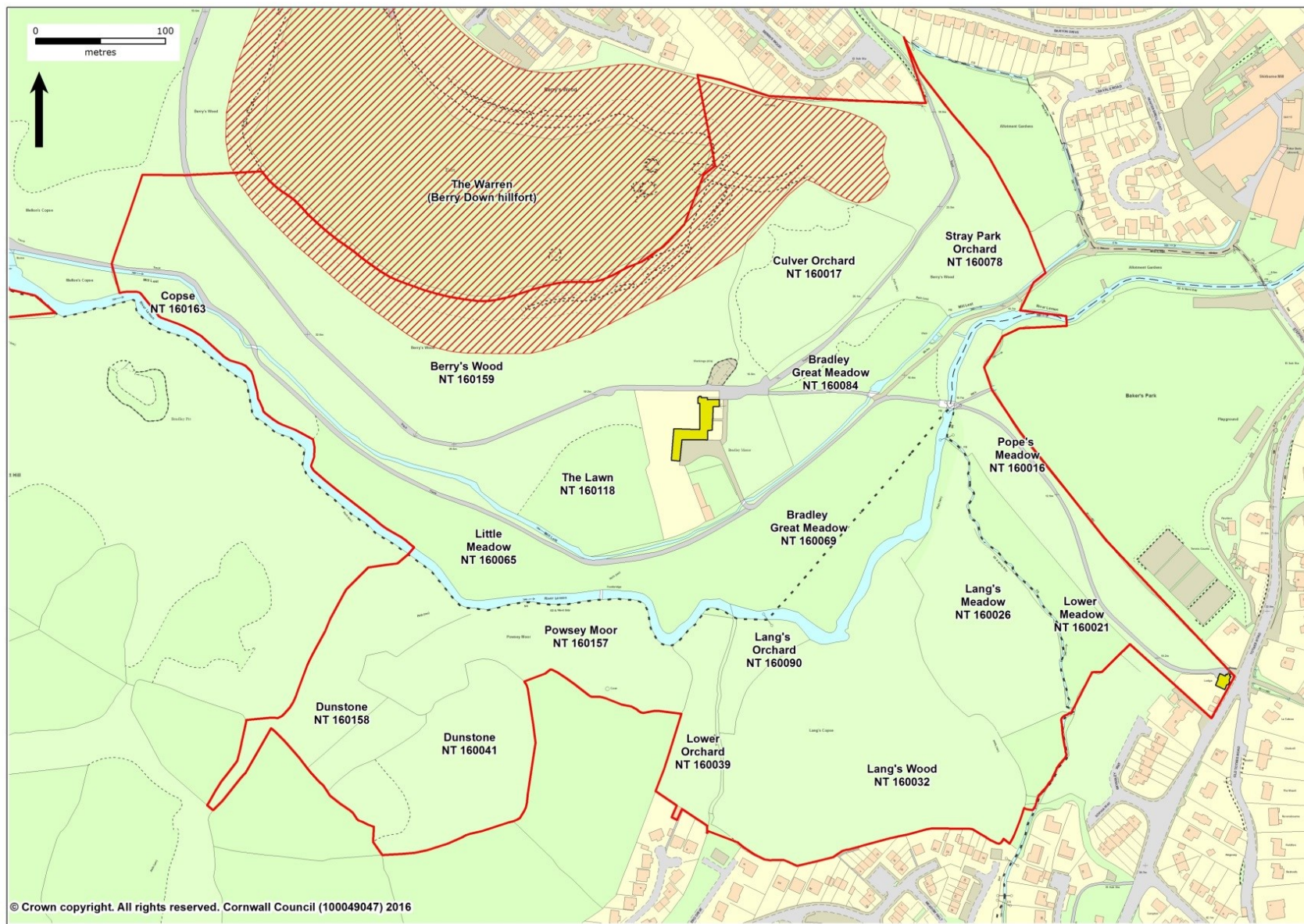


Fig 14 Field names recorded in the tithe apportionments (with National Trust HER numbers) and historic environment designations in the eastern portion of the survey area. Listed buildings: yellow; Scheduled Monuments: red hatching. (Base: Ordnance Survey MasterMap).



Fig 15 Field names (and National Trust HER numbers) in the western portion of the survey area. (Base: Ordnance Survey MasterMap).

Copy from 1841
 Sale Catalogue Map
 framed in Newton Abbot Public Library
 re-arranged P.L. Woolner MCMXCI

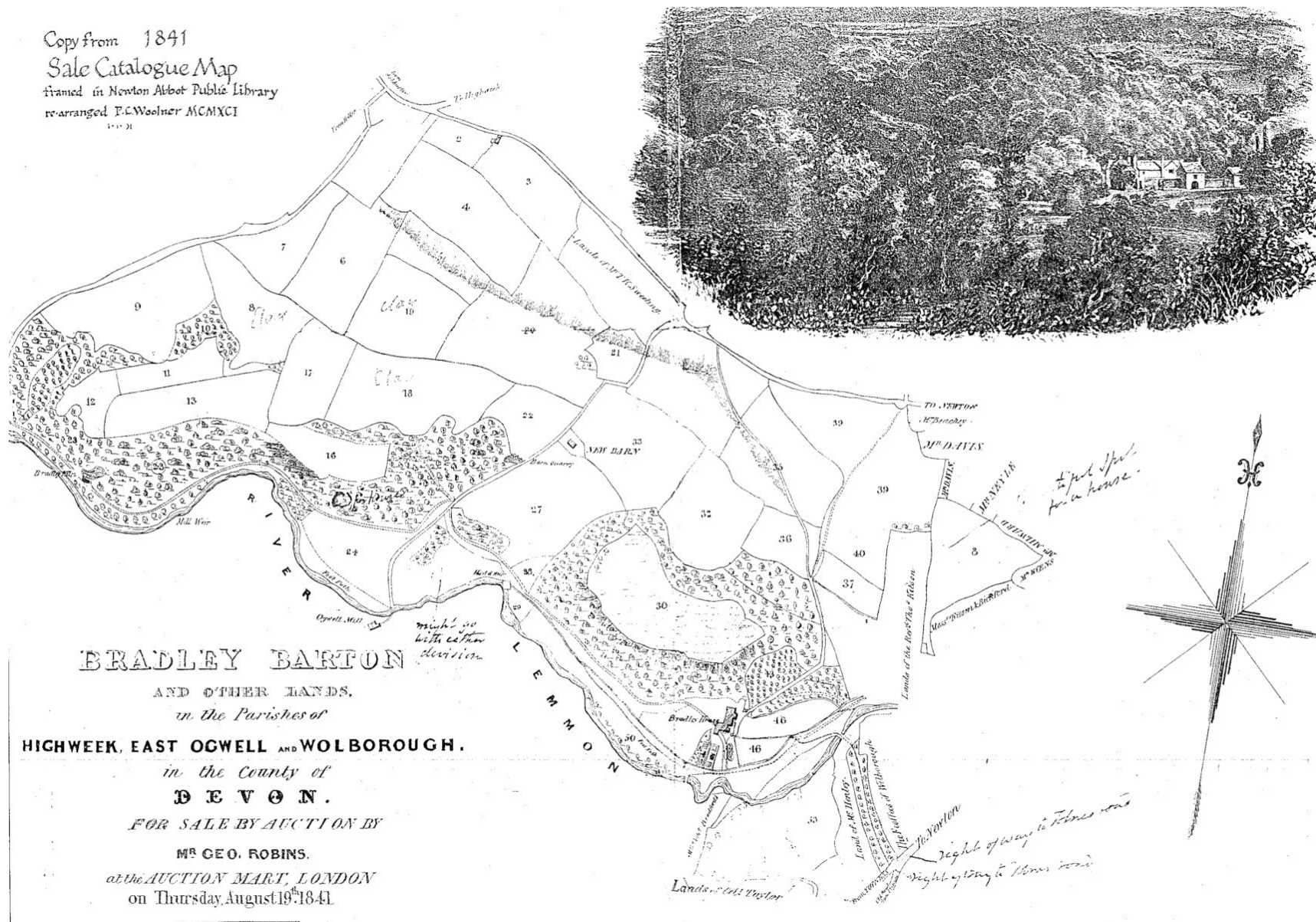


Fig 16 A sketch map accompanying the sale particulars for the Bradley estate published by George Robins, 1841, from an original in Newton Abbot Library amended by Peter Woolner. The original map does not appear to have been carefully prepared and a number of features were misplaced or omitted, for example, the Gate House, although it is shown in the accompanying illustration. (Bradley archive.)



Fig 17 Composite map of the eastern block of the survey area from the Highweek, Wolborough and East Ogwell tithe maps (1840s).



Fig 18 The western block of the survey area from the Highweek and East Ogwell tithe maps (1840s).

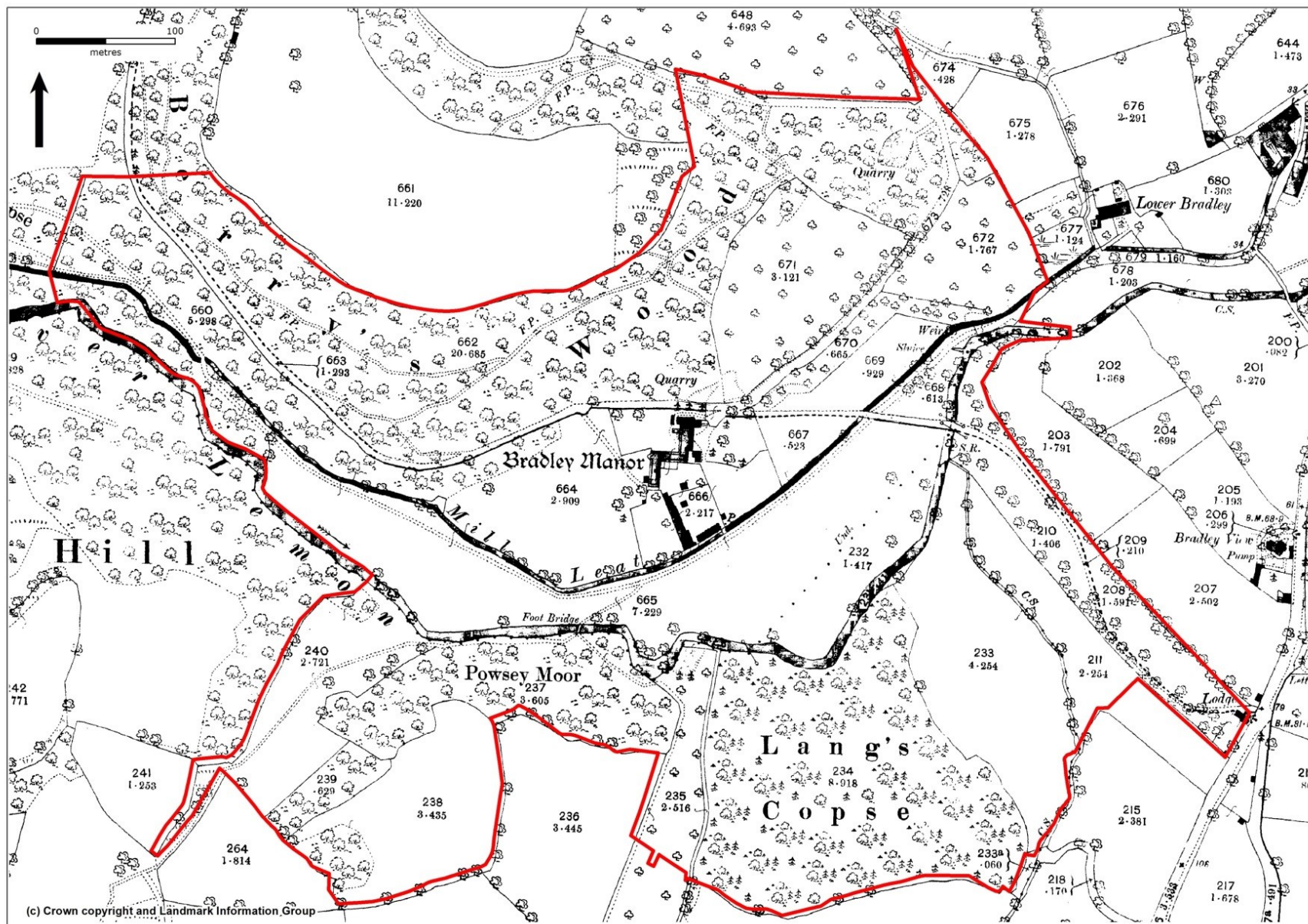


Fig 19 The eastern portion of the survey area on the Ordnance Survey 1st edition 25in: 1 mile map (1890).

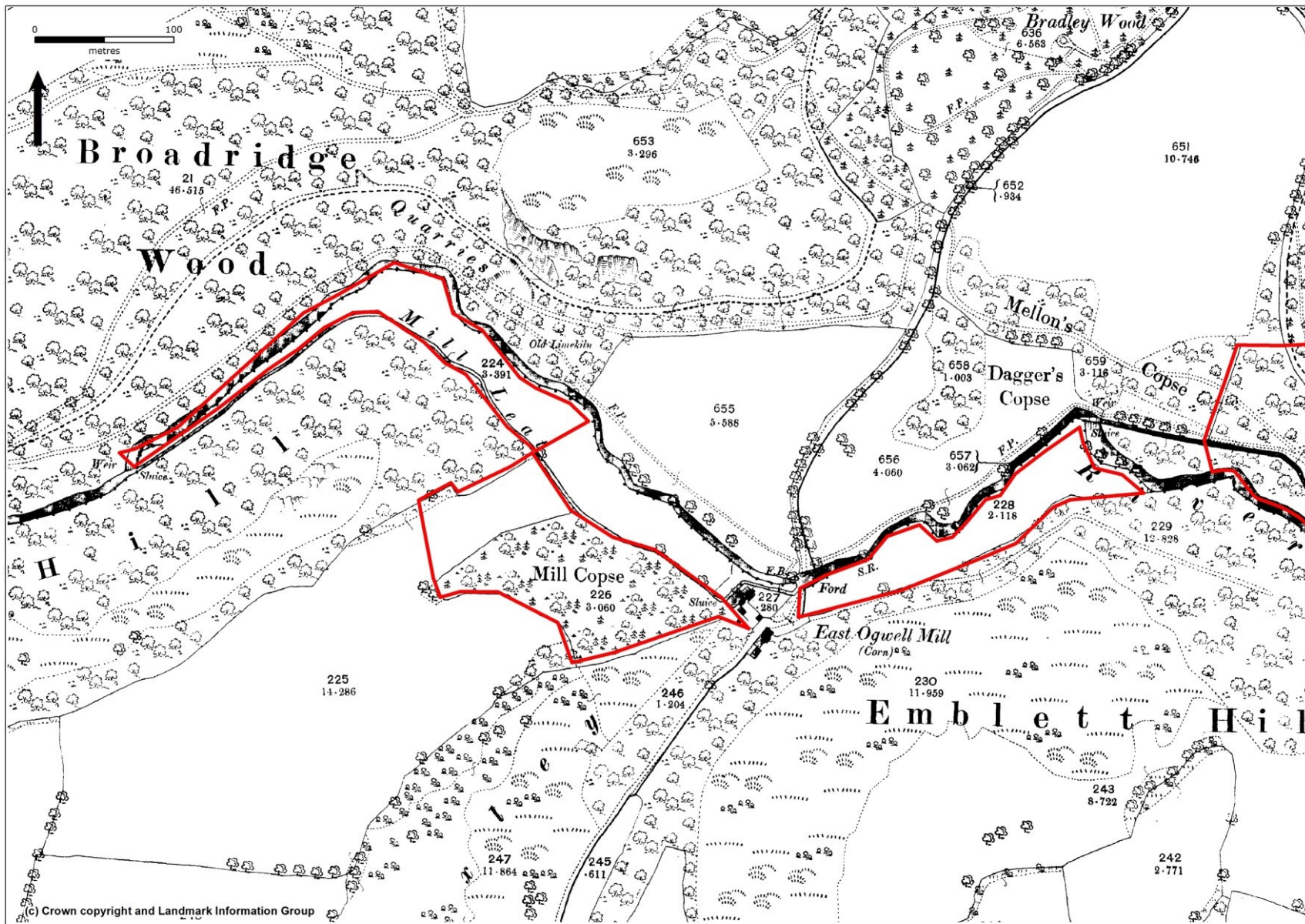


Fig 20 The western portion of the survey area on the Ordnance Survey 1st edition 25in: 1 mile map (1890).

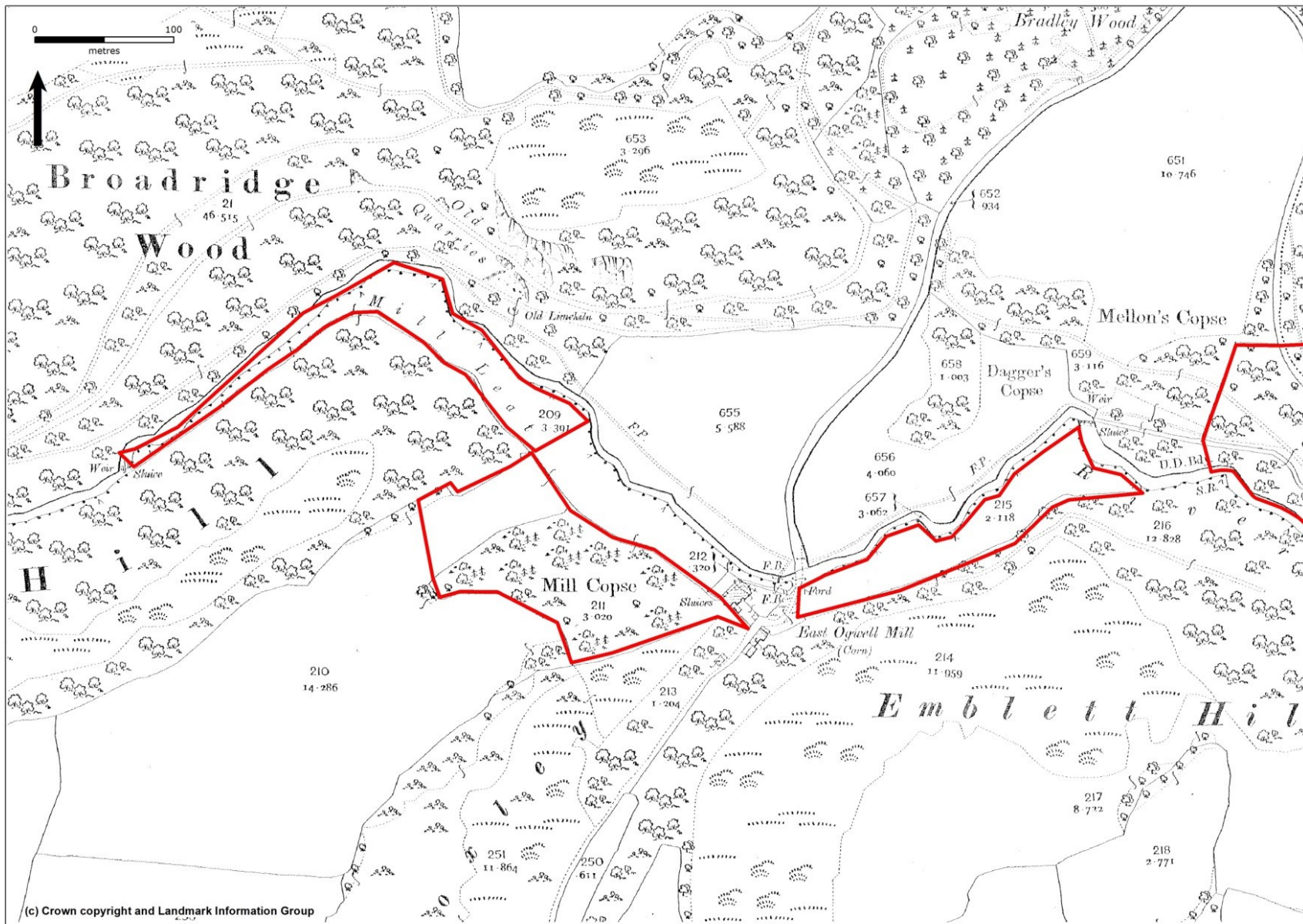


Fig 22 The western portion of the survey area on the Ordnance Survey 2nd edition 25in: 1 mile map (1905).

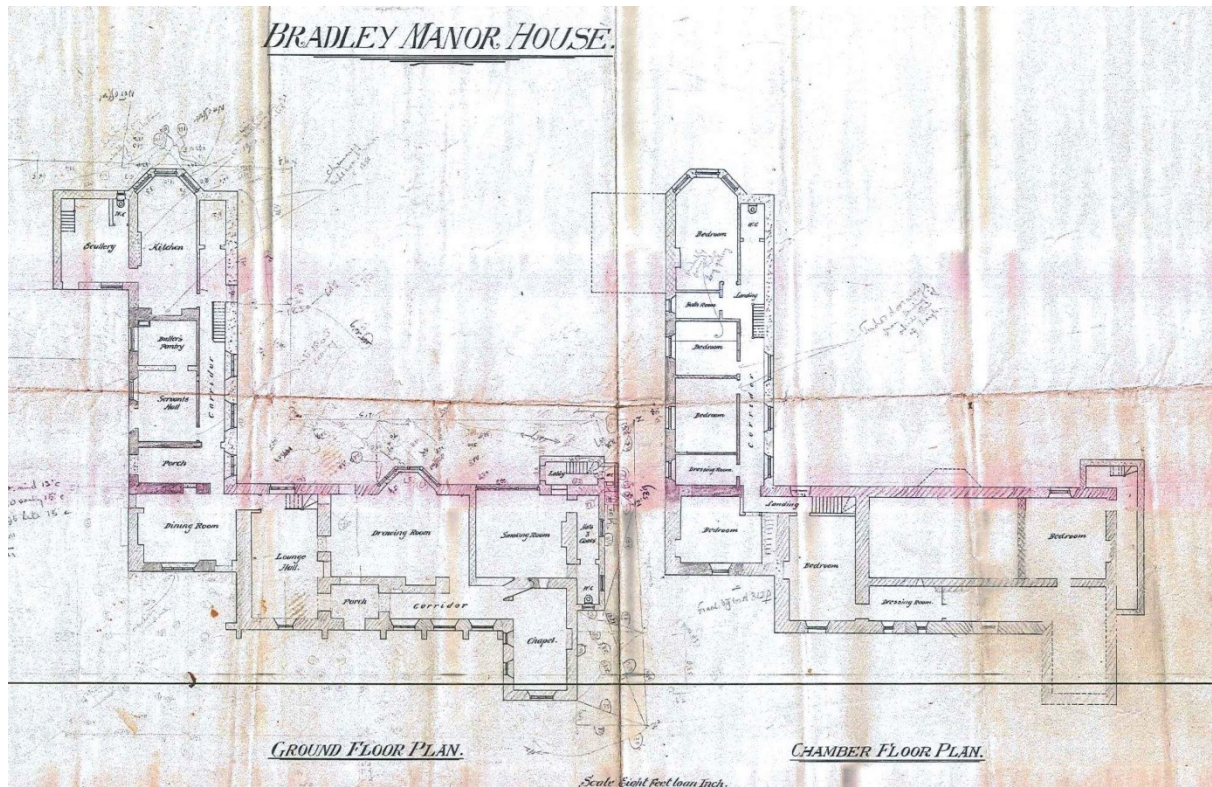


Fig 23 Early 20th century plan of Bradley Manor. (Bradley archive.)

Historic illustrations



Fig 24 A view of Bradley by the Reverend John Swete in 1793. (Photograph in the Bradley archive; the original is held at the Royal Albert Memorial Museum, Exeter (438/1980/28) and reproduced in Gray (1997-2000, I, xviii).)



Fig 25 A watercolour of Bradley by the Reverend John Swete, based on a drawing made during a visit in 1795 (Devon Archives and Local Studies Service 564M/10/107).



Fig 26 c1800 An undated pencil drawing of the east front of Bradley, captioned 'Bradley, near Newton Bushel'. As with Fig 27 it pre-dates the addition of a gable at the south end of the east front. It also shows part of a single-storey building to the north-east of the house, adjacent to the manor pound, and a stepped coping on the wall along the east side of the walled court south of the buildings. (National Trust Collection NT 830854.)



Fig 27 A pen and wash view of the east front at Bradley by R H Froude, Archdeacon of Totnes, dated March 1816, presumably made while visiting the Reverend Richard Lane and his family. The image predates the addition of a gable at the south end of the east front (cf Fig 26). (National Trust Collection NT 830852.)



Fig 28 The Gate House and east front at Bradley depicted in the Devonshire volume of Daniel and Samuel Lysons' *Magna Britannia* in 1822 (Lysons and Lysons 1822, ccxlvii).



Fig 29 Pencil drawing of the east front at Bradley by 'F.E.' to 'H.T.B', dated 1828 (Bradley archive).

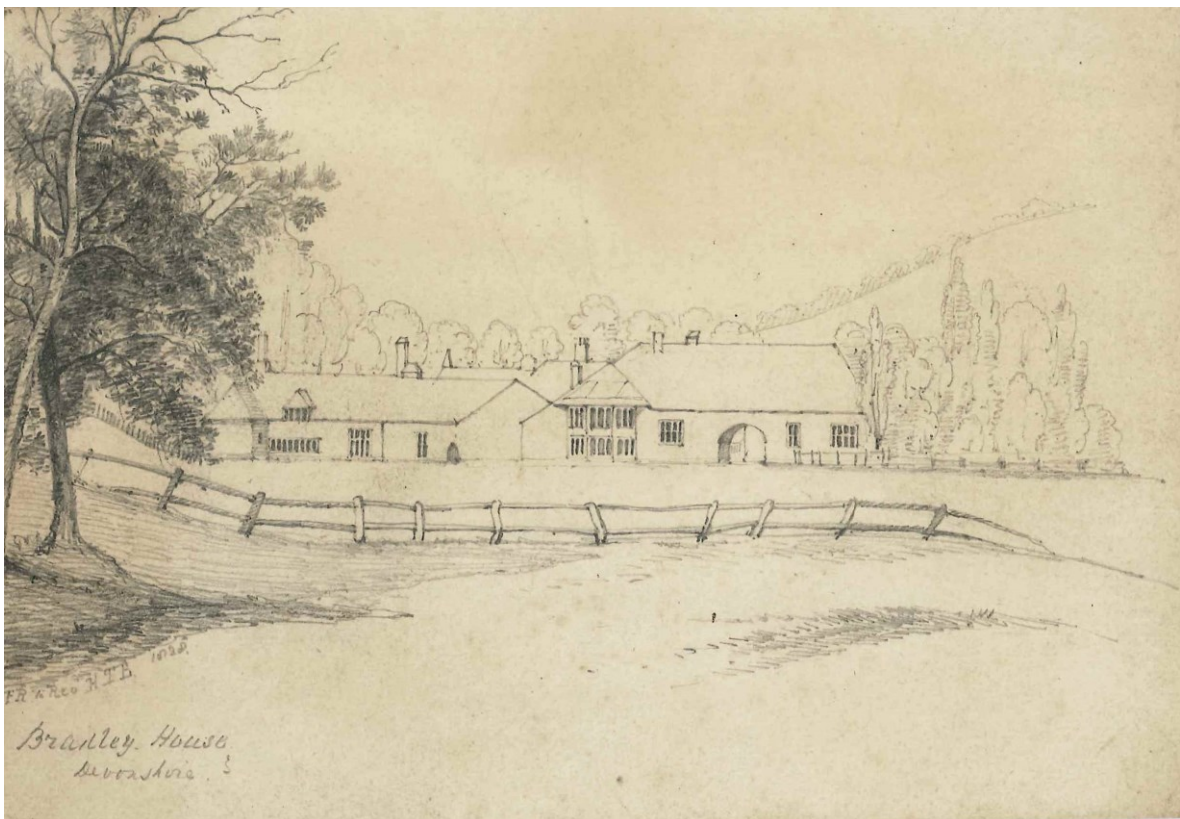


Fig 30 Pencil drawing of the west elevation at Bradley by 'F.E.' to 'H.T.B', dated 1828 (Bradley archive).

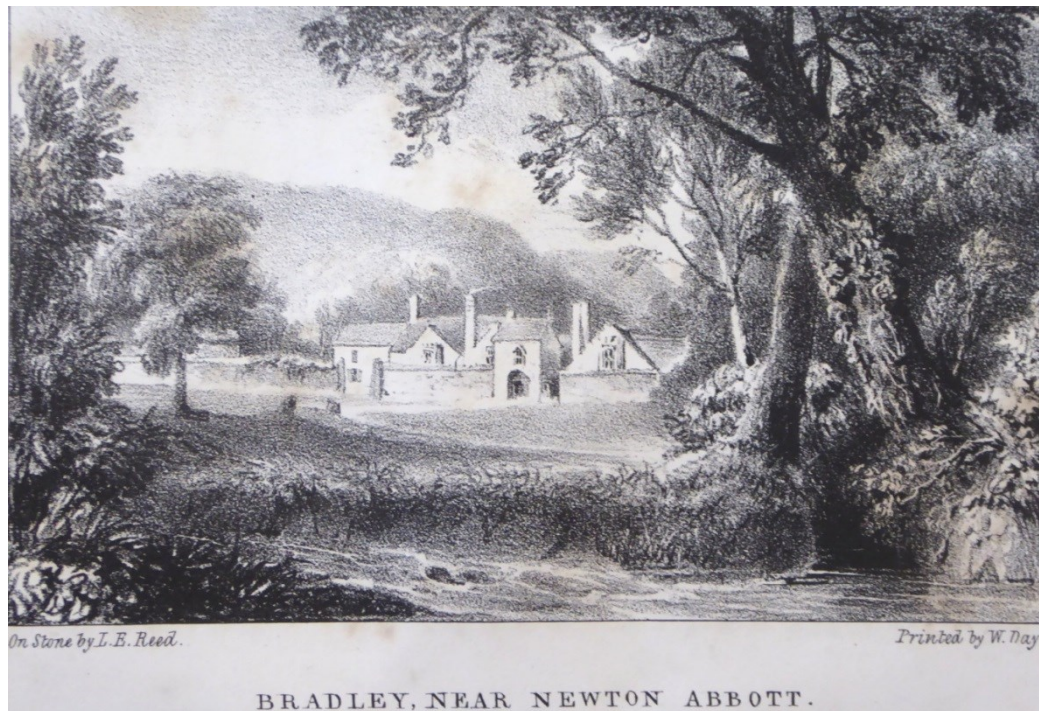


Fig 31 An engraving of Bradley reproduced in N T Carrington's *Teignmouth, Dawlish, and Torquay guide*, c1830.



Fig 32 A pen and wash drawing of the east front and Gate House, attributed to the Devon artist and architect Edward Ashworth (Devon Archives and Local Studies Service P+D 05461). The catalogue note for the drawing suggests that it was carried out in 1848. By that date, however, the Gate House had been demolished. Ashworth is known to have made copies of earlier works (Gray 2013, 282), but the presence on the drawing of a sketch plan including the Gate House (Fig 33) suggests that it was produced prior to the removal of the latter in 1842-3.

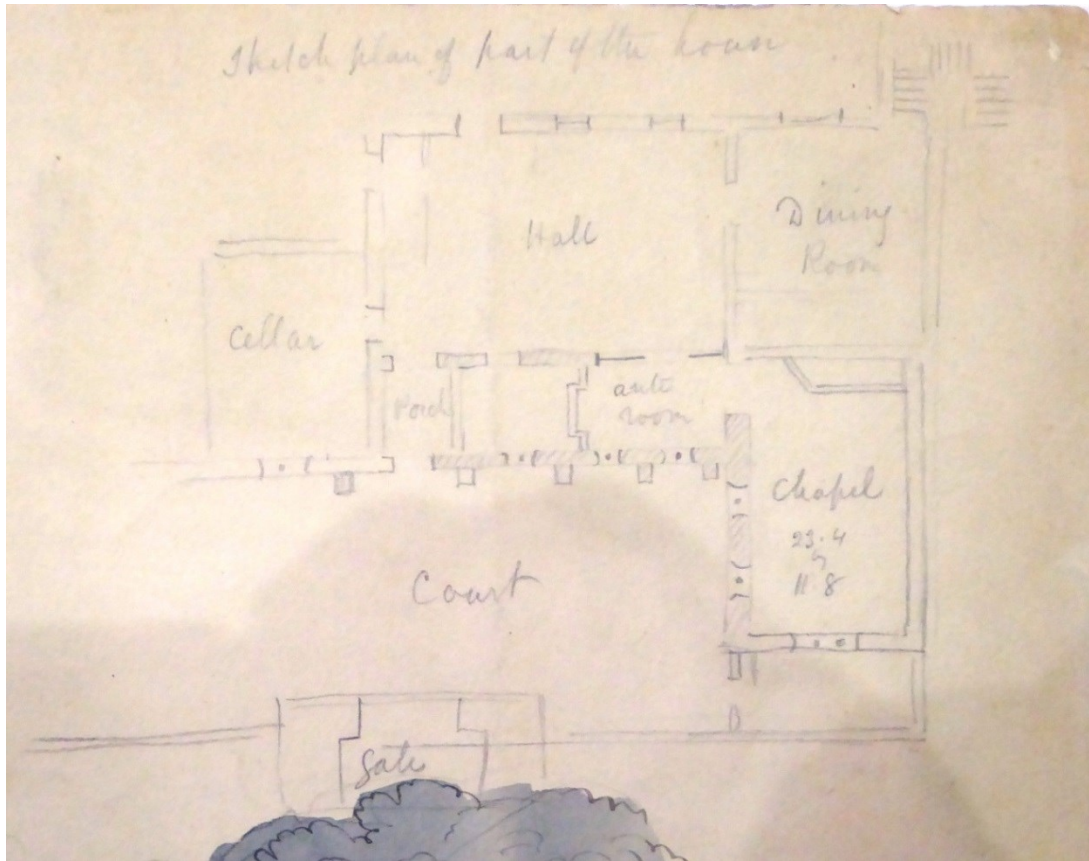


Fig 33 A rough sketch plan of Bradley with dimensions, added to a drawing attributed to Edward Ashworth (Fig 32). (Devon Archives and Local Studies Service P+D 05461.)



Fig 34 A pen and ink drawing attributed to Edward Ashworth and annotated 'Bradley from the court before the pulling down the gate house' [sic]. The original is held by the Devon Archives and Local Studies Service (P&D05463). (Bradley archive.)



Fig 35 The National Trust Collection catalogue describes this image (on display at Bradley) as 'Oil painting on panel, Bradley Manor, English School (provincial) by Lavis (estate gardner) c1830' (NT 830853). No further information has been found on the artist but the date is after 1842-3, when the Gate House was demolished. The image, although framed by trees adjacent to the River Lemon and mill leat south-east of the house, shows the open park-like surroundings of the house. This is one of only two illustrations known which show a low garden wall outside the east front; the other is by Edward Blore, dated 1845 (British Library Add Mss 42018, f 44; www.bl.uk/onlinegallery/onlineex/topdrawings/b/zoomify86375.html)



Fig 36 An illustration from the Illustrated Historic Times, c1849. (Bradley archive: undated cutting.)



Fig 37 Bradley's park-like setting shown in a lithograph published c1855 by G Daimond of Newton Abbot. (Bradley archive). A version of the image is held by Devon Archives and Local Studies Service (SC1776) and a view with only minor differences was published by Rock & Co in 1858 (Devon Archives and Local Studies Service SC1768-1).



Fig 38 An unfinished watercolour of the east front at Bradley attributed to Edward Ashworth. The drawing post-dates the demolition of the Gate House in 1842-3 and hints at the beginnings of a kitchen garden south-east of the house. The image dates to after 1857-8, when the chimney on the chapel was added. (Devon Archives and Local Studies Service P+D 05460.)



Fig 39 From a photograph in the Bradley archive, annotated 'J Martin c1865'. (Bradley archive.)



Fig 40 Watercolour by E Vicary, 1872. (Bradley archive.)



Fig 41 Undated (first half of 20th century) pen and wash drawing of the east front at Bradley by the artist Randolph Schwabe (1885-1948). (Bradley archive.)

Lidar and air photographs



Fig 42 An oblique air photograph of Bradley from the west, probably dating to the pre-World War II period. (Bradley archive.)

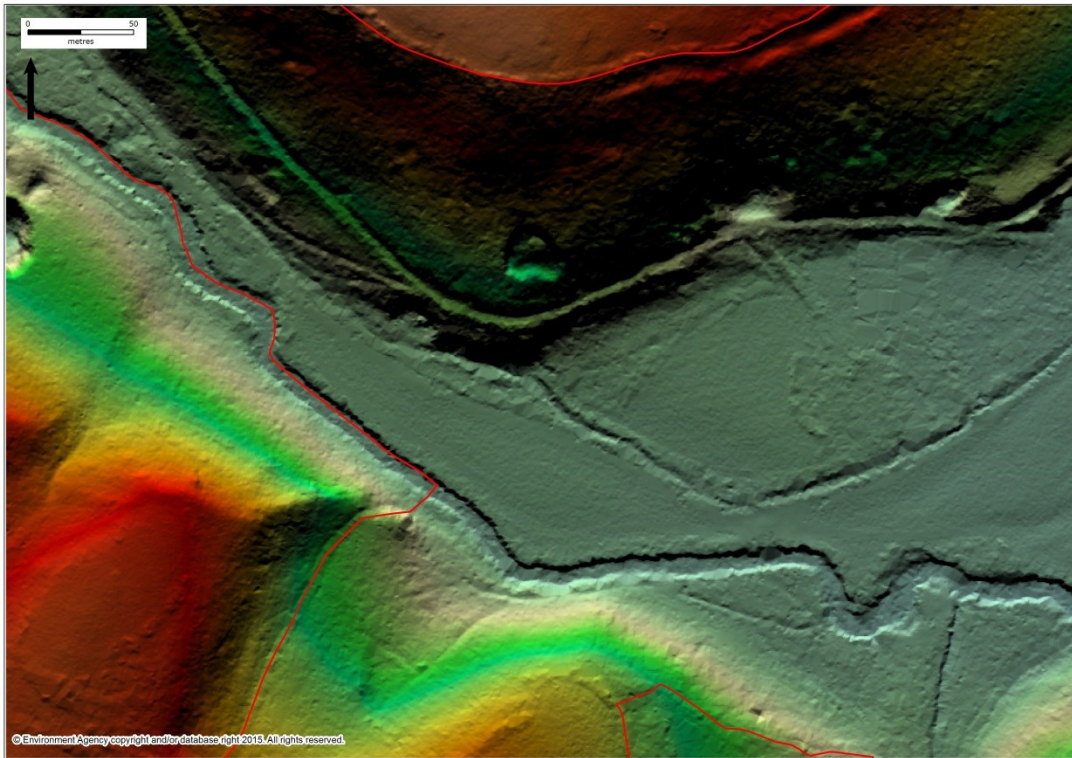


Fig 43 A Lidar image of the area around the house at Bradley, including possible cultivation ridges on The Lawn to the west, the hillfort ramparts to the north, two terraced tracks between the carriage drive and leat in woodland to the west and various quarrying sites. (Environment Agency.)

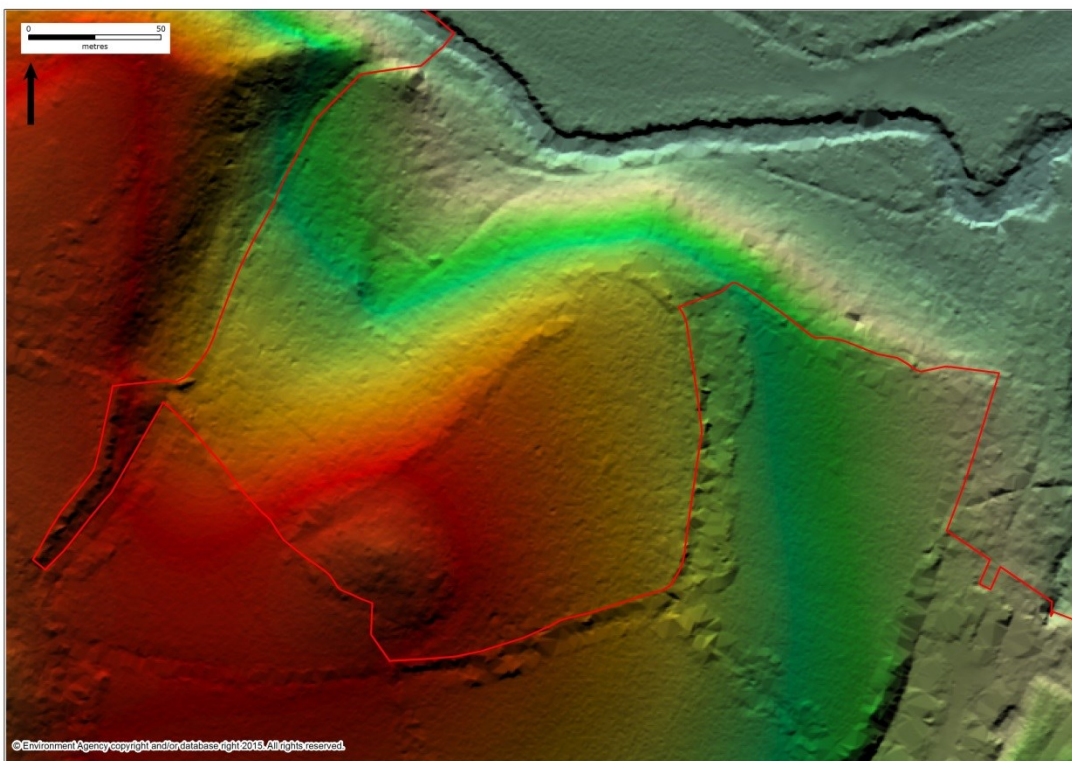


Fig 44 Lidar image of the woodland area to the south of the River Lemon, including (lower left) the possible barrow on a local summit surrounded by a plantation boundary. The apparent enclosure to the north is illusory, partly formed by a boundary bank and partly by a public footpath. (Environment Agency.)

Historic photographs



Fig 45 The west elevation of the house, c1890, on a postcard issued by Francis Firth and Co. (Bradley archive.)



Fig 46 Undated, late 19th or early 20th century postcard view of the west side of the house, from The Lawn. The rear garden is separated from the Lawn only by a post and wire fence, a remnant of the former 'park' landscape. A track passing the south side of the Barn Range 'coachhouse' rises on a sloping embankment to join the carriage drive to the north. The slight earthwork feature turning a sharp angle in the right foreground is probably the route of the culvert which formerly fed the pond to the south of the house (cf Fig 13). (Bradley archive.)



Bradley Manor House.

Fig 47 A view of the east side of the house c1904, showing the extent to which the former open views to and from it had been closed off by planting and the construction of the wall in the foreground. The Reverend Wall's extension to the kitchen is visible as a roofed structure behind the conifer on the left. (Bradley archive: Stooke sale prospectus, 1904.)



Entrance Drive.

Fig 48 A view c1904 of the portion of Bradley Great Meadow to the east of the house, looking towards the leat bridge and bridge over the River Lemon. The area of meadow to the right of the drive is now a small plantation. The park fencing in the foreground potentially provides a model for future provision at Bradley. (Bradley archive: Stooke sale prospectus, 1904.)



Carriage Drive.

Fig 49 The mid 19th century carriage drive running through Berry's Wood towards Bradley Wood House, c1904. (Bradley archive: Stooke sale prospectus, 1904.)



6112 Bradley Woods & Manor House, Newton Abbot.

Fig 50 An early 20th century postcard view of Bradley from the south-east, looking over the cascade and spillway on the mill leat (Bradley archive). Planting on the east side of the house has limited but not completely blocked views to the house. Compare this with the current view from this point (Fig 67).



Fig 51 The Totnes Road lodge, probably built by the Reverend Wall in the mid 19th century. This early 20th century photograph (Bradley archive) shows a significantly different layout from that which exists at present. Much of the wall fronting the lodge has been lost to a rise in the level of the main road and the gate piers and gate have been moved and are now set back behind the porch and main door to the lodge.

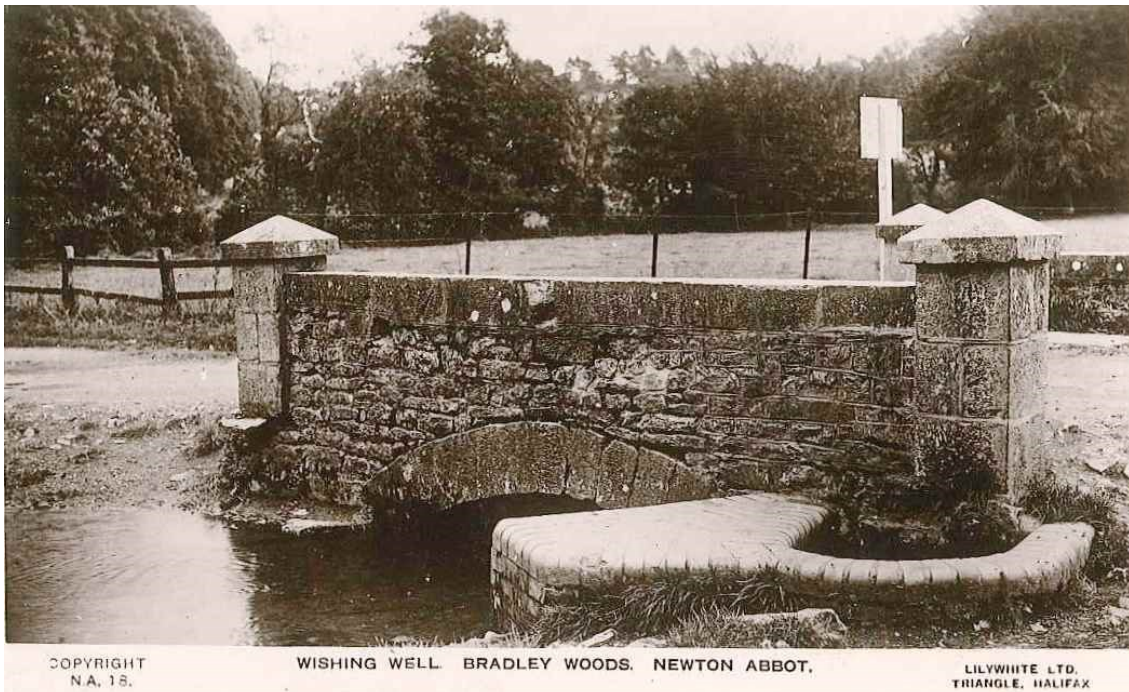


Fig 52 The leat bridge and 'wishing well' on a postcard probably dating to the 1920-30s. The well appears to have been neatly reconstructed in brick. (Bradley archive.)



Fig 53 West elevation of house c1930s (Bradley archive.).



Fig 54 Mrs Freda Firth and her daughter Diana working in the garden on the west side of the house at Bradley in 1934. (Bradley archive.).



Fig 55 Doorway constructed from reused window masonry (since removed) in the south elevation of the South range. Formerly referred to as the 'Saxon Door' (Bradley archive.).



Fig 56 Blocked round arch probable door opening in first floor of south range (Bradley archive.).



Fig 57 Removed spiral stair in Chapel showing blocked door opening at ground floor level (Bradley archive.).



Fig 58 A carved stone label stop representing St Matthew, one of four symbolising the four evangelists on the east front of Bradley. (Bradley archive.)



Fig 59 Three worked flints recovered from the kitchen garden south-west of the house, mounted for display (NT 100026).

Fieldwork photographs: landscape



Fig 60 The possible barrow or cairn (NT 160045) on a local summit on the south side of the River Lemon valley.



Fig 61 Bradley Great Meadow: the riverside meadows which surround the house were almost certainly the origin of the brad leah place-name.

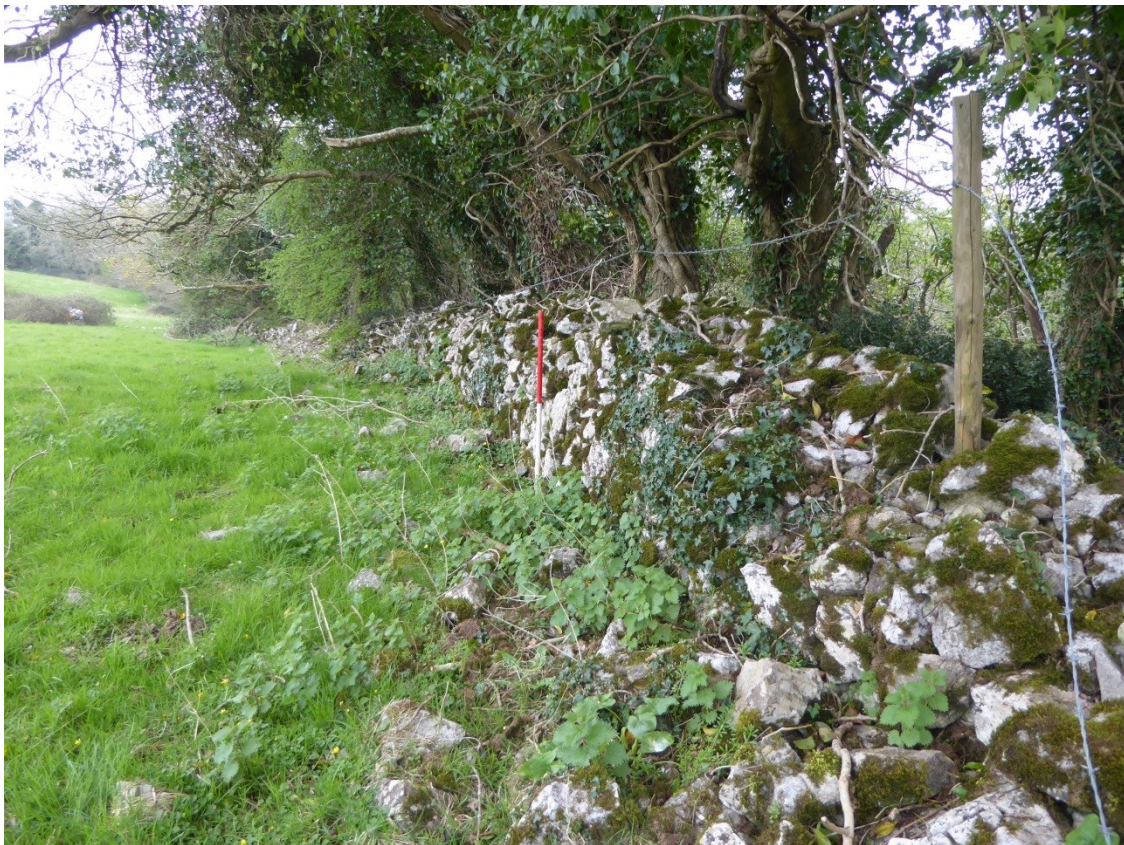


Fig 62 The warren boundary (NT 160109) which follows the inner face of the stony enclosing rampart of the hillfort on Berry Down.



Fig 63 One of the two surviving gate piers (NT 1600095) to Culver Orchard.



Fig 64 An area of former quarrying activity in Berry's Wood (NT 160135).



Fig 65 The historic mine working in Powsey Moor (NT 100028).



Fig 66 The mill leat near Bradley.



Fig 67 The cascade, spillway and sluice (NT 160070) on the leat below Bradley, looking west towards the leat bridge. This view can be compared with numerous images from a similar viewpoint which were produced in the late 19th and early 20th centuries.



Fig 68 Church Path, looking north-east, away from Bradley. This was the historic principal approach to the house. It is now well used as a public footpath.



Fig 69 The approach to Bradley via the drive from the Totnes road crosses the 1826 bridge across the River Lemon and continues over the leat bridge seen in the middle distance.



Fig 70 The tree avenue in Pope's Meadow.



Fig 71 The brick base of the 1930s unemployed men's clubhouse (NT 160093) in Stray Park Orchard.

House: Exterior



Fig 72 East elevation of house and chapel.



Fig 73 South elevation of chapel.



Fig 74 South elevation of Buttery and Coat of Arms room.



Fig 75 South elevation of house.



Fig 76 East elevation of Coach House.



Fig 77 South elevation of Coach House.



Fig 78 West elevation of South Range and Coach House.



Fig 79 North elevation of South Range.



Fig 80 West elevation of East Range.



Fig 81 South elevation of north-west extension.



Fig 82 North elevation of East Range and extension.



Fig 83 North elevation of chapel.

House: Ground floor



Fig 84 Room 1 looking east.



Fig 85 Room 1 looking south-west through door to room 2.



Fig 86 Room 2 looking north.



Fig 87 Room 2 looking west.



Fig 88 Room 2 looking south.

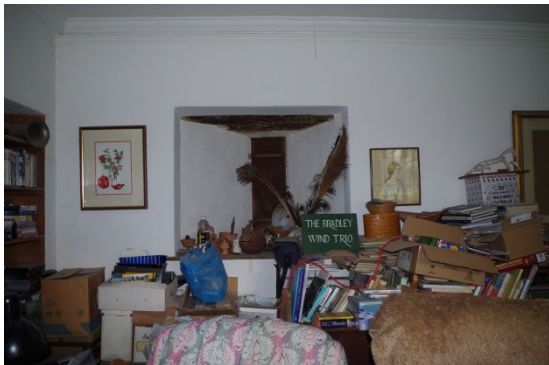


Fig 89 Room 2 looking east.



Fig 90 Room 3 looking east.



Fig 91 Room 3 roof structure.



Fig 92 Room 3 looking south-east.



Fig 93 Room 3 looking west.



Fig 94 Room 3 door to room 4 looking south.



Fig 95 Room 4 looking north.



Fig 98 Room 4 transom window in northern half.



Fig 96 Room 4 looking south.



Fig 99 Room 4 transom window at north end.



Fig 97 Room 4 southern window and cat opening.



Fig 100 Room 4 door opening in north wall.



Fig 101 Room 4 arched opening with carved screen.



Fig 102 Room 4 detail from the all'antica style carved screen.



Fig 103 Room 4 blocked door opening at south end of west wall.



Fig 104 Room 5 looking north.



Fig 105 Room 5 royal crest in north wall.



Fig 106 Room 5 looking south.



Fig 107 Room 5 looking west to inserted bay window.



Fig 108 Room 5 looking east.



Fig 109 Room 5 fireplace in east wall.



Fig 110 Room 5 arched door opening in east wall with carved screen.

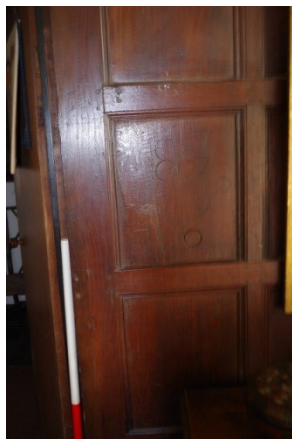


Fig 111 Room 5 panelled screens passage wall.



Fig 112 Room 5 screens passage looking west.



Fig 113 Room 5 screens passage looking east.

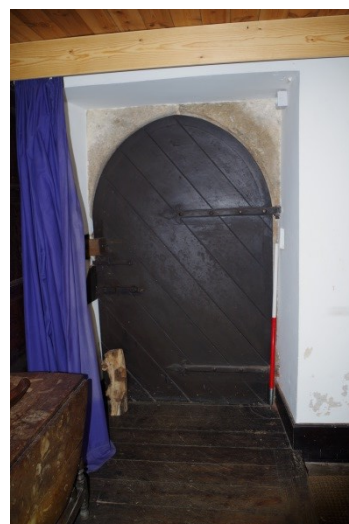


Fig 114 Room 5 screens passage porch door.



Fig 115 Room 5 screens passage door opening at east end of south wall.



Fig 118 Room 5 screens passage door in west wall.



Fig 116 Room 5 screens passage blocked door opening in south wall.



Fig 119 Room 5 panelled screens passage north wall (inserted).



Fig 117 Room 5 screens passage door to stairs in south wall.



Fig 120 Room 6 looking east.



Fig 121 Room 6 looking west.



Fig 122 Room 6 west half of north wall.



Fig 126 Room 6 window inserted in larger opening in west wall.



Fig 123 Room 6 east half of north wall.



Fig 127 Room 7 (porch) looking west.



Fig 124 Room 6 window in east wall.



Fig 125 Room 6 scar of removed return wall in south wall.



Fig 128 Room 7 (porch) looking west door furniture.



Fig 129 Room 7 (porch) looking south.



Fig 130 Room 7 (porch) looking north.



Fig 131 Room 8 looking south.



Fig 132 Room 8 looking north.



Fig 133 Room 8 looking north-east.



Fig 134 Room 8 looking south-west.



Fig 135 Room 8 door in west wall.



Fig 136 Room 8 panelled door (16th or 17th century) to north-west.



Fig 137 Room 8 window in recessed part of south wall and niche.



Fig 141 Room 8 timbers inserted at north end of west wall.



Fig 138 Room 8 oven in south wall.



Fig 142 Room 8 blocked opening or recess in north wall.



Fig 139 Room 8 door in east wall.



Fig 143 Room 9 east end of passage looking east.



Fig 140 Room 8 sawn off timber at north end of west wall.



Fig 144 Room 9 from east end looking south-west.



Fig 147 Room 9 west half looking east.



Fig 145 Room 9 looking west.



Fig 148 Room 9 door opening to room 11.



Fig 146 Room 9 west half looking west.



Fig 149 Room 9 masonry joint in south wall (former external wall).



Fig 150 Room 9 door opening to room 13.



Fig 153 Room 10 looking south to blocked door opening with inserted window.



Fig 151 Room 9 door opening to room 12.



Fig 154 Room 10 looking north.



Fig 152 Room 9 timber inserts in west end of south wall (former external wall).



Fig 155 Room 11 looking south-west.



Fig 156 Room 11 blocked window and evidence for possible west extent of phase 1 building.



Fig 157 Room 11 blocked probable window opening in north wall.



Fig 158 Room 11 looking east.



Fig 159 Room 11 looking south-east.



Fig 160 Room 11 window at east end of south wall.



Fig 161 Room 11 second joist from east showing recesses for removed stud partition wall.



Fig 162 Room 11 fireplace in south wall.



Fig 163 Room 11 door to room 9.



Fig 164 Room 11 reused timber with decorative boss above door opening to room 9.



Fig 165 Room 12 looking west.



Fig 166 Room 13 looking east.



Fig 167 Room 13 looking south.



Fig 168 Room 13 looking west.



Fig 169 Room 14 looking north-east.



Fig 170 Room 14 looking south-west.



Fig 171 Room 14 looking north-west.



Fig 172 Room 14 external door in east wall.



Fig 173 Room 15 looking west.



Fig 174 Room 17 looking west.



Fig 175 Room 18 looking south.



Fig 176 Room 18 looking north-east.



Fig 177 Room 18 looking north.



Fig 178 Room 18 looking west.



Fig 179 Room 18 west door.



Fig 182 Room 19 window in west wall.



Fig 180 Room 18 looking south at roof.



Fig 183 Room 19 door in east wall.



Fig 181 Room 19 looking west.

House: First floor



Fig 184 Room 20 looking west down stairs.



Fig 185 Room 20 staircase looking north-east.



Fig 186 Room 20 floorboards on landing looking north.



Fig 187 Room 20 inserted window in blocked door opening in south wall.

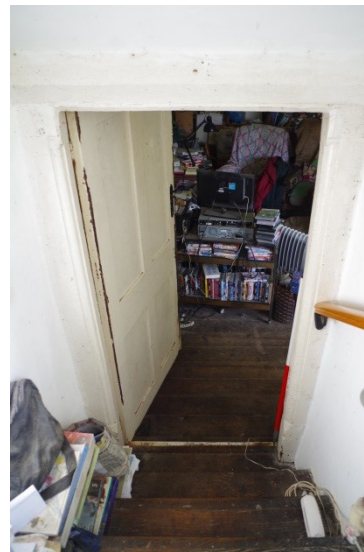


Fig 188 Room 20 looking east to door to room 2.



Fig 189 Room 22 looking east.



Fig 190 Room 23 looking north.



Fig 194 Room 23 carved probable door jamb reused as part of floor structure.



Fig 191 Room 23 looking west.



Fig 195 Room 24 looking south.



Fig 192 Room 23 looking south.



Fig 196 Room 24 looking north.



Fig 193 Room 23 looking east.



Fig 197 Room 24 looking west.



Fig 198 Room 24 window in east wall.



Fig 199 Room 24 door frame to chapel balcony looking north.



Fig 200 Room 25 looking north.



Fig 201 Room 25 looking south.



Fig 202 Room 25 looking south-west.



Fig 203 Room 25 squint in blocked window in west wall.



Fig 204 Room 25 lancet window of porch in east wall.



Fig 205 Room 25 oriel window in east wall.



Fig 206 Room 25 looking north showing chimney breast and stone wall with inserted door opening.



Fig 207 Room 25 inserted door opening in north wall.



Fig 208 Room 26 looking east.



Fig 209 Room 26 looking west.



Fig 210 Room 26 fireplace c1600 in south wall.



Fig 213 Room 26 door to room 25 in north wall.



Fig 211 Room 26 fireplace and cupboard.



Fig 214 Room 27 looking north.

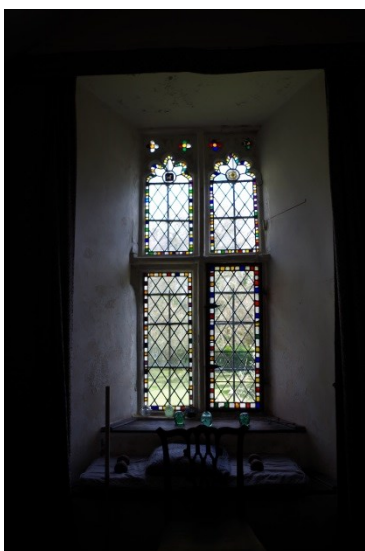


Fig 212 Room 26 window in east wall.

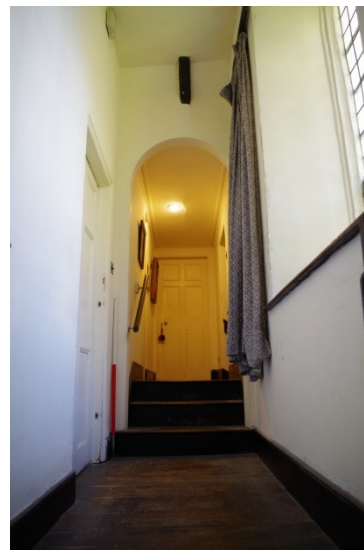


Fig 215 Room 27 looking south.

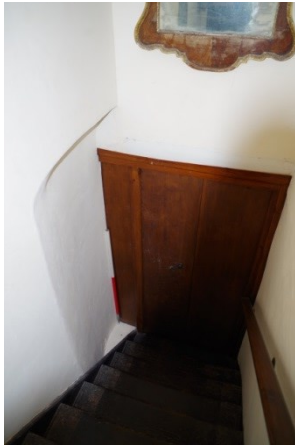


Fig 216 Room 27 north end with evidence for former stair tower.



Fig 217 Exposed earlier roof over Rooms 26 and 27 looking north-east.



Fig 218 Exposed earlier roof over Room 27 looking north.



Fig 219 Room 28 looking south-east.

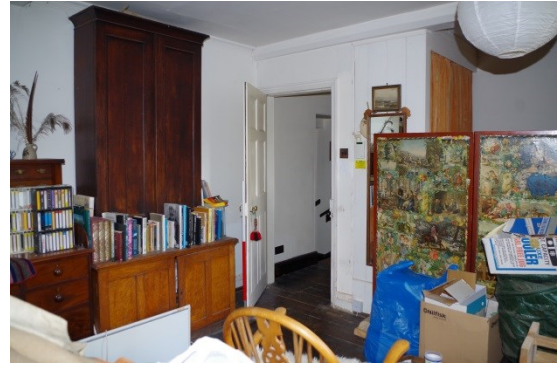


Fig 220 Room 28 looking north-west.



Fig 221 Room 28 blocked door in south end of west wall.



Fig 222 Room 28 window in south wall.

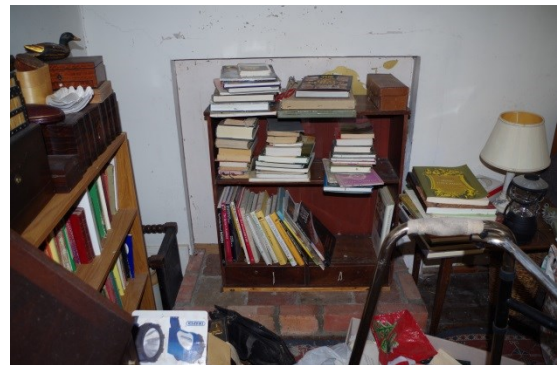


Fig 223 Room 28 blocked fireplace in south wall.



Fig 224 Room 38 above Room 28 looking south.



Fig 228 Room 29 looking east.



Fig 225 Window in south wall of Room 38 above Room 28.



Fig 229 Room 29 arched opening cut through south wall to rooms 33 and 34.



Fig 226 Room 38 above Room 28 looking west to phase 1 gable end wall.

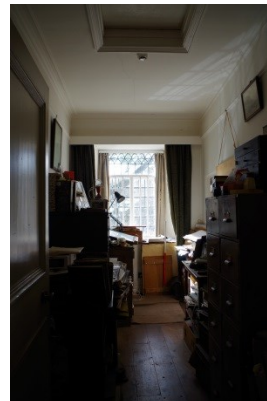


Fig 230 Room 30 looking south.



Fig 227 Room 29 looking west.

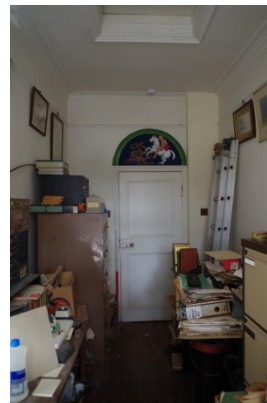


Fig 231 Room 30 looking north.



Fig 232 Room 31 looking north-west.



Fig 236 Room 31 detail of plasterwork.



Fig 233 Room 31 looking north.



Fig 237 Attic above Room 30, rubble gable end wall to east.



Fig 234 Room 31 looking south-east.



Fig 238 Attic above Room 30, timber framed wattle and daub wall to west.



Fig 235 Room 31 detail of plasterwork.



Fig 239 Attic above Room 30 timber framed wattle and daub wall to west.



Fig 240 Room 32 looking south-west.



Fig 244 Room 32 looking east.



Fig 241 Room 32 roof looking west.



Fig 245 Room 32 looking north.



Fig 242 Room 32 roof looking south.



Fig 246 Room 32 Passion monogram on east wall.



Fig 243 Room 32 looking north-east.



Fig 247 Room 32 painted design on south wall.



Fig 248 Room 32 16th century design on south wall.

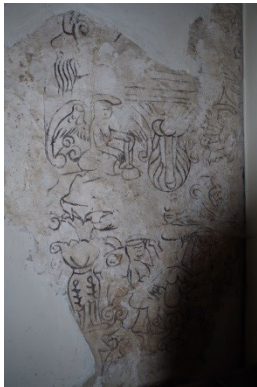


Fig 249 Room 32 16th century design on south wall.



Fig 250 Room 33 looking south.



Fig 251 Room 33 north end looking east.



Fig 252 Room 34 looking west.



Fig 253 Room 34 looking south-east.



Fig 254 Room 36 looking north-west.



Fig 255 Room 37 looking north.



Fig 256 Room 37 looking east.



Fig 257 Roof structure above rooms 36 and 37 looking north.

Pound House



Fig 258 North elevation of stables.



Fig 259 North and east elevation of stables and Pound House.



Fig 260 North end of east elevation of stables.



Fig 261 south end of east elevation of stables and north end of Pound House.



Fig 262 East elevation of Pound House.



Fig 263 Loft door in east elevation of Pound House.



Fig 264 West elevation of stables and Pound House.



Fig 265 South elevation of Pound House.



Fig 266 Stables Room 1 north end looking south.



Fig 267 Stables Room 1 looking west to stalls.



Fig 268 Stables Room 1 looking south to partition wall.



Fig 269 Stables Room 2 looking west.



Fig 270 Stables roof structure at south end.



Fig 271 Pound House room 3 cider press looking north.



Fig 272 Pound House room 3 cider press and roof structure at north end.



Fig 273 Pound House room 3 looking south to horse engine.



Fig 274 Pound House room 3 looking south-west to apple loft above horse engine.



Fig 275 Pound House room 3 gearing and rollers for crushing apples.



Fig 276 Pound House room 3 first floor apple loft at south end showing hopper for feeding apples to crushing rollers.

Lodge



Fig 277 East elevation of Lodge.



Fig 278 North elevation of Lodge porch.



Fig 279 West elevation of Lodge.



Fig 280 South elevation of Lodge.



Fig 281 Lodge, room 1 looking north-west.



Fig 285 Lodge, room 4 looking south.



Fig 282 Lodge, room 2 looking south-east.



Fig 286 Lodge, room 5 looking south-east.



Fig 283 Lodge, room 2 looking south.



Fig 287 Lodge, room 6 looking south.



Fig 284 Lodge, room 3 looking east.



Fig 288 Lodge, room 7 looking south.

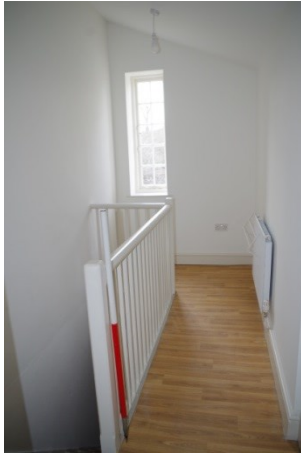


Fig 289 Lodge, room 8 looking west.



Fig 293 Lodge, room 12 looking north-west.



Fig 290 Lodge, room 14 looking west.



Fig 294 Lodge, room 11 looking south.



Fig 291 Lodge, room 14 looking east.



Fig 295 Lodge, room 11 looking west.



Fig 292 Lodge, room 13 looking west.



Fig 296 Lodge, room 10 looking east.



Fig 297 Lodge, room 10 looking west.



Fig 301 Lodge, room 9 looking west.



Fig 298 Lodge, room 9 looking east.



Fig 302 Lodge, room 9 cobbled floor looking west.



Fig 299 Lodge, room 9 looking south.



Fig 300 Lodge, room 9 looking west.

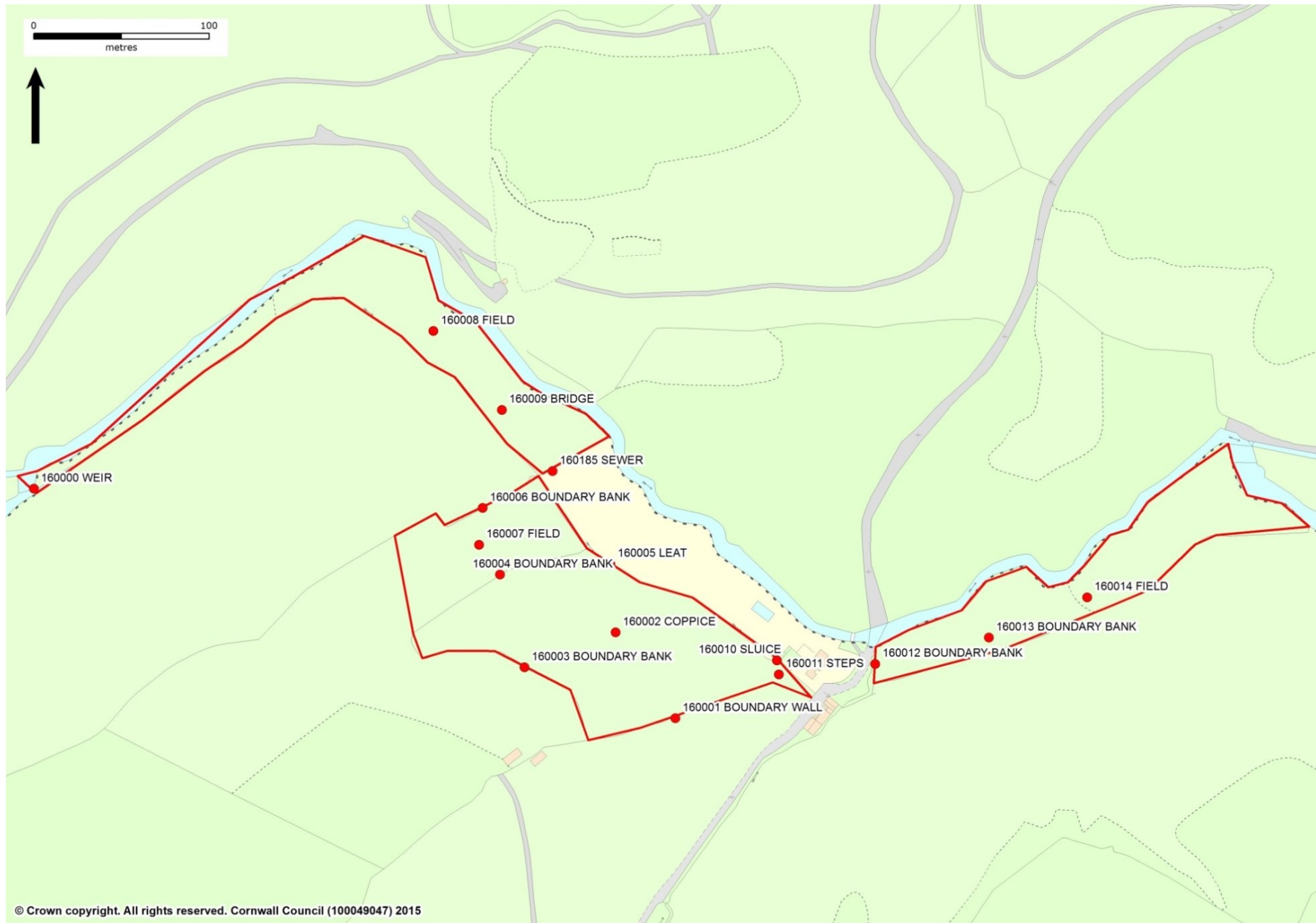


Fig 303 Gazetteer map: western block

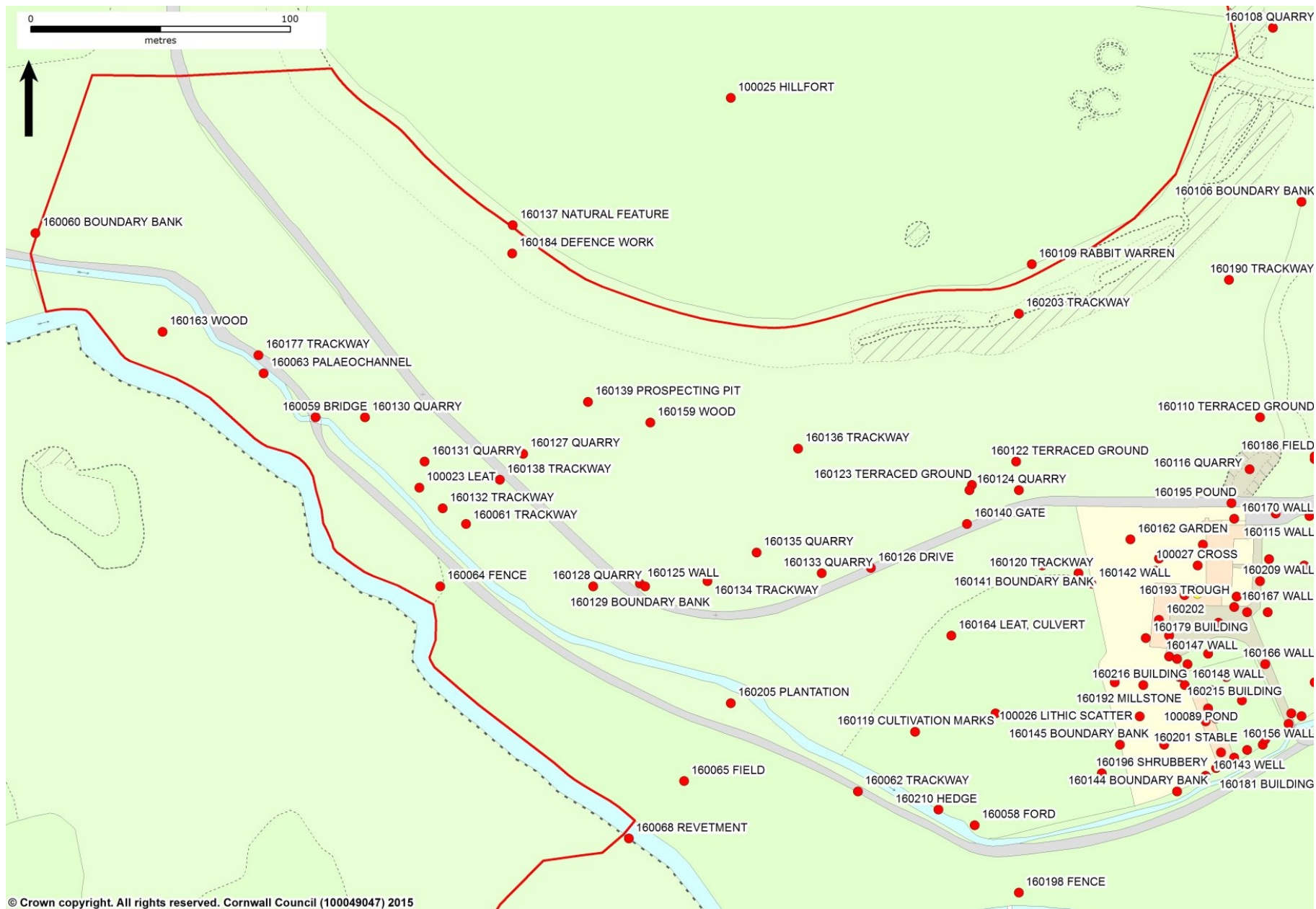


Fig 304 Gazetteer map: north-western block



Fig 305 Gazetteer map: south-western block



Fig 306 Gazetteer map: north-eastern block

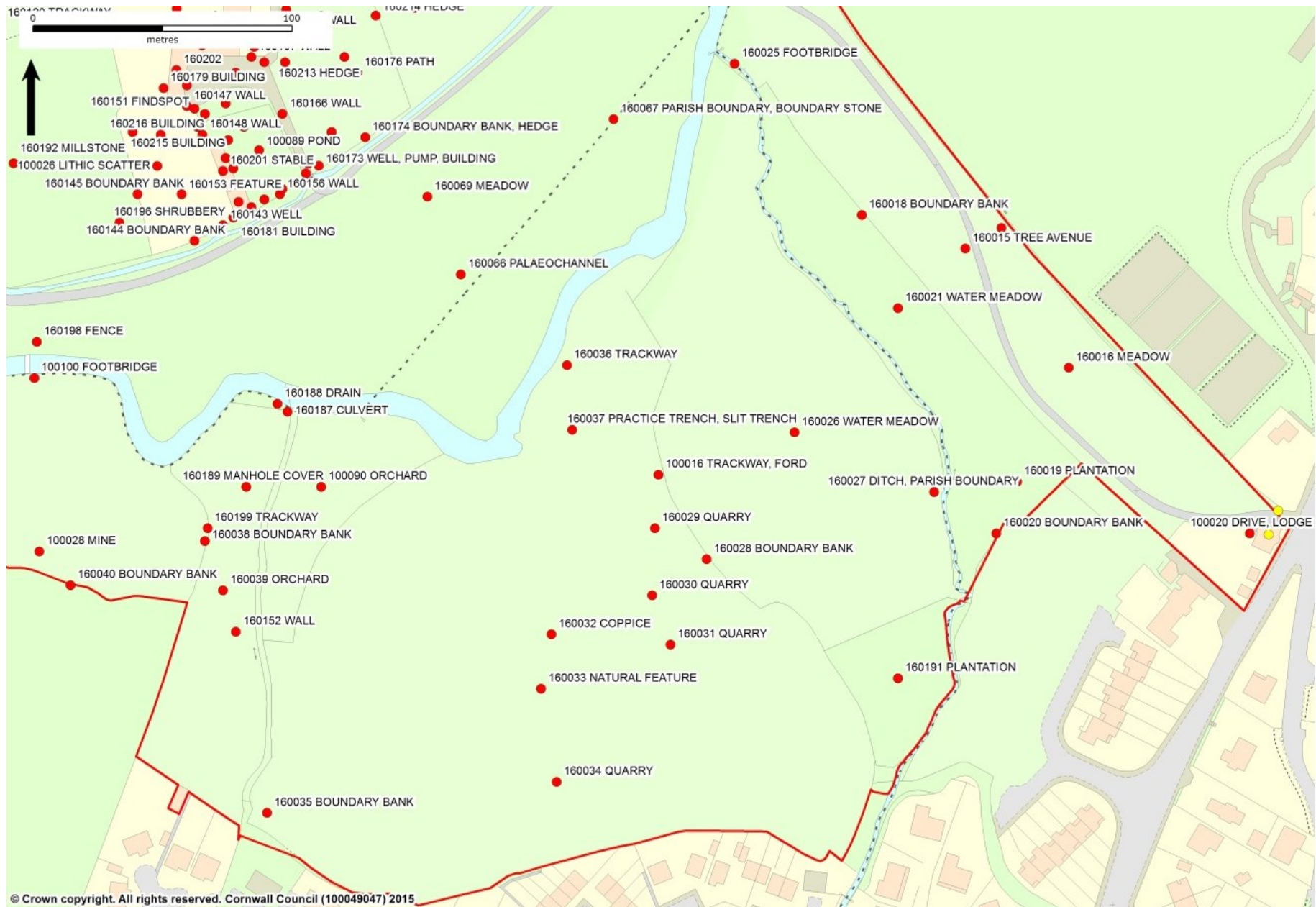


Fig 307 Gazetteer map: south-eastern block

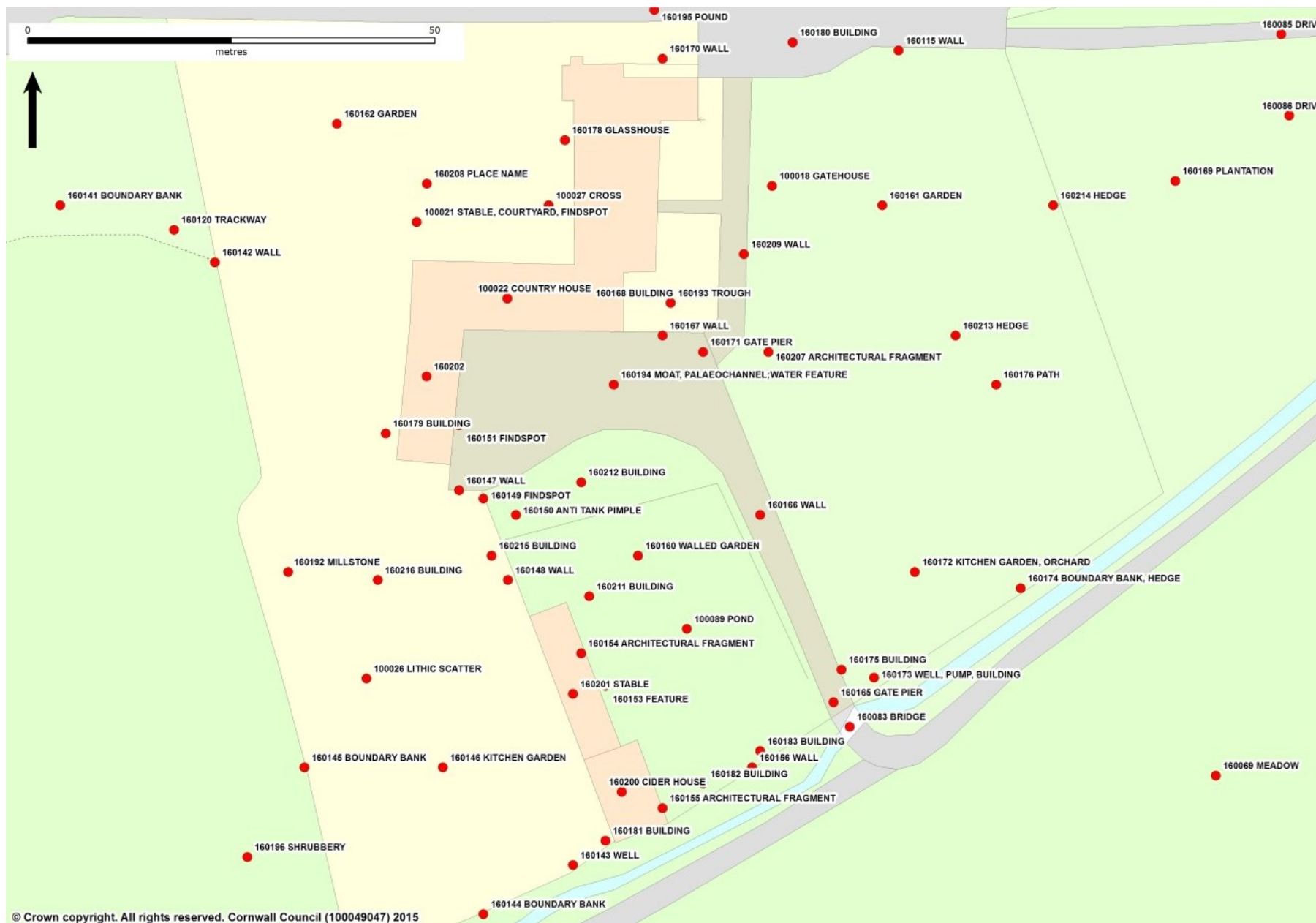


Fig 308 Gazetteer map: house and adjacent area

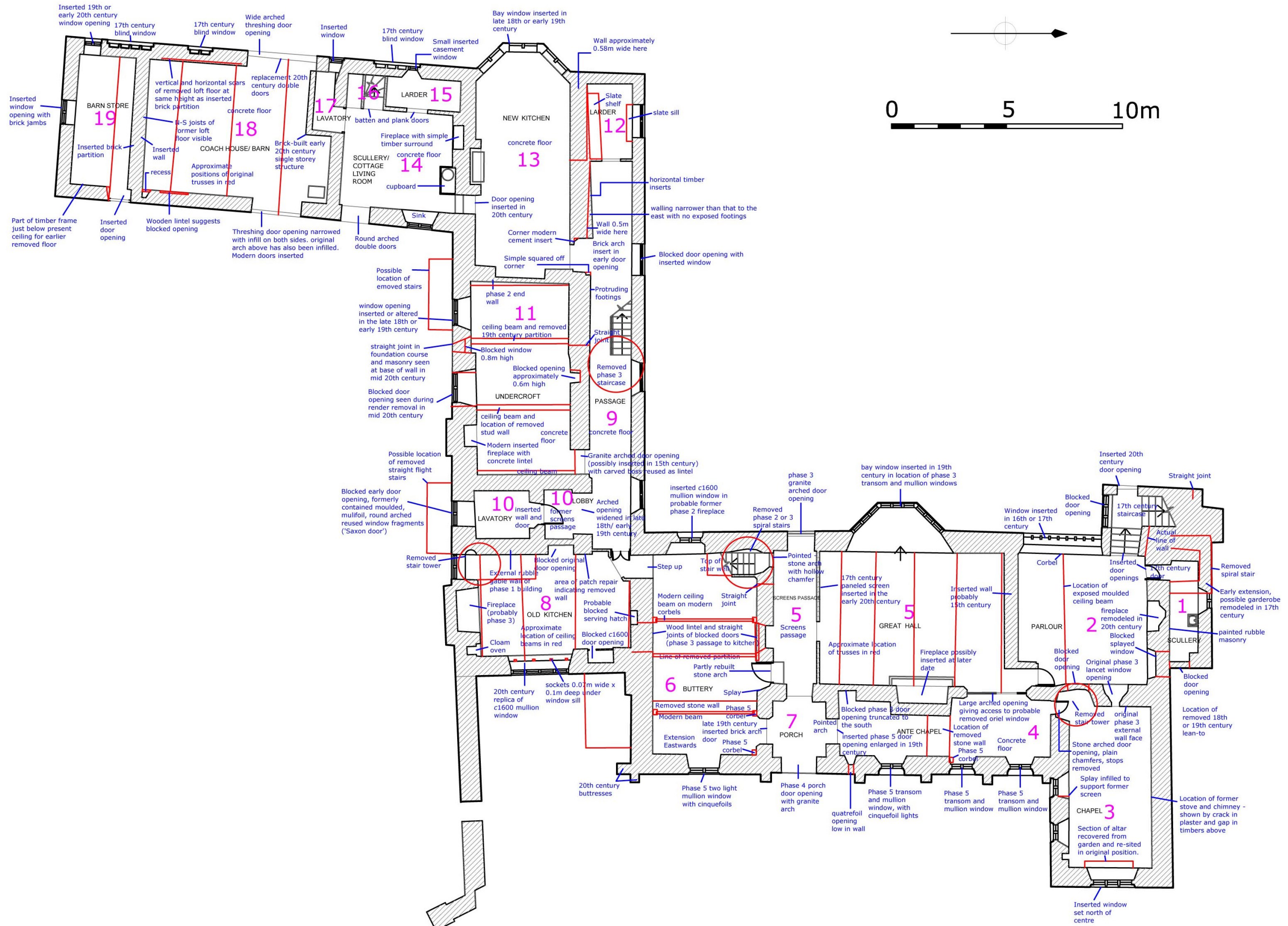


Fig 309 Manor House: Ground floor plan

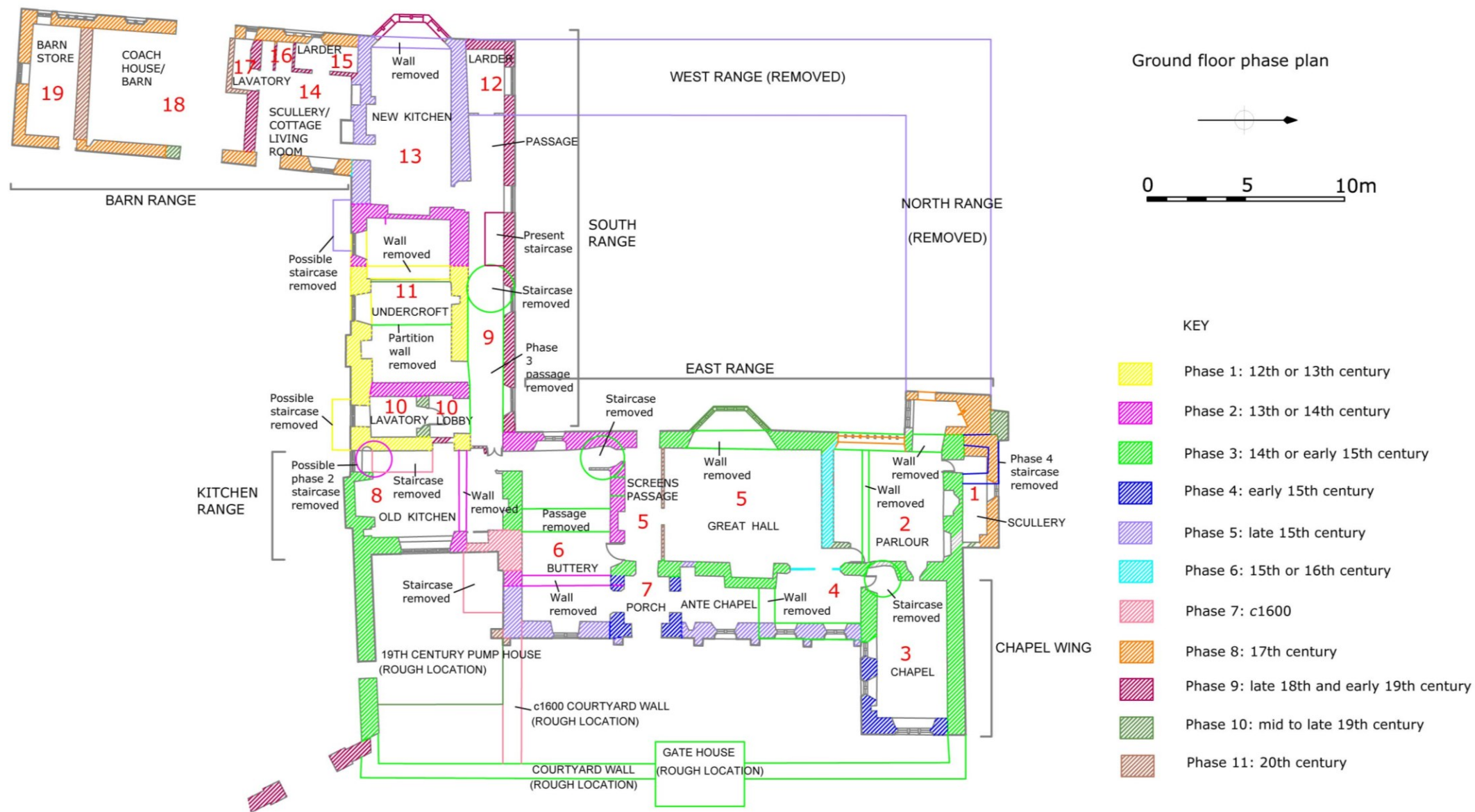


Fig 311 Manor House: Ground floor phase plan

First floor phase plan

KEY

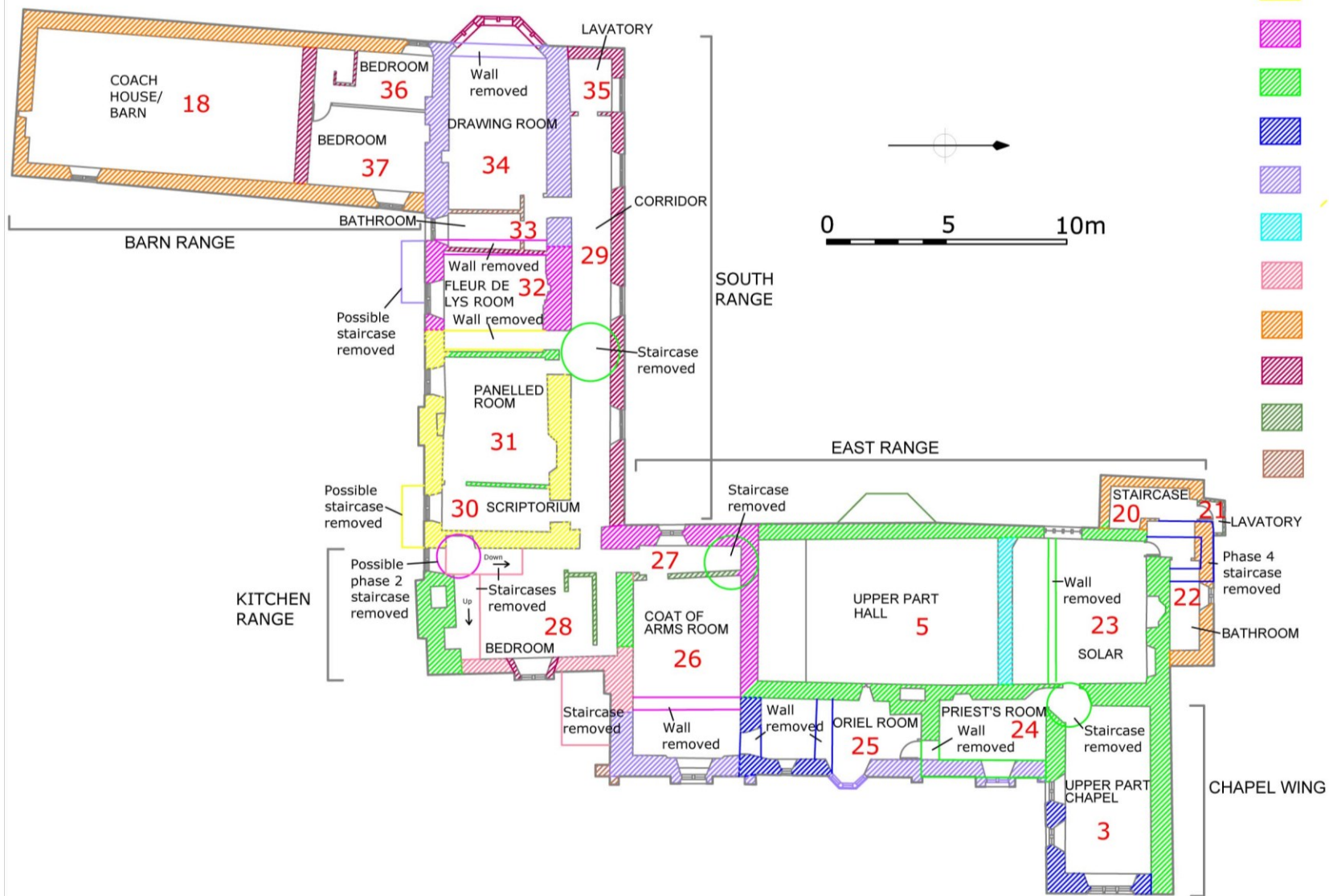


Fig 312 Manor House: First floor phase plan

North Elevation of Chapel Wing and East Range

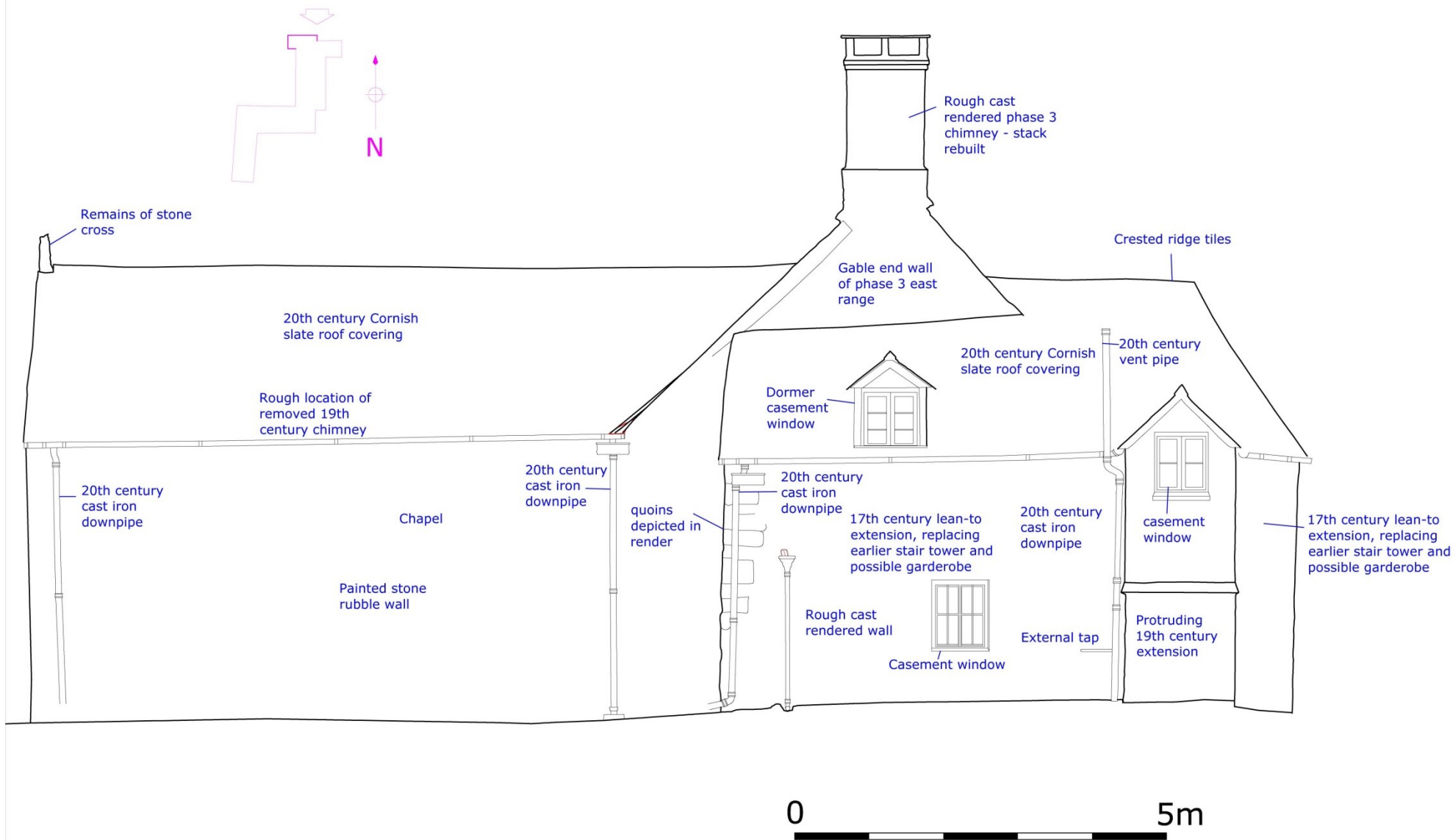


Fig 313 Manor House: North elevation of Chapel Wing and East Range

North Elevation of South Range

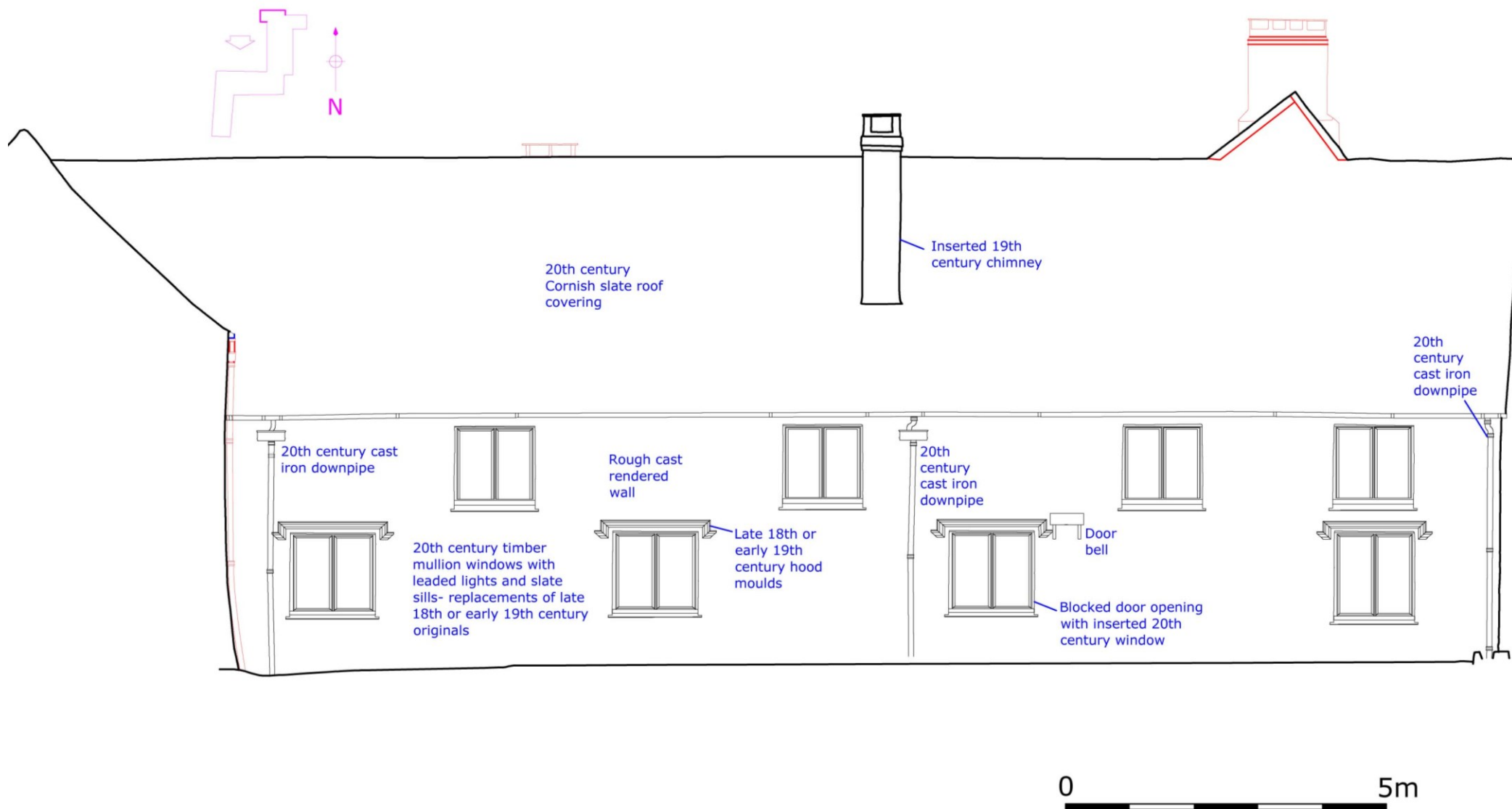


Fig 314 Manor House: North elevation of South Range

East Elevation of Barn Range

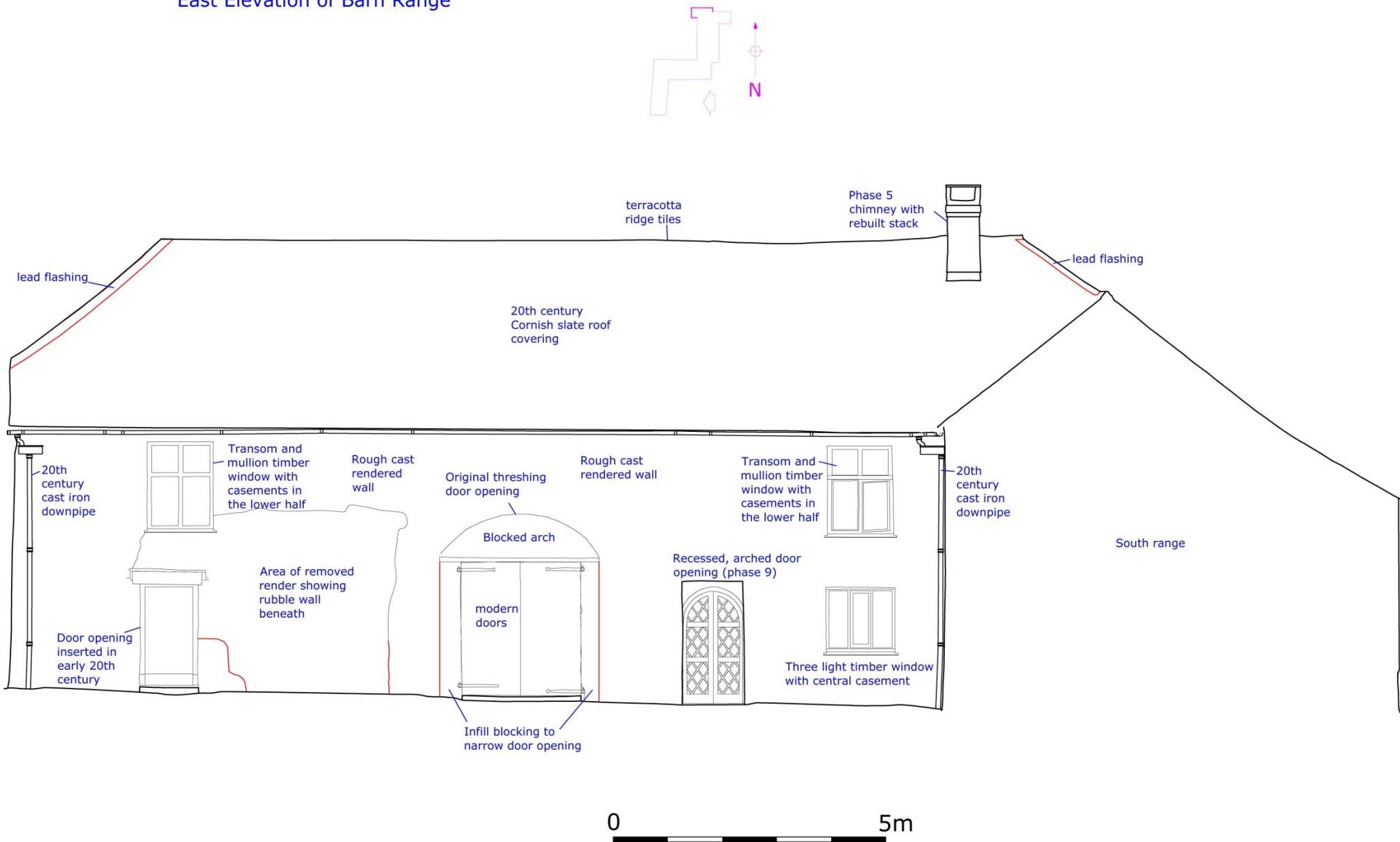


Fig 315 Manor House: East elevation of Barn Range

South Elevation of Barn Range

South Elevation of South Range

South Elevation of Kitchen Range

South Elevation of East Range

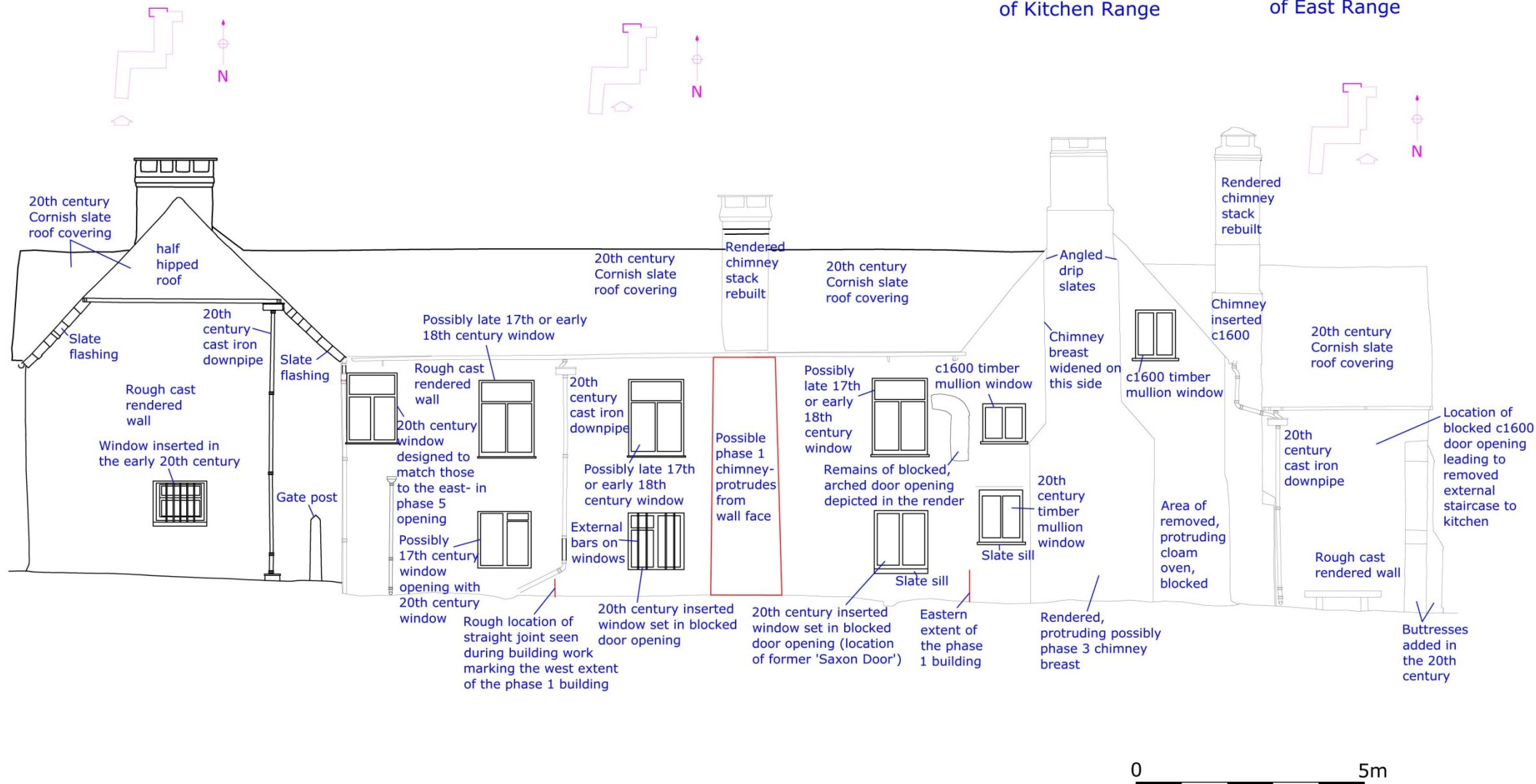


Fig 317 Manor House: South elevation of Barn Range, South Range, Kitchen Range and East Range

South Elevation of Stair projection

South Elevation of Chapel Wing

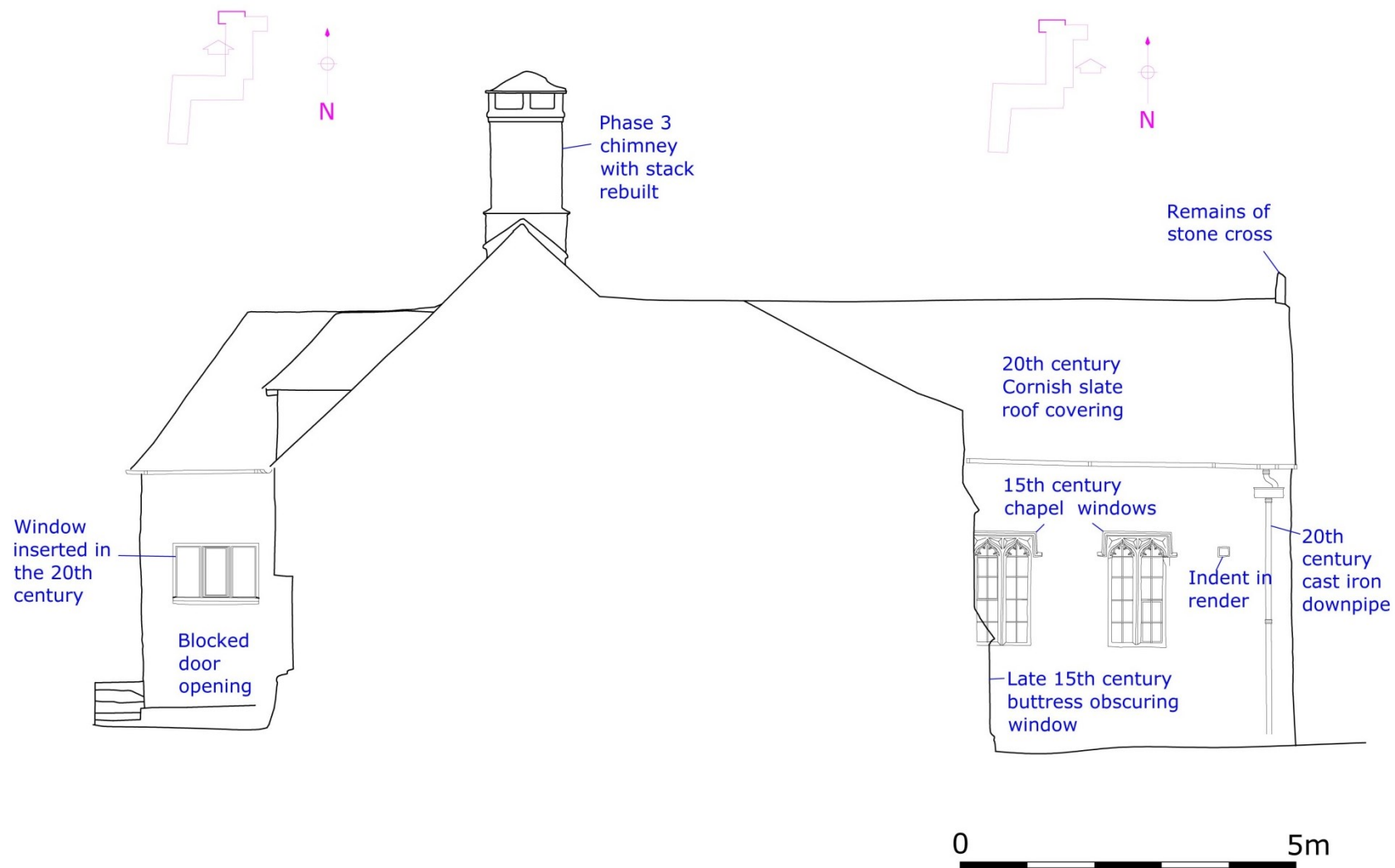


Fig 318 Manor House: South elevation of Stair Projection and Chapel Wing

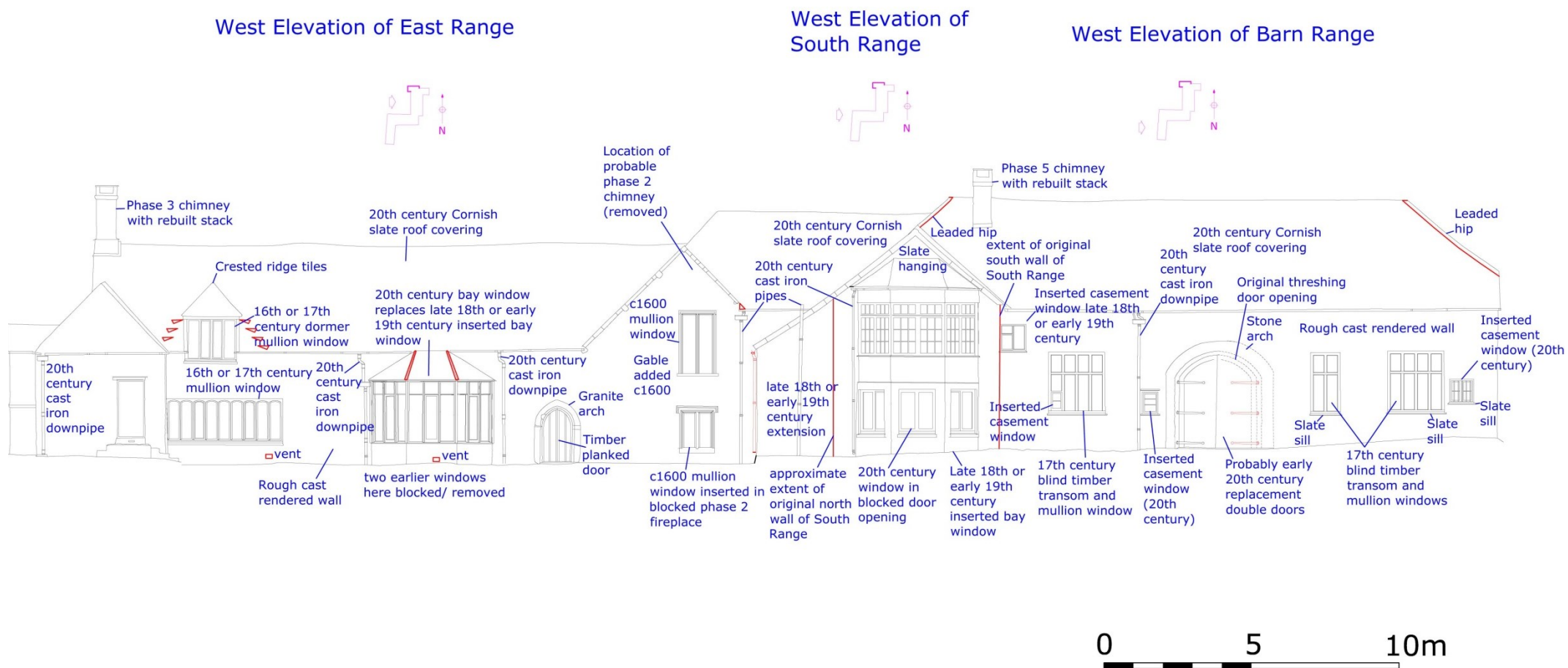


Fig 319 Manors House: West elevation of all ranges

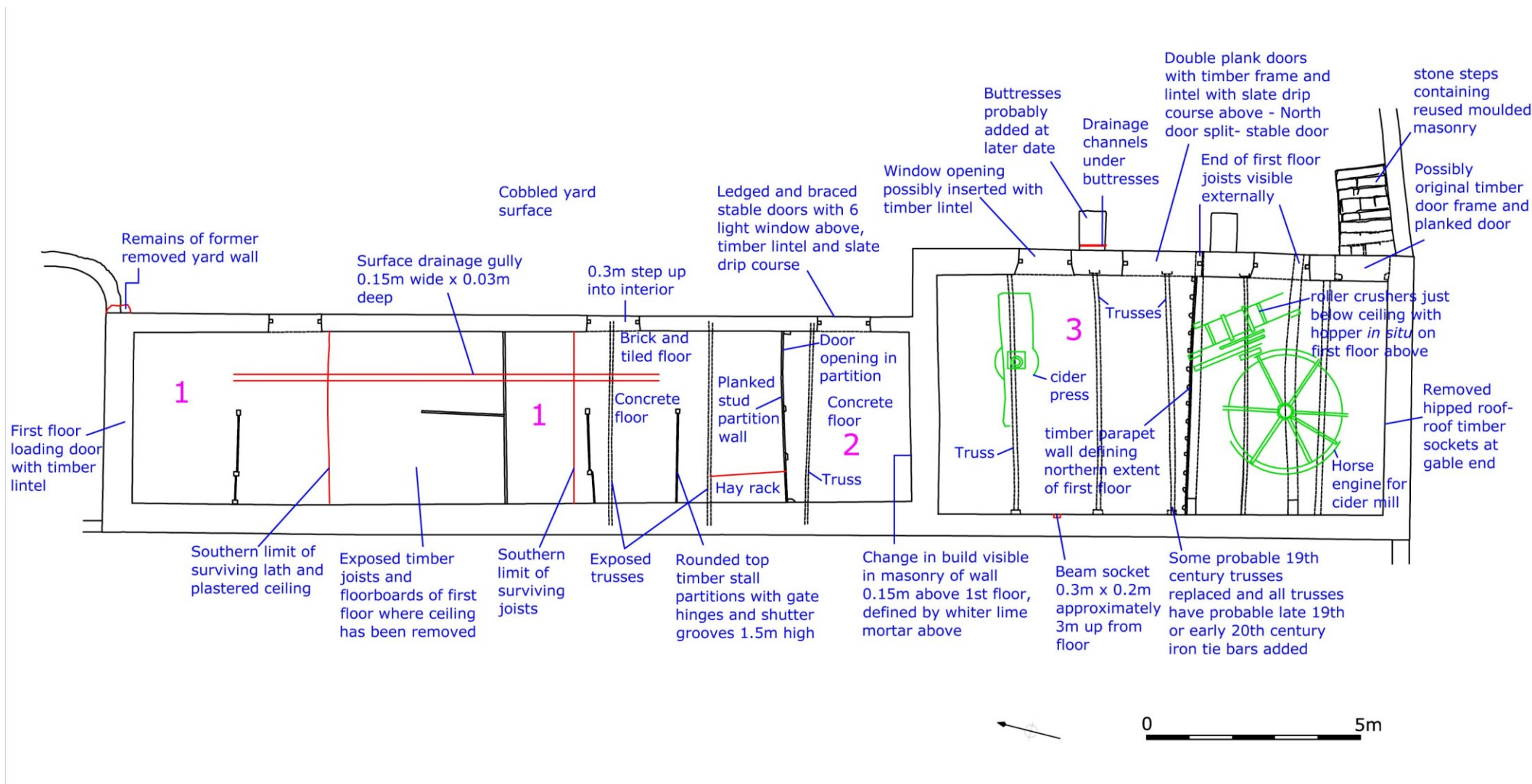


Fig 320 Pound House and Stables: Ground floor plan

East elevation of Poundhouse

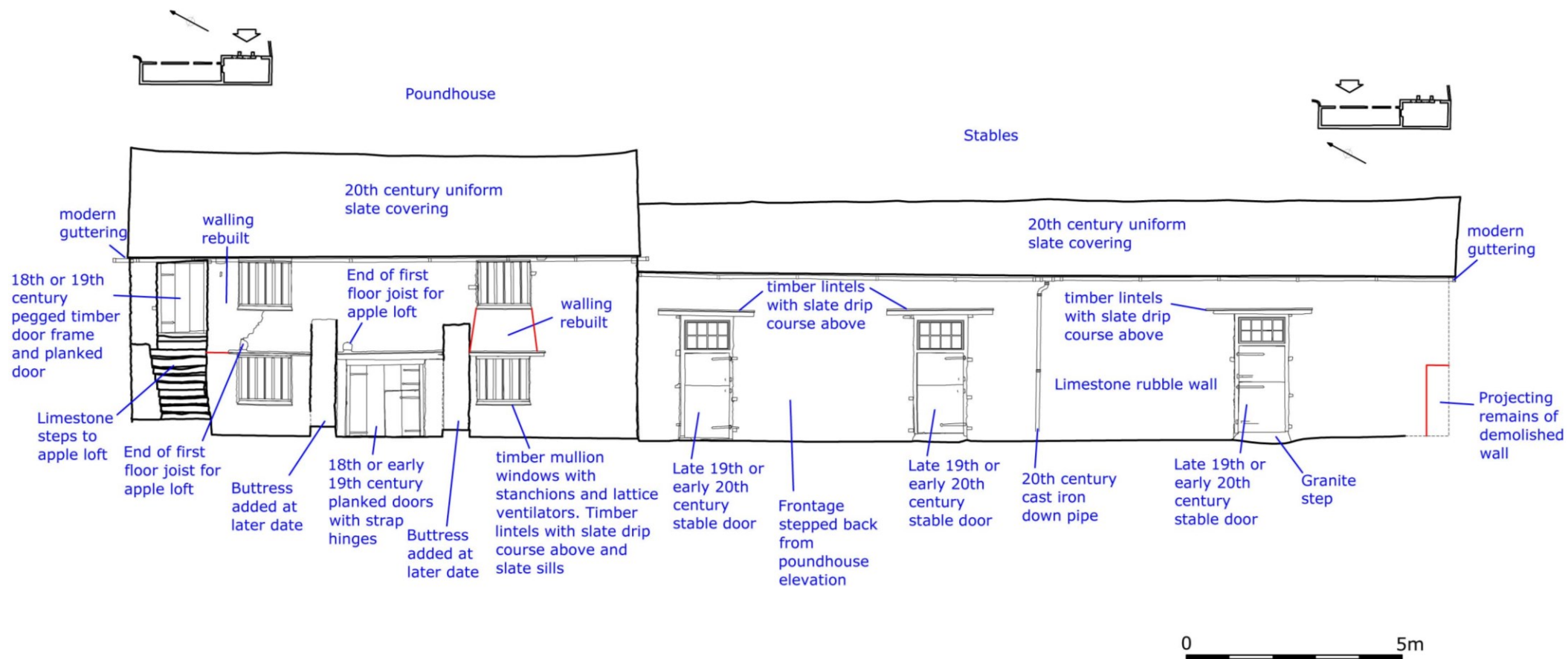
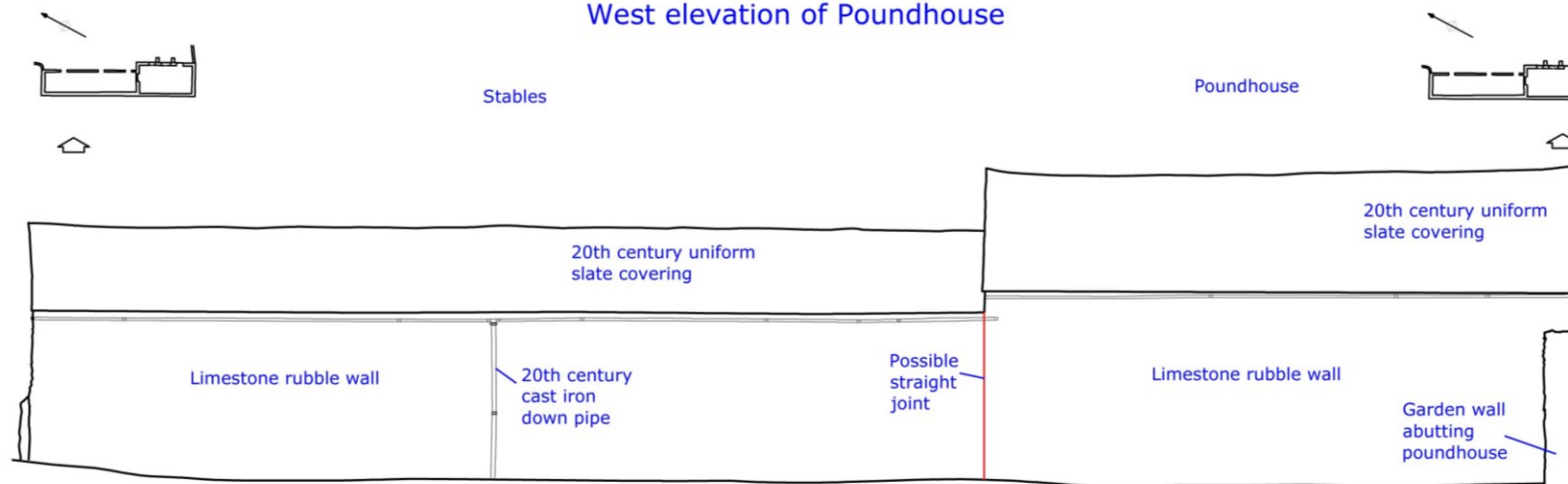
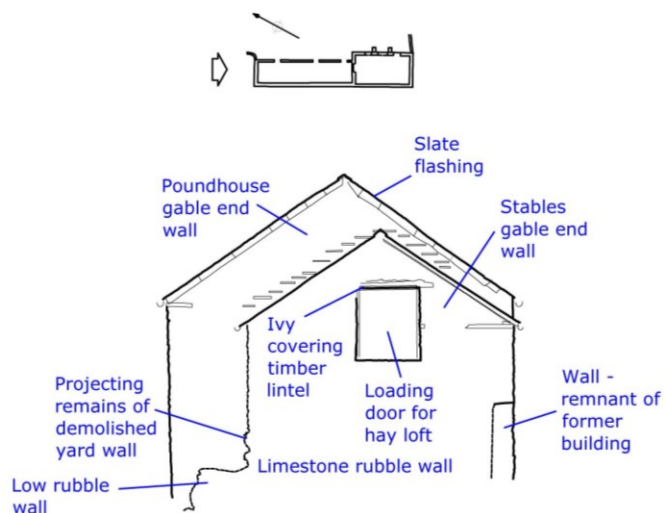


Fig 321 Pound House and Stables: East elevation

West elevation of Poundhouse



North elevation of Poundhouse



South elevation of Poundhouse

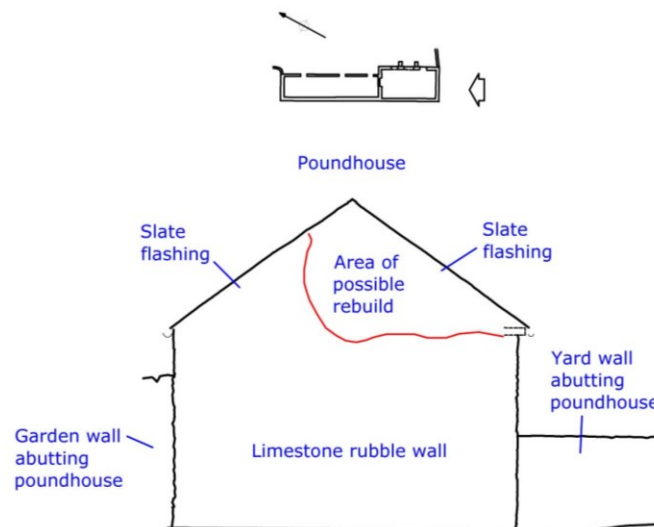
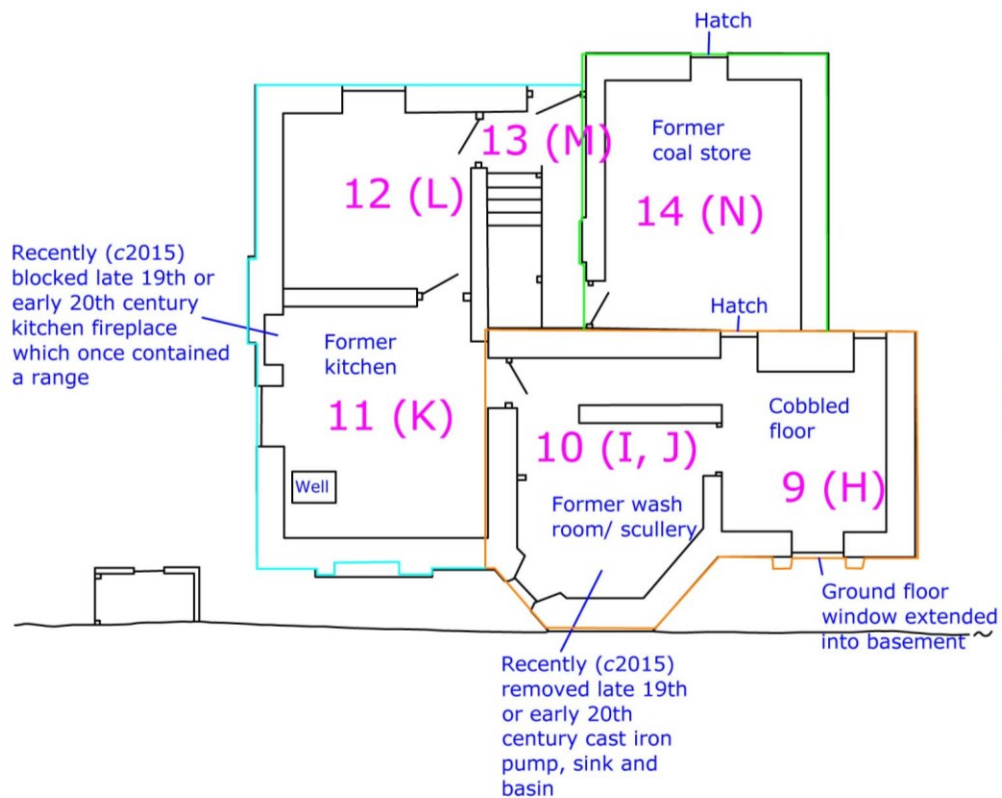
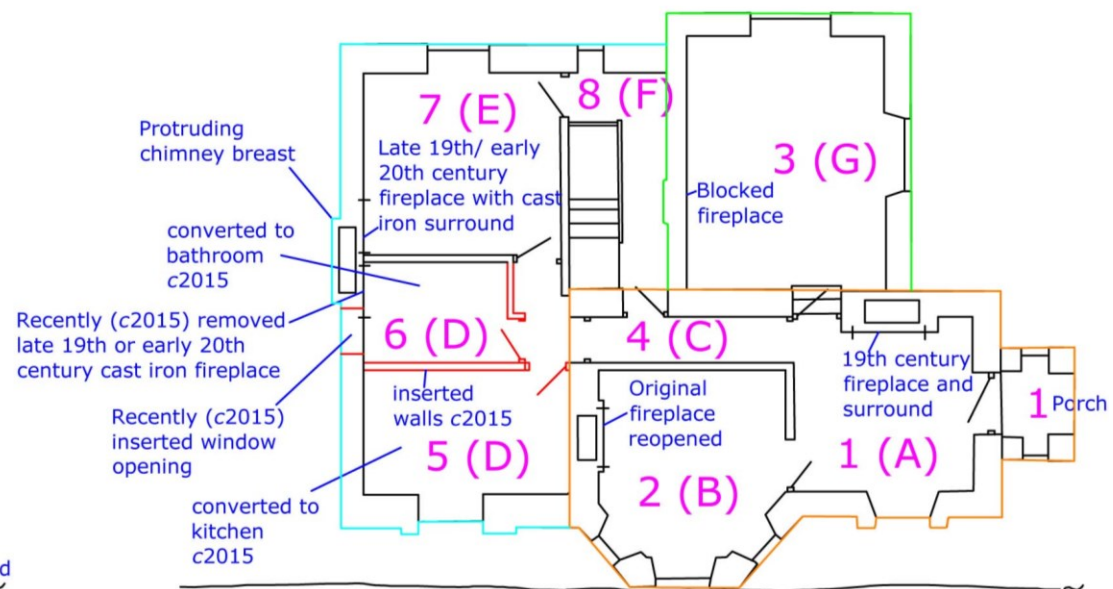


Fig 322 Pound House and Stables: North, South and West elevations

Lodge basement



Lodge Ground floor



KEY

- Phase 1 (mid 19th century)
- Phase 2 (mid to late 19th century)
- Phase 3 (1890-1904)
- Amendments to plan

Fig 323 Lodge: Ground floor and basement plans



Fig 324 Bradley Vale, Newton Abbot, Devon, by William Spreat (1816–1897)

13 Site Inventory

(See Figs 303-308 for site locations)

The following table is a summary of the full National Trust HBSMR table created by this assessment. The full NT HBSMR table includes previous NT identification numbers for each site and, where appropriate, current National Heritage List for England designation level and identification numbers, and Devon County Council HBSMR Monument Devon numbers. It also references the main map and published sources for each site.

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
100016	Track on east side of Lang's Copse, Bradley	TRACKWAY, FORD	The National Trust Archaeological Survey (1984) suggested that an 'old entrance to Bradley Manor' followed a lane from the Totnes road and the present footpath on the east side of Lang's Copse and then crossed the River Lemon by a ford. (The NGR cited in the survey (SX 8486 7060) places the route on the west side of Lang's Copse but it is clear from the public right of way numbers stated, nos 4 and 26, that the route via the east side was intended.) The lane from the Totnes road appears on historic maps - it would also have served as a route to Wolborough church and village - but the footpath along the east side of Lang's Copse does not and appears to be modern. The site of the suggested ford is not known. The present path along the eastern side of Lang's Copse is an unsurfaced track up to 3m wide, terraced into the slope in places with a scarp up to 1m high on the upslope side.	POST MEDIEVAL (1540AD-1901AD)	Maintain the present track as part of the footpath network on the property.	8502 7069	
100017	Former orchard north-east of house, Bradley	ORCHARD, DOVECOTE	Recorded as Culver Orchard in 1745 and by subsequent surveys. The name suggests that it was the site of a culverhouse but no remains are known to survive. Apples were collected and marketed from it until the 1950s (A and P Woolner, pers comm). The National Trust Archaeological Survey (1984) noted a concentration of rubble as the possible site of the culverhouse. Two apple trees then survived and the orchard had recently been cleared of scrub and brambles. A hand-written annotation to a copy of the Survey by Stuart Blaylock dated 19 February 1998 records that the orchard had been replanted as woodland by the National Trust with a bequest. It is now very overgrown with brambles and young trees and much is inaccessible for survey.	POST MEDIEVAL (1540AD-1901AD)	Clear the present scrub cover and manage the woodland appropriately for amenity and biodiversity value. Investigate whether any remains of the dovecote or indications of its former site survive. Consider reinstating as a traditional cider apple orchard.	8494 7099	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
100018	Demolished Gate House east of house, Bradley	GATE HOUSE	The medieval Gate House to Bradley is shown in John Swete's illustrations of 1793 and 1795 and several early 19 th century drawings (e.g. Lysons and Lysons 1822). It was a two-storey building, probably built as part of the new building complex of the early 15 th century, and had an arched entrance on the ground floor and a first-floor room with a fireplace and privy and reportedly the arms and pedigree of the Yarde family painted over the fireplace (Stirling 1830, 79). These attributes suggest that it may have functioned as prestige guest accommodation. The Gate House was demolished soon after Bradley was purchased by the Rev Frederick Wall in 1842-3. The traceried windows were reused in an extension to the old kitchen. When the extension was demolished in the early 20 th century the windows were put into store at Bradley, where they remain. Other pieces of worked masonry in the grounds around the house may also have come from the Gate House.	MEDIEVAL (1066AD-1540AD)	Include the site in any future programme of archaeological investigation. Any works requiring ground-breaking in this area should be subject to appropriate archaeological advice and supervision.	8488 7087	
100019	Bridge across River Lemon east of house, Bradley	BRIDGE	A stone-built bridge carrying the carriage drive from the Totnes road to Bradley Manor and the former Bradley Wood House across the River Lemon. The structure is 12.4m long and 5m wide and built of mortared semi-coursed pinkish limestone, probably the local East Ogwell limestone. The segmental arches are constructed of squared and faced blocks and the parapets are topped with squared coping stones and have square pillars capped with shallow pyramidal capstones at each end. Those to the northern end of the bridge are up to 1.05m high; those to the south, first encountered when approaching along the avenue, are approximately 2m high. An inscribed stone set into the eastern, downstream face of the bridge, reads 'THIS BRIDGE was erected by R. LANE of BRADLEY AD 1826'.	POST MEDIEVAL (1540AD-1901AD)	Monitor and maintain the fabric as required using appropriate conservation quality methods and materials. Work should be carried out by appropriately qualified specialists.	8504 7088	
100020	Carriage drive and lodge, Bradley	DRIVE, LODGE	A carriage drive running within a former avenue between the gateway and lodge on Totnes Road and the bridge over the River Lemon, now with a tarmac surface and used by traffic to Bradley Manor. At the northern end of the avenue, where it approaches the bridge over the River Lemon, the drive is raised on a slight causeway, 8-9m wide and up to 0.5m above the adjacent grassed surface. To the north of the bridge the causeway is approximately 7m wide and up to 0.25m high. The lodge and adjacent gate and railings are listed buildings. It is clear from a photograph of the	POST MEDIEVAL (1540AD-1901AD)	Monitor the condition of the lodge and gate complex and undertake appropriate conservation works. Their Grade II listed building status means that this will require liaison with local authority Conservation Officers. The drive should be maintained as an historic feature as well as simply an access route.	8525 7067	listed building

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
			<p>lodge and gates in the Bradley archive that the gate has been re-sited, probably during the early 20th century, and that the present listed railings are probably not original.</p> <p>The lodge was originally of two-room plan with cellars fronting the Old Totnes Road (phase 1), but was extended to the rear to create a T-shaped plan before 1890 (phase 2) and then extended again to the south at some point between 1890 and 1904 (phase 3).</p> <p>It is now a triple ridge lodge house, built over a basement and constructed from coursed limestone with a slate roof covering. The stucco parapets with false crenellations over the windows on the frontage are clearly designed to echo the crenellations used on the frontage of the manor house.</p> <p>The lodge has recently undergone renovation and repair work resulting in the loss of some of the original features recorded in the 1990 Vernacular Building Survey.</p>				
100021	Site of former stable block, Bradley	STABLE, COURTYARD, FINDSPOT	Lysons and Lysons (1822, cccxlvi) suggested that the buildings at Bradley 'originally formed a quadrangle, but two of the sides have been taken down'. Stirling (1830, 82) noted that the western and northern sides were taken down about the middle of the 18 th century, 'but the foundations were cleared only in the year 1818', at which time coins, the earliest dating to the reign of Henry VIII, were found. The Reverend Richard Lane noted in a letter to the Reverend Daniel Lysons in March 1819 that the foundations were then still visible (Bradley archive: copy of British Library (BL) Add 9248, Lane to Lysons, 5 March 1819). Woolner (2008, 24-5) shows a plan of the complex including the conjectural outline of the north and west ranges, and relates a ghost story apparently told in the 1950s which identified the western range as having been stables (<i>ibid</i> , 17). There appears to be no other evidence to identify specific functions for these ranges.	MEDIEVAL (1066AD-1540AD)	Include the site in any future programme of archaeological investigation. Any works requiring ground-breaking in this area should be subject to appropriate archaeological advice and supervision.	8483 7087	
100022	Bradley Manor, Bradley	COUNTRY HOUSE	A medieval manor house, listed Grade I and historically associated with the families which established and subsequently owned the nearby market town of Newton Bushel. The main part of the house is essentially L-shaped in plan but has a barn range attached which extends southwards from the south range and a small chapel wing extending eastwards from the north end of the building. The house	MEDIEVAL (1066AD-1540AD)		8485 7086	listed building

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
			<p>grew from a small structure, now subsumed within the south range to a much larger complex, which for much of its history was arranged in a quadrangle around an open courtyard until the north and west ranges were demolished in the mid to late 18th century. The front of the house and main entrance is now to the east, originally accessed via a gate house and front courtyard. The entire structure is built in the main from limestone rubble covered externally with a roughcast render and painted white. It appears that from an early date the walls were designed to be rendered. The roof coverings have been renewed throughout with Cornish slate in the 20th century and the rainwater goods were also replaced at this time.</p> <p>Historic building analysis indicates 11 phases of development in the complex. The first of these, dating to the 12th or 13th century was a two-storey structure represented by elements of the surviving fabric in the south range. This was extended to east and west during the 13th-14th century (phase 2). In phase 3 (late 14th-early 15th century) a north-south east range was constructed, including the hall, screens passage and first-floor solar. The eastern facade of the new range became the principal frontage of the complex, approached via a gate house and walled yard. A porch and chapel were added to the east front in phase 4 (early 15th century), In the later 15th century an elaborate gabled facade was added to the east front of the east range. The south range was also extended westwards to create what may have been a large first-floor banqueting room. During the 15th century the wall between the hall and parlour was moved a short distance south, probably to enlarge the parlour and first-floor solar, and the hall appears to have been re-roofed (phase 6). Phase 7 (c1600) saw the remodelling of the kitchen and service ranges at the junction of the south and east ranges, with the roof heightened and a new floor inserted.</p> <p>During the 17th century (phase 8) a new staircase was added at the north end of the east range, the Parlour remodelled and a threshing barn constructed adjoining the west end of the south range. In the late 17th - early 18th century the Panelled Room was remodelled with ornate plasterwork and panelled walls. Phase 9 (late 18th - early 19th century) saw the refurbishment of the south range, with a two-storey extension on the north side providing staircase and corridor access for both floors. The west end of the range was remodelled and the floor raised; new bay windows were inserted</p>				

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
			<p>into the western end serving a dining room on the ground floor and drawing room on the first floor. The south front of the south range became the principal access. At the south end of the east range a false gable and oriel window were inserted in the east elevation to match the rest of the frontage. The northern and western ranges were also demolished during this phase and part of the threshing barn was converted as cottage accommodation.</p> <p>The estate was purchased by the Reverend Wall in 1842, initiating phase 10 (mid-late 19th century). The Gate House was demolished and some of the materials used to build an extension to the kitchen at the south end of the east front. Much of the eastern range was used for agricultural purposes and storage for a period, after which the house was partly renovated for use by a series of genteel tenants. The hall became a drawing room with a large bay window in the west wall replacing two earlier windows and a barrel ceiling inserted hiding the roof timbers. The Parlour was used as a kitchen, the Chapel as a dining room (with inserted raised floor) and other alterations.</p> <p>During the 20th century (phase 11) the house was purchased by Cecil Firth in 1909, beginning a period of renovation, continued under subsequent ownership by the National Trust (from 1938). The phase 10 pump house adjoining the east front of the kitchen range was demolished, the screens passage re-established, the inserted 19th century raised floor in the Chapel removed and the chapel restored; the Parlour was converted back to a parlour from a kitchen, the Old Kitchen used as a dining room and the present Kitchen converted from a dining room to a kitchen. The inserted 19th century ceiling in the Hall was also removed, revealing Tudor royal arms painted on the north wall which were restored. In the second half of the 20th century the National Trust have replaced the slate roof covering throughout and repaired roof timbers where needed. During this time much of the exterior render, especially on the east and south elevations was removed and replaced, the timber floors and some other timberwork at ground floor level in the south range were replaced with concrete floors after flooding. Conservation work has included repairs to the stonework on the east elevation, exposing and conserving the wall paintings in the Fleur-de-Lys Room and the repair of the chapel roof timbers.</p>				

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
100023	Mill leat, Bradley	LEAT	A watercourse carrying water to a mill at Newton Bushel was documented in 1324. As it currently exists the leat varies between about 1.5 and 2.5m in width, and is generally about 0.3m deep. The banks show a variety of forms of revetment, including dry-stone walling and substantial lengths of relatively recent repairs in modern materials.	MEDIEVAL (1066AD-1540AD)	Future works to the leat should use methods and materials appropriate to a highly visible historic feature.	8455 7090	
100024	Spring and wishing well, Bradley	SPRING, WELL	A spring issuing from the base of the hill slope north-east of Bradley house. The water formerly supplied a reputed wishing or healing well alongside the bridge carrying the drive to Bradley over the mill leat. The spring is concealed by modern structures and the stone-built outflow to the well is concrete capped and the stonework partly mortared and built against an apparently modern mortared revetment to the bank of the leat. Woolner (2008, 7) calls it 'the 'Wishing Well beside the Leat Bridge', the name suggesting that it may have been a more elaborate structure at some stage. A postcard dating to the 1920-30s in the Bradley archive shows the 'wishing well' with a surround constructed of brick.		The 'wishing well' could appropriately be repaired / reinstated using methods and materials appropriate to a location immediately adjacent to the prominent historic leat bridge.	8498 7089	
100025	Berry Down hillfort (Berry's Wood hillfort), Bradley	HILLFORT	The earthworks of the hillfort falling within the National Trust property include a spread stone bank which at its greatest extent is 10-12m wide and more than 2.5m high on its outer face. Outside the rampart a discontinuous shallow ditch or terrace 4m wide and 0.3m deep is present in places with a counterscarp up to 5m wide and 0.75m high extant sporadically below the ditch. Where all three elements – bank, ditch and counterscarp – are present the defences are approximately 23m across. To the west, close to the south-west 'corner' of the hillfort, where the slopes to the south are particularly steep, there is little trace of the stony rampart and no indication of a ditch or counterscarp. The hillfort was surveyed by RCHME and an account of it and of excavations undertaken within it was published by Gallant and Silvester (1985).	IRON AGE (800BC-43BC)	Initiate a staged programme to remove trees and scrub from the area over and around the earthworks to reduce potential for root damage and windthrows, reveal the archaeology and improve presentation.	8467 7105	Scheduled monument
100026	Prehistoric stone implements, Bradley	LITHIC SCATTER	A small collection of worked flint objects was found in the garden south-west of Bradley house and is kept at the property. The flints are said to have been found in loose soil in the former kitchen garden. Anna Lawson-Jones commented on photographs of the three items currently at Bradley that all 'appear to be knife or cutting related, the penknife-shaped piece in particular is a fairly typical	PREHISTORIC	These should be inspected and reported on by a lithics expert.	8483 7081	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
			Mid-Late Neolithic to Early Bronze Age tool shape, while the well-formed long blade is typical of knives for the Mid-Late Neolithic and Early Bronze Age, when a range of large knife forms were in use.'				
100027	Part of a granite cross shaft, Bradley	CROSS	An octagonal granite shaft which may be part of cross shaft. The original location of the shaft is unknown but an inscription at the top, 'B A 1793', may indicate former use as a boundary marker. The shaft now supports a birdbath at the edge of the lawn to the west of the house.	MEDIEVAL (1066AD-1540AD)	The shaft should be inspected and reported on by a medieval stonework specialist	8485 7087	
100028	Mining and quarrying features at Powsey Moor, Bradley	MINE	A rock-cut tunnel. The entrance is partly infilled with leaves and hillwash but shows an opening 0.75m wide and at least 0.75m high with an arched roof. The tunnel appears to run downhill into the slope. There are some spreads of spoil forming amorphous mounds up to 0.7m high downslope from the mine entrance. Annotations to a copy of the National Trust Archaeological Survey (1984) indicate that the feature is 25m long with a solid rock wall at the inner end. It has been described as an adit, but is not far from the summit of the slope into which it is driven and would therefore not drain any considerable depth of potential workings; a drainage function is also ruled out by the fact that it slopes downward into the hill. It is most probably a prospecting drive, intended to intersect a lode or deposits. Peter Woolner (pers comm) suggests that it may have been intended to locate carboniferous shale deposits which are known to exist in the wider area, as does lignite. The National Trust Archaeological Survey (1984) associates the feature with quarries at SX 8487 7091 and SX 8501 7108.	POST MEDIEVAL (1540AD-1901AD)	The workings should be inspected and reported on by an historic mining specialist.	8478 7066	
100089	Pond south of house, Bradley	POND	Stirling (1830, 79) referred to a 'pond of water' in the 'court' fronting the south elevation of the earlier house at Bradley and an agreement dated 1838 refers to a water supply for a fishpond or 'ornamental water' taken from the mill leat. A pond was recorded by the Highweek tithe survey 1842 as part of a parcel named 'Grass plat & pond' and is shown on the tithe map and the Taperell survey of 1844. This shows it as approximately 20m long north - south by 9m wide; a shallow depression 9m wide survives on the site. The pond does not appear on the Ordnance Survey 1st edition 25in map of 1890 or subsequent mapping.	POST MEDIEVAL (1540AD-1901AD)	There is potential for investigation by geophysics and / or excavation to obtain further information on the pond, its date and function. It should be considered for inclusion in any future programme of archaeological investigation.	8487 7082	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
100090	Orchard in the north-west corner of Lang's Copse, Bradley	ORCHARD	A long, narrow, approximately triangular enclosure in the north-west corner of Lang's Copse. The enclosure is shown on the East Oghwell tithe map and recorded in the apportionment as Lang's Orchard, with the land use described as 'Apples'. A field by this name was noted in a document in 1745 and the enclosure is therefore likely to be of at least that age. The enclosure was not shown on the Ordnance Survey 25in maps of 1890, 1905 or 1943 but does appear on current digital mapping. It lies on the east side of a small stream and occupies relatively level ground in the lower part of a coombe adjacent to the south bank of the River Lemon. The enclosure is defined by substantial earth banks 0.8m high and 2.75m wide with an external ditch. Where best defined the ditch is 1.5m wide and up to 0.75m deep on its upslope side. The narrow southern end of the enclosure is roughly 14-15m long. At the northern end the banks have been slighted where the modern riverside footpath runs through them but both east and west sides probably originally terminated on the south bank of the River Lemon. The north-west corner lies adjacent to the point at which the stream against which the enclosure is set flows into the river. The eastern long side of the enclosure follows a curving line around the base of rising ground to the south-east and runs to the bank of the river. There is a 2.5m wide gap in the east side of the enclosure at SX 84916 70689 which is probably the original entrance from Lang's Copse. Two large beech trees lie close to the river bank within the northern end of the enclosure, the larger of which has a circumference of 4.5m at 1.4m from the ground.	POST MEDIEVAL (1540AD-1901AD)	Manage as amenity woodland; consider low-key presentation of its former function as an orchard. Monitor and maintain the boundaries using methods and materials appropriate for an historic feature.	8489 7069	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
100100	Footbridge across River Lemon, south-west of house, Bradley	FOOTBRIDGE	A modern footbridge of steel and concrete across the River Lemon. It is known as the Ghost or Ghost's Bridge, although no accompanying legend appears to have been recorded. Traces of two earlier structures can be seen: a piece of shaped stone is visible in the face of the south bank of the river 1m west of the modern bridge. Below the east side of the northern end of the bridge a concrete abutment and metal features project from the north bank. A bridge was shown at or close to this location on the East Ogwell tithe map, approached by a track running from the west. No corresponding track is shown on the north side of river bank on the Highweek tithe map 1842, although it also shows a feature crossing the river. The Ordnance Survey 1st edition 25in map (1890) marks a footbridge on the site. A meeting of Newton Abbot Local Board in 1871 considered 'the dangerous state of a wooden bridge, over the Lemon, leading to Bradley Woods' (<i>Exeter Flying Post</i> , 8 November 1871) and in 1917 the Rural District Council discussed repairs to the footbridge from Bradley Meadow to Ogwell Downs (<i>Western Times</i> , 12 October 1917).	MODERN (1901AD-AD)	Monitor for health and safety. Consider replacing with a structure more appropriate to the setting.	8478 7073	
160000	Head weir for leat to East Ogwell mill, Bradley	WEIR	A weir on the River Lemon which formerly diverted water to the leat serving East Ogwell mill. The weir no longer functions. The weir and an adjacent sluice were shown on the Ordnance Survey 1st edition 25in map (1890). (The site was not accessible for survey and was viewed at a distance from the north bank of the River Lemon. It is unclear whether it falls within the NT property boundary.)	MEDIEVAL (1066AD-1540AD)	Establish whether the feature forms part of the National Trust property. If so, make accessible for appropriate archaeological assessment and recording.	8363 7097	
160001	Wall forming southern boundary of Mill Copse, Bradley	BOUNDARY WALL	A dry stone wall following a knife-edge crest running steeply uphill on the slope behind East Ogwell mill and forming the southern boundary of Mill Copse. The best-preserved portions show as a faced dry-stone wall up to 0.75m high and 0.75m wide; elsewhere the wall survives only as a tumbled spread of limestone blocks. Towards the western end of the boundary, the outer face of the wall is encroached on by spoil from levelling of a small agricultural dump area. The boundary is shown on the East Ogwell tithe map and subsequent mapping.	POST MEDIEVAL (1540AD-1901AD)	The boundary forms part of the National Trust property boundary. Assess the requirements for appropriate future management to maintain it as a functional and historic feature.	8399 7084	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160002	Former coppice woodland known as Mill Copse, Bradley	COPPICE	A parcel of woodland named as Mill Coppice by the East Oghwell tithe survey, which recorded it as 'Trees and Coppice'. The 1st and 2nd Ordnance Survey 25in maps (1890, 1905) name it as Mill Copse and show it as mixed woodland. It lies on a steep north-facing slope, with trees mostly up to 0.7m in diameter (at 1.4m above base), occasionally larger. There are many fallen trees but little understorey; there are no indications of recent management. The upper slope has frequent tumbled blocks of limestone from the crest above.	POST MEDIEVAL (1540AD-1901AD)	Restore appropriate management for an historic woodland	8396 7089	
160003	Earth bank forming south-west side of Mill Copse, Bradley	BOUNDARY BANK	An earth bank forming the south-west sides of Mill Copse. It is up to 1.2m high on the northern, downslope side, and 2.5m wide at the base. There is a shallow ditch approximately 1.5m wide on the upslope side of the bank, with the bank up to 0.6m high above the base of the ditch. Trees up to 0.8m in diameter and hazel coppice stools up to 1.1m across grow on the bank. On the final few metres at the southern end of the boundary, where it rises up a steep slope to meet boundary (160001) it takes the form of a tumbled stone wall approximately 2m wide. At its western end the boundary turns sharply north for approximately 25m and here takes the form of a low earth bank 0.6m high on the downslope side with a shallow ditch upslope to the west. The boundary was shown on the tithe map and the Ordnance Survey 25in maps of 1890 and 1905.	POST MEDIEVAL (1540AD-1901AD)	The boundary forms part of the National Trust property boundary. Assess the requirements for appropriate future management to maintain it as a functional and historic feature. Works should use appropriate locally appropriate methods and materials.	8391 7087	
160004	Boundary forming north side of Mill Copse, Bradley	BOUNDARY BANK	A boundary forming the northern side of Mill Copse, dividing it from the less steeply sloping former arable of Great Mill Land to the north. Over most of its length it takes the form of a bank 1m wide with a stone revetted face up to 0.7m high on the downslope (north) side and a ditch 1.4m wide and 0.15m deep on the upslope side. Towards its lower (eastern) end it is an earth scarp with no visible stone face. -The boundary was shown on the tithe map and the Ordnance Survey 25in maps of 1890 and 1905.	POST MEDIEVAL (1540AD-1901AD)	Monitor damage and deterioration to the historic feature. Undertake appropriate maintenance and protection measures as required. Works should use appropriate locally appropriate methods and materials.	8390 7093	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160005	Leat to East Ogwell mill, Bradley	LEAT	The former leat to East Ogwell mill. 3-4m wide and up to 1.8m deep, with a bank 3-5m wide and (where accessible) 0.4m high on the downslope side. For the most part the leat is cut into the hillslope and has well vegetated banks, but an 11m length of the north-east (downslope) bank centred on SX 83930 70958 is revetted to a height of 0.45m above the silted base with well-faced red bricks. These are heavily overgrown and the dimensions were not visible. It is not clear whether this is a modern repair or relates to the historic construction of the leat. The leat was shown on the tithe map and the Ordnance Survey 25in maps of 1890 and 1905.	MEDIEVAL (1066AD-1540AD)	It is unclear whether this feature falls within or just outside the National Trust property boundary. Any works to it should use methods and materials appropriate for an historic feature. Vegetation clearance along the leat would enable its historic forms to be appreciated and appropriately recorded.	8396 7093	
160006	Boundary forming north side of Great Mill Land, Bradley	BOUNDARY BANK	A substantial stone-faced earth bank forming the north side of a former arable field known as Great Mill Land, East Ogwell. At the time of the East Ogwell tithe survey this was part of Torr Farm and the bank divided the arable from rough pasture which fell within a holding named Witheridge. The bank is up to 1.1m high and typically 2.4m wide, with a deep, steep-sided ditch to the north which in the past may have carried a small stream. The ditch is up to 1.4m deep and 2.5m wide. A sharp dog-leg in the boundary at SX 83861 70955 moves the bank from the south to the north side of the base of the small coombe along which it runs. This may have given access to a watercourse from both sides of the boundary. The boundary was shown on the tithe map and the Ordnance Survey 25in maps of 1890 and 1905.	POST MEDIEVAL (1540AD-1901AD)	The boundary forms part of the National Trust property boundary. Assess the requirements for appropriate future management to maintain it as a functional and historic feature. Works should use appropriate locally appropriate methods and materials.	8389 7096	
160007	Former arable field known as Great Mill Land, Bradley	FIELD	This parcel formed part of a larger field named as Great Mill Land in the East Ogwell tithe survey, recorded as arable and then part of Torr Farm. It was shown as enclosed agricultural land on the Ordnance Survey 25in maps of 1890 and 1905 and recorded as arable in 1909. It currently has relatively sparse tree cover with little understorey or undergrowth, although there are substantial amounts of fallen timber. There is no obvious current management.		Initiate active woodland management to enhance wildlife, biodiversity and amenity value.	8388 7094	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160008	Field known as Mill Meadow, Bradley	FIELD	A field lying between the River Lemon and the East Ogwell mill leat named Mill Meadow, under pasture at the time of the East Ogwell tithe survey and then held as part of the mill tenement. It was shown as enclosed agricultural land by the Ordnance Survey 25in maps of 1890 and 1905. The area is currently almost completely overgrown with brambles and ferns and was inaccessible for survey.		Clear present encroaching scrub and brambles and manage as a traditional riverside meadow. When vegetation is cleared the field should be included in a programme of further archaeological fieldwork and any features which come to light appropriately recorded.	8386 7106	
160009	Small bridge across the East Ogwell mill leat, Bradley	BRIDGE	A small bridge spanning the East Ogwell mill leat. It is heavily overgrown but appears to be of dry-stone construction, predominantly of limestone slabs; some mortaring, possibly a repair, is visible below the span on the northern abutment. The distance between abutments is 1.75m and the distance spanned overall from bank to bank of the leat approximately 2.5m. There are no parapets and the carriageway across the bridge is 2.8m wide between edges. The bridge has a shallow segmental arch standing about 0.7m above the base of the leat (the height is greater under the bridge where the leat is less silted). The track approaching the bridge on the north side cuts the bank of the leat. The bridge appears to serve a small quarry approximately 25m south of the leat (not on National Trust land). However, the East Ogwell tithe map shows a track running west from close to East Ogwell mill and crossing the leat at approximately this point, continuing along the south bank of the River Lemon to Churcombe Bridge. The track was not shown on the Ordnance Survey 1st and 2nd edition 25in maps of 1890 and 1905 and had presumably gone out of use by this time.	POST MEDIEVAL (1540AD- 1901AD)	Clear encroaching vegetation and assess need for conservation and management works for the long-term survival of this historic feature. Once vegetation is cleared the bridge should be appropriately recorded and photographed.	8389 7101	
160010	Sluice and spillway on East Ogwell mill leat, Bradley	SLUICE	A stone-built sluice aperture and spillway on the north bank of the East Ogwell mill leat. The sluice aperture is 0.75m wide and with a visible height of 0.75m above the base of the leat. The sluice is marked on the Ordnance Survey 1st edition 25in map (1890).	POST MEDIEVAL (1540AD- 1901AD)	It is unclear whether this historic feature falls within the National Trust property boundary. If it does assess for appropriate conservation works to ensure its long-term survival.	8405 7088	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160011	Steps on south side of mill leat near East Ogwell mill, Bradley	STEPS	Steps about 0.8m wide cut into the slope on the south side of the leat near East Ogwell mill. The remains of metal stanchions, presumably formerly carrying a railing, are visible alongside the steps. These are likely to be modern, giving access to the woodland to the south from the garden of the modern house at the mill site.	MODERN (1901AD-AD)	None	8405 7087	
160012	Boundary on west side of Lower Meadow, Bradley	BOUNDARY BANK	A stone-faced earth bank up to 1m high and 1.6m wide, pierced by a gateway 3m wide. There are two gate piers, one of brick, one of concrete blocks, with a modern galvanised tube steel gate. The gate gives access from the lane to the west, adjacent to East Ogwell mill, into a field named by the tithe survey as Lower Meadow. The boundary was shown on the tithe map and the Ordnance Survey 25in maps of 1890 and 1905.	POST MEDIEVAL (1540AD-1901AD)	Consider installing more appropriate gate piers and gate for this historic boundary in a prominent position.	8411 7087	
160013	Boundary on south side of Lower Meadow, Bradley	BOUNDARY BANK	The boundary on the south side of Lower Meadow, dividing it from an historic track paralleling the River Lemon. In part this is a scarp up to 1.7m high, probably formerly stone faced but little of the facing now remains; numerous trees up to 0.45m in diameter grow out of the face of the scarp, possibly the remains of a former vegetated hedge. East of SX 84174 70880 the scarp is supplemented or replaced by a stone-faced earth bank up to 0.8m high on the downslope (northern) side and 1.8m wide. The boundary was shown on the tithe map and the Ordnance Survey 25in maps of 1890 and 1905.	POST MEDIEVAL (1540AD-1901AD)	Forms part of the National Trust property boundary. Assess for maintenance requirements. Any works should use methods and materials appropriate for an historic feature in a sensitive and well used setting.	8417 7088	
160014	Field known as Lower Meadow, Bradley	FIELD	A field recorded as Lower Meadow by the East Ogwell tithe survey, then in use as pasture and forming part of the East Ogwell mill tenement. It was depicted as enclosed agricultural land by the Ordnance Survey 1st and 2nd edition 25in maps of 1890 and 1905 but is now very overgrown with brambles predominating at the time of survey. No features are visible.	POST MEDIEVAL (1540AD-1901AD)	Clear present encroaching scrub and brambles and manage as an historic riverside meadow. When vegetation is cleared the field should be included in a programme of further archaeological fieldwork and any features which come to light appropriately recorded.	8423 7091	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160015	Tree avenue on carriage drive, Bradley	TREE AVENUE	An avenue of mature trees, predominantly oak with at least one beech, forming two lines along the sides of a long narrow field. Further trees on the boundaries on the south-west and north-east sides of the field may also have been intended as part of the avenue. Some trees are missing and some replanting has been carried out. A large oak stands approximately centrally within the avenue at the northern end, close to the bridge over the Lemon, and measures 4.25m in circumference at 1.3m from the ground (= diameter of approximately 1.35m). It, with the bridge, may have been intended as an eye-catcher on the approach along the avenue. The avenue formed part of the carriage drive approach to Bradley Manor and the field in which it stands was acquired in 1813. The trees were evidently already of some size in the mid 1850s: 'On entering the gateway [from the Totnes road] one is instantly overshadowed by the thick, luxuriant branches of a double row of stately elm [sic] trees which overhang the broad pathway' (<i>Western Times</i> , 30 June 1855).	POST MEDIEVAL (1540AD-1901AD)	The avenue requires specialist assessment to determine the state of the existing trees and to plan a replanting policy so that the avenue can be maintained in the long term.	8514 7087	
160016	Field known as Pope's Meadow, Bradley	MEADOW	A parcel recorded by the Wolborough tithe survey of 1845 as Pope's Meadow, then owned by the Reverend Wall and used as pasture. It was noted in 1841 as having been acquired by Thomas Lane in 1813, probably with the aim of creating a drive to Bradley from the Totnes road. It now contains a tree avenue and the carriage drive to Bradley. It is under grass, with encroaching brambles and scrub in places along the east and west sides. The field is long and narrow and sits within a group of similarly long and narrow, sinuous-sided fields, together probably representing a block of enclosed medieval cultivation strips.	POST MEDIEVAL (1540AD-1901AD)	Future management should include reducing and controlling the encroaching scrub, etc, along the boundaries. The aim should be to manage and present this area as the formal approach to a building of national importance, as indicated by its Grade I listed status.	8518 7073	
160017	Boundary on the east side of Pope's Meadow, Bradley	BOUNDARY BANK	A stone-faced earth bank forming the eastern boundary of Pope's Meadow, and separating it from Baker's Park. The bank is up to 1.1m high and approximately 2.5m wide. The stone facing has tumbled in places. The boundary is well vegetated with some sizable trees growing out of it. The boundary is shown on the Wolborough tithe map and later mapping.	POST MEDIEVAL (1540AD-1901AD)	Undertake careful patching of the historic stone-faced bank using appropriate methods and materials. Patching is preferable to a complete rebuilding of the stone facing.	8515 7079	

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160018	Boundary on the west side of Pope's Meadow, Bradley	BOUNDARY BANK	A stone-faced earth bank bounding the west side of Pope's Meadow. The bank is up to 1m high and 2.2m wide; much of the stone facing is tumbled. The boundary is vegetated with frequent regrowth of small scrubby bushes on it.	POST MEDIEVAL (1540AD-1901AD)	Undertake careful patching of the historic stone-faced bank using appropriate methods and materials. Patching is preferable to a complete rebuilding of the stone facing.	8510 7079	
160019	Plantation in Lower Meadow, Bradley	PLANTATION	A small plantation made up of some mature trees and some more recent planting at the southern end of a parcel recorded by the Wolborough tithe survey as part of Lower Meadow, in use as pasture; the tithe map showed the southern portion of the field, broadly equivalent to the extent of the current parcel, divided from the remainder by a dashed line, which may suggest a long history of subdivision. The Ordnance Survey 25in maps of 1890, 1905 and 1943, however, do not show the subdivision, depicting the whole of the parcel as enclosed agricultural land. The area is divided from the remainder of the historic parcel to the north by a wire fence. The plantation is used as an unofficial route between Pope's Meadow and a crossing point on the small stream known as Shuttlebrook to the west. At the time of survey there was a considerable quantity of litter, scrap and building debris spread through the plantation.	MODERN (1901AD-AD)	The plantation is not an historic feature but may be useful in screening housing on Totnes road in views from the south along the avenue. Clear rubbish from the site and assess whether the informal access route through it is a management problem.	8516 7069	
160020	Earth bank and modern wall bounding southern end of Lower Meadow, Bradley	BOUNDARY BANK	A stone-faced earth bank and a modern concrete block wall forming the southern boundary to Lower Meadow, dividing it from modern housing to the south. The block wall forms the eastern section and a stone-faced earth bank - the original boundary - lies to the west. The latter is 0.9m high and 2.5m wide. Much of the stone facing is displaced and trees grow out of the north side of the bank. The western portion of the boundary was shown on the tithe map and later mapping. The eastern portion is shown on current Ordnance Survey digital mapping.	POST MEDIEVAL (1540AD-1901AD)	The boundary forms part of the National Trust property boundary. Assess the requirements for appropriate future management to maintain it as a functional and historic feature. The earth bank should be maintained using methods and materials appropriate for an historic feature.	8515 7067	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160021	Field known as Lower Meadow, Bradley	WATER MEADOW	A field, recorded by the Wolborough tithe survey as Lower Meadow and used at that date as pasture. It was described in 1904 as 'Watered Meadow', implying some provision was made for diverting water over it from the adjacent stream known as the Shuttlebrook. There is now considerable encroachment of overhanging trees and scrubby vegetation from the boundaries on both the north-east and south-west sides of the field, concealing any surviving features related to this activity.	POST MEDIEVAL (1540AD-1901AD)	Clear vegetation back to the historic boundaries. Inspect for features associated with former use as a 'watered meadow' and record appropriately. Manage as historic meadow.	8511 7076	
160022	Stone revetting to bank of River Lemon, Bradley	REVETMENT	For a short distance downstream from the bridge carrying the Bradley carriage drive over the River Lemon the north bank of the river is revetted by courses of roughly squared limestone blocks. These are not continuous, suggesting either that they represent patching to protect the riverbank in particularly vulnerable places or that there was previously a longer stretch of revetting which has been removed in places by erosion or flood damage.	POST MEDIEVAL (1540AD-1901AD)	This feature is potentially vulnerable to future flood damage. It should at minimum be subject to photographic recording and survey of the locations of the surviving historic revetments.	8504 7089	
160023	Hollows and undulations in the ground surface on the south bank of the River Lemon, Bradley	NATURAL FEATURE	A small area of hollows and undulations in the ground surface on the south bank of the River Lemon immediately downstream from the bridge are likely to be a consequence of turbulence during past floods and therefore natural. The area is covered by scrubby trees and undergrowth and adjoins Baker's Park. It was recorded as 'waste' by the 1844 Taperell survey and trees were shown in the area on the Ordnance Survey 1st edition 25in map of 1890.		Manage as amenity woodland.	8506 7091	
160024	Boundary dividing south bank of River Lemon from Baker's Park, Bradley	BOUNDARY BANK	A stone-faced earth bank up to 1.1m high and 2.5m wide with coppice stools on it. The boundary is shown on the Ordnance Survey 1st edition 25in map of 1890 and probably also on the tithe map.	POST MEDIEVAL (1540AD-1901AD)	The boundary forms part of the National Trust property boundary. Assess the requirements for appropriate future management to maintain it as a functional and historic feature.	8510 7094	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160025	Footbridge across Shuttlebrook, Bradley	FOOTBRIDGE	A small, modern wooden footbridge over the Shuttlebrook providing pedestrian access from the northern end of Pope's Meadow to riverside walks on the south side of the Lemon to the west. No bridge or path is shown here on historic mapping and the bridge appears to be an element in modern leisure provision.	MODERN (1901AD-AD)	Monitor for health and safety / risk.	8505 7085	
160026	Field known as Lang's Meadow, Bradley	WATER MEADOW	A field recorded by the East Ogwell tithe survey as Lang's Meadow, then in use as pasture and held by the Reverend Frederick Wall as part of the Bradley estate. It is shown on the Ordnance Survey 25in maps of 1890, 1905 and 1943 as enclosed agricultural land. It was described in 1904 as 'Watered Meadow', implying some provision was made for diverting water over it from the adjacent stream known as the Shuttlebrook. Two curving linear features with their southern ends on the boundary along which the stream runs are visible on Environment Agency Lidar coverage and may represent carrier channels. The boundary along which the stream runs is mostly very overgrown but a bank and ditch at SX 85128 70686 could perhaps have been associated with the 'watered meadow'.	POST MEDIEVAL (1540AD-1901AD)	Clear vegetation back to the historic boundaries and include in future management programmes. Inspect for features associated with former use as a 'watered meadow' and record appropriately. Manage as a historic meadow.	8507 7071	
160027	Bank and ditch in Lang's Meadow, Bradley	DITCH, PARISH BOUNDARY	An earth bank and accompanying ditch alongside the northern bank of the stream at the southern end of Lang's Meadow. The bank is 0.7m high and 2.2m wide; on its north side, towards the meadow, is a ditch 3m wide and 0.35m deep. These may have been associated with the 'watered meadow' referred to in 1904 (160026) but could perhaps mark the line of the parish boundary between Wolborough and East Ogwell, which is shown on historic maps following the stream.	POST MEDIEVAL (1540AD-1901AD)	Clear vegetation back to the historic boundary. Inspect this feature for indications of former function and record appropriately.	8512 7068	
160028	Boundary between Lang's Meadow and Lang's Copse, Bradley	BOUNDARY BANK	A stone-faced scarp up to 1.6m high cut into the base of the slope, reinforced in places by a bank on top of the scarp up to 0.4m high. Much of the stone facing has tumbled. This was a stockproof boundary between Lang's Meadow and Lang's Copse. It is shown on the East Ogwell tithe map and later maps.	POST MEDIEVAL (1540AD-1901AD)	Undertake careful patching of the historic stone-faced scarp using appropriate methods and materials. Patching is preferable to a complete rebuilding of the stone facing.	8504 7066	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160029	Small quarry and spoil heap in Lang's Copse, Bradley	QUARRY	A small quarry in the form of a crescent-shaped cut into the hillslope approximately 9m long with a face up to 2m high and 7m long on the upslope side. A mound of stony refuse thrown downslope below the cut is approximately 5m long, 4m wide and 0.8m high. The feature is overgrown with saplings and young trees on it.	POST MEDIEVAL (1540AD-1901AD)	Include this area in future management of the historic woodland.	8502 7067	
160030	Small quarry and spoil heap in Lang's Copse, Bradley	QUARRY	A small quarry pit 3m long, 4m wide and up to 1m deep cut into the hillslope on the line of what appears to be a natural scarp, presumably formed by the limestone geology. Stony spoil or refuse forms a mound 3m in diameter and 0.3m high roughly 5m downslope to the north-west.	POST MEDIEVAL (1540AD-1901AD)	Include this area in future management of the historic woodland.	8501 7064	
160031	Cluster of small pits and quarries in Lang's Copse, Bradley	QUARRY	A cluster of small trial pits and quarry faces cut into the slope with accompanying spoil dumps. There are no clear traces of access tracks serving the workings and material from them was presumably taken to a track a short distance downslope for removal.	POST MEDIEVAL (1540AD-1901AD)	Include this area in future management of the historic woodland.	8502 7062	
160032	Parcel of woodland known as Lang's Copse, Bradley	COPPICE	A parcel of woodland named Lang's Coppice in 1745, Lang's Wood in the East Oghwell tithe survey, with land use then recorded as 'trees and coppice', and as Lang's Copse on historic Ordnance Survey maps. It was shown as mixed woodland on the 1st edition 25in map of 1890. Discrete areas of relatively recent hazel coppice are present and other areas are planted with mature beeches and at least one sweet chestnut (at SX 84930 70621). Some element of the mix of trees may represent planting to enhance views from Bradley.	POST MEDIEVAL (1540AD-1901AD)	Manage as historic woodland within the River Lemon Valley Woods SSSI. The area should be subject to investigation by an appropriate specialist to identify surviving evidence for past management practice (for example, coppicing) and specimen tree planting) and the results incorporated into the historic record for Bradley and future presentation and interpretation.	8498 7063	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160033	Prominent summit and rock outcrop in Lang's Copse, Bradley	NATURAL FEATURE	A prominent summit with a rocky ridge descending through Lang's Copse to a point overlooking the River Lemon and adjacent valley bottom. It represents a distinctive topographic feature which may have been a focus for interest in the past, conceivably in the prehistoric period but also as part of the picturesque setting of Bradley: it can be seen as a prominent feature in the Reverend John Swete's watercolour of Bradley dated 1795. There is no indication of modification of the outcrop or of created features and the feature is now under relatively dense tree cover and not prominent from a distance.		Include this area in future management of the historic woodland.	8497 7061	
160034	Quarry on south side of Lang's Copse, Bradley	QUARRY	A quarry cut into the steep hillslope on the south side of Lang's Copse. Not entered but estimated to be 25m across and up to 6m deep.	POST MEDIEVAL (1540AD-1901AD)	Health and safety / risk assessment recommended. The upper edge of the quarry face is unfenced and presents a potential health and safety hazard in an area close to housing and well frequented paths. Include this area in future management of the historic woodland.	8498 7057	
160035	Boundary on the south side of Lang's Copse, Bradley	BOUNDARY BANK	An earth bank with ditch forming the boundary on the south side of Lang's Copse. Much of this boundary is inaccessible because of dense undergrowth, fallen timber and dumping of brash. Where accessed it was an earth bank 0.8m high and 1.8m wide with a ditch 1m wide and 0.3m deep on the north side.	POST MEDIEVAL (1540AD-1901AD)	The boundary forms part of the National Trust property boundary. Assess the requirements for appropriate future management to maintain it as a functional and historic feature.	8487 7056	
160036	Track through Lang's Copse on south side of River Lemon, Bradley	TRACKWAY	A modern footpath following the south side of the River Lemon through Lang's Copse. It is not shown on historic maps and is likely to represent relatively recent provision as an amenity for walkers.	MODERN (1901AD-AD)	Maintain the track as part of the footpath network on the property.	8499 7074	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160037	Ditch in Lang's Copse, Bradley	PRACTICE TRENCH, SLIT TRENCH	A steep-sided ditch runs upslope from the river bank and then turns west towards the river. It is unclear whether it formerly continued in this direction and has been effaced by the public footpath above the south bank of the River Lemon. The total length is roughly 40m. The ditch is up to 1.2m wide and 0.8m deep with spoil cast downslope to the north-west to form an irregular bank up to 0.5m high and 1.5m wide. The ditch is traceable between SX 84984 70735 and SX 84988 70710. There is no obvious function for the feature. It appears sharply cut and is therefore likely to be relatively recent, although there are trees up to 0.5m in diameter growing on the spoil. It is possible that it was a military practice trench or formed part of anti-invasion measures: there is a clear view from it across the Lemon to Bradley Great Meadow which may have been considered a risk as a potential parachute landing ground.	MODERN (1901AD-AD)	Local enquiries may produce further information on the original function of the feature. If so, incorporate into the Bradley historic record.	8498 7071	
160038	Earth bank forming the west side of Lower Orchard, Bradley	BOUNDARY BANK	An earth bank up to 0.65m high and 2.3m wide which forms the west side of Lower Orchard, dividing it from Powsey Moor. It follows a curving line from the south bank of the River Lemon and then turns south up the slope of the valley side. Pedestrian traffic in the area near the river has obscured traces of any accompanying ditch. The boundary was shown on the East Ogwell tithe map and subsequent historic mapping.	POST MEDIEVAL (1540AD-1901AD)	Monitor the impact of erosion / damage / deterioration on the historic feature. Undertake appropriate maintenance and protection measures as required.	8485 7067	
160039	Parcel known as Lower Orchard, Bradley	ORCHARD	This was formerly part of a larger parcel recorded in the East Ogwell tithe apportionment as Lower Orchard, with the use noted as 'Apples'. It was then part of a tenement named Undercleave located to the south at the head of the coombe in which the parcel is located. It was shown as orchard on the Ordnance Survey 25in maps of 1890 and 1905 but is now mixed woodland.	POST MEDIEVAL (1540AD-1901AD)	Manage as amenity woodland within the River Lemon Valley Woods SSSI.	8485 7065	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160040	Earth bank forming the southern side of Powsey Moor, Bradley	BOUNDARY BANK	An earth bank scarped into the north-facing slope, 0.75m high downslope and 0.25m high on the upslope side; 1m wide. The boundary forms the southern boundary of Powsey Moor and divides it from agricultural land to the south. It was shown on the tithe map and later mapping.	POST MEDIEVAL (1540AD-1901AD)	The boundary forms part of the National Trust property boundary. Assess the requirements for appropriate future management to maintain it as a functional and historic feature.	8479 7065	
160041	Parcel named Dunstone, formerly arable, now wooded, Bradley	FIELD, WOOD	A parcel named Dunstone, recorded as arable in the East Oghwell tithe apportionment and then held as part of the East Oghwell mill tenement. The Ordnance Survey 25in maps of 1890, 1905 and 1943 show most of the parcel as enclosed agricultural land, with the exception of a small sub-circular area of trees against its south-west boundary. It was recorded as pasture in 1909 but the whole area is now wooded, although not densely.	POST MEDIEVAL (1540AD-1901AD)	It is unlikely that it would be practicable to reinstate the historic land use as enclosed agricultural land. Initiate an appropriate management regime for amenity woodland within the River Lemon Valley Woods SSSI.	8467 7061	
160042	Earth bank and scarp between Dunstone and Powsey Moor, Bradley	BOUNDARY BANK	A boundary formed by a scarp cut into the break of slope at the head of the valley side above Powsey Moor and at the south end of the former arable field named Dunstone. The scarp is topped with an earth bank 0.85m wide and up to 0.45m high on the upslope side, with a shallow ditch to the south; on the downslope side the boundary is approximately 1.4m high. Some substantial trees grow out of the bank. The ditch on the south side of the boundary appears to cut the foot of an adjacent lynchet (160043). The boundary is shown on the East Oghwell tithe map and subsequent historic mapping.	POST MEDIEVAL (1540AD-1901AD)	Monitor erosion / damage and undertake appropriate maintenance as required for long-term preservation of an historic feature.	8470 7068	
160043	Lynchet at northern end of field named Dunstone, Bradley	LYNCHET	A lynchet up to 0.6m high has formed at the downslope, northern end of the former arable field named Dunstone. The lynchet lies parallel to boundary (160042) and the ditch on the south (upslope) side of the boundary appears to cut the foot of the lynchet.	MEDIEVAL (1066AD-1540AD)	Control vegetation in the area.	8470 7076	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160044	Boundary to plantation or tree clump within a parcel named Dunstone , Bradley	PLANTATION BANK	The summit of a rounded hill centred on SX 8460 7075 is encircled by a low scarp or break of slope 0.5m high. In places the scarp is topped by a low earth bank up to 0.1m high on its upslope side. On the south side of the summit the scarp runs across an area of loose stone and is here formed of stony material and stands up to 0.7m high. The Ordnance Survey 1st edition 25in map of 1890 shows a small plantation or clump of deciduous trees up to 25m across on the site and the scarp is likely to have been a boundary around this, perhaps supplemented by fencing. The 1890 map shows the north-eastern side of the feature depending from the adjacent field boundary, but in the field it appears that the scarp turns to the south and is overlain by the boundary, suggesting that the latter is later. At SX 84575 70579, close to the point where the scarp meets the field boundary, is a recumbent slab of conglomerate, 1m long and 0.45m by 0.3m across; it lies adjacent to a small break in the encircling scarp and may have been a post at an entrance. A group of oak trees now grows within the enclosed area, the largest of which is 2.9m in circumference; an oak growing on the scarp defining the boundary is 2.65m in circumference. It is unclear whether the landscape feature represented by a tree clump here would have been visible from Bradley (it is not known to have been part of the estate in the historic period) and it may have been intended to be visible from another country house in the vicinity.	POST MEDIEVAL (1540AD-1901AD)	Monitor erosion / damage and undertake appropriate maintenance as required for long-term preservation of an historic feature.	8460 7055	
160045	Possible Bronze Age barrow or cairn on Dunstone , Bradley	BARROW, CAIRN	A low, stony, grass-covered mound 6m in diameter and 0.4m high on the summit of a rounded hill with views into the valley to the south-east is a possible Bronze Age barrow or cairn. No ditch or structure to the mound are evident but there are numerous fragments of stone of various geologies (limestone, dark gritty sandstone and a coarse conglomerate which incorporates water-rounded quartz pebbles up to 60mm) on the mound and in the immediate area around it. On the south side of the mound a substantial slab of the conglomerate approximately 1m by 0.8m by 0.35m either outcrops or is partly set into the surface. There are natural outcrops of the conglomerate a short distance to the south-east of the possible cairn.	BRONZE AGE (2500BC-700BC)	Several trees are currently growing on and around the mound. These should be removed and stumps treated to prevent regrowth in order to minimise further damage from root growth and potential future damage from windthrows. Further archaeological assessment of the feature is recommended. If confirmed as a Bronze Age monument the site would be of national importance.	8461 7058	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160046	Boundary forming the southern extent of two parcels named Dunstone , Bradley	BOUNDARY BANK	A boundary forming the south side of two adjacent parcels named as Dunstone in the East Ogwell tithe apportionment. The boundary now on the south of the parcel to the east was not shown on the tithe map but does appear on the Ordnance Survey 1st edition 25in map of 1890, dividing a formerly larger field. The south-east end of this boundary is a stone-faced earth bank 1.3m wide with a facing of horizontally laid stones forming a near vertical face up to 0.55m high on the northern, upslope side. The stones used include pieces of the coarse conglomerate found in the immediate area. To the north-west the boundary takes the form of an unrevetted earth bank of similar size.	POST MEDIEVAL (1540AD-1901AD)	The boundary forms part of the National Trust property boundary. Assess for appropriate future management. Any works to it should use methods and materials appropriate for an historic feature.	8455 7060	
160047	Ditch and bank within Powsey Moor, Bradley	BOUNDARY BANK	A ditch 1.7m wide and 0.5m deep, with a bank to the north 0.3m high and 1.3m wide follows an irregular arc approximately 60m long from SX 84818 70719 to SX 84754 70722. Both ends of the ditch cut the south bank of the River Lemon. The feature is infilled and the bank not apparent where it is crossed by the present riverside footpath. The ditch is not shown on any historic mapping or current digital maps and its function is unclear. However, the south end of the footbridge known as the Ghost Bridge falls within the area enclosed and the boundary may originally have been intended to keep livestock grazing in Powsey Moor on the south side of the river away from it.	POST MEDIEVAL (1540AD-1901AD)	Monitor erosion / damage and undertake appropriate maintenance as required for long-term preservation of an historic feature.	8475 7072	
160048	Track on the south side of the River Lemon, Bradley	TRACKWAY	A track running along the south side of the River Lemon. In places it is terraced into the steep hill slope and is there 4m wide with a steeply-cut scarp up to 1.4m high on the upslope side. A track is shown following approximately this route on the East Ogwell tithe map, running west from a footbridge on the site of the Ghost Bridge towards East Ogwell mill. The Ordnance Survey 1st edition 25in map of 1890 does not show the route to East Ogwell mill but instead shows the track taking a direct route to East Ogwell village, on the line of the present public footpath. The terraced portions of the present track appear to have been created with earth-moving machinery and are said to have been constructed during the 20 th century to facilitate the removal of timber (P Woolner, pers comm). The track now forms part of a well-used public footpath along the south side of the River Lemon.	POST MEDIEVAL (1540AD-1901AD)	Maintain as part of the footpath network on the property.	8472 7073	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160049	Bank and ditch forming the boundary between Dunstone and Powsey Moor, Bradley	BOUNDARY BANK	A ditch up to 2m wide and 0.8m deep with a bank on the downslope (west) side up to 0.4m high and 1.8m wide. The East Ogwell tithe apportionment recorded the boundary dividing the trees and coppice of Powsey Moor to the east from a pasture named Dunstone and it was probably therefore intended to be stock-proof. The 1844 Taperell survey shows a gateway through the boundary immediately beside the River Lemon. Upslope the boundary forms a sharp dog-leg at SX 84615 70689, the change of direction taking it from an alignment following the eastern side of the base of a coombe to a line closer to the centre of the coombe. Where the boundary runs east–west for a short distance it takes the form of a stone-faced scarp 0.4m high. Where it turns to continue upslope it is a stony bank with a stone face to the west up to 0.55m high and 2m wide with a shallow ditch to the west 1.5m wide. The function of the sharp dog-leg is not apparent, unless it was intended to incorporate part of the base of the coombe or to bring particular trees within the parcel to the east; a moderate-sized oak lies within the area of the dog-leg. The different forms of the boundary suggests that they represent different phases of enclosure. Peter Woolner (pers comm) suggests there may have been a building within the area defined by the dog-leg, but no traces of a structure were seen during fieldwork.	POST MEDIEVAL (1540AD-1901AD)	Monitor erosion / damage and undertake appropriate maintenance as required for long-term preservation of an historic feature.	8464 7070	
160050	Bank and ditch dividing Dunstone from Emblett Hill, Bradley	BOUNDARY BANK	An earth bank 3.6m wide, stone faced to the west where it is 0.75m high. A ditch to the west is 1.7m wide and 0.4m deep. To the south, at the head of the slope, alongside the footpath leading into the National Trust property from the direction of East Ogwell, the boundary is formed of large limestone blocks. No ditch is evident here and erosion on the footpath reveals bedrock immediately adjacent. The boundary divides a parcel of pasture recorded by the East Ogwell tithe apportionment as Dunstone, to the east, then part of Buttercombe tenement, from Emblett Hill, recorded as 35 acres of pasture, to the west, the latter falling within a holding named Stubbins. The substantial nature of the boundary probably reflects its function in dividing two farms. It is likely to be of at least medieval origin, possibly earlier. The 1844 Taperell survey showed a gateway in the boundary at its northern end, adjacent to the River Lemon.	MEDIEVAL (1066AD-1540AD)	The boundary forms part of the National Trust property boundary. Assess the requirements for appropriate future management to maintain it as a functional and historic feature.	8457 7072	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160051	Boundary on south side of Emblett Hill, Bradley	WALL	Dry-stone wall of limestone blocks. Where best preserved it is up to 1.3m high and 0.8m wide. The faces are battered. The boundary is shown on the East Ogwell tithe map and appears to block what may previously have been an access route from the direction of East Ogwell village onto the area of former rough pasture on Emblett Hill.	POST MEDIEVAL (1540AD-1901AD)	The boundary forms part of the National Trust property boundary. Assess the requirements for appropriate future management to maintain it as a functional and historic feature.	8451 7064	
160052	Boundary on west side of public footpath south of Dunstone, Bradley	BOUNDARY BANK	A boundary in the form of a stone-faced scarp up to 1.2m high, at least partly formed by a positive lynchet with the lower side to the east. The public footpath from East Ogwell runs through a narrow corridor, probably an historic access route to rough grazing on Emblett Hill, of which this forms the western boundary. It was shown on the Ordnance Survey 1st edition 25in map (1890) and more schematically on the East Ogwell tithe map.	POST MEDIEVAL (1540AD-1901AD)	The boundary forms part of the National Trust property boundary. Assess the requirements for appropriate future management to maintain it as a functional and historic feature.	8450 7063	
160053	Spring at the south end of Dunstone, Bradley	SPRING	A small spring is visible as a wet area within the woodland with an outflow downslope. No structure is visible but there is some loose stone in the vicinity and a small gully, possibly natural, carries a small trickle of water downslope for 10-12m before fading out. This may have been used for watering livestock in the past but there is now no evidence of use.		None	8454 7064	
160054	Boundary subdividing an enclosure named Dunstone, Bradley	BOUNDARY BANK	An earth bank up to 0.8m high and 1.2m wide running across a steep north-west facing slope. There is a ditch on the upslope side 1.2m wide and up to 0.3m deep. The boundary was not shown on the East Ogwell tithe map but does appear on the Ordnance Survey 1st edition 25in map of 1890, dividing enclosed agricultural land (pasture on the tithe survey) from woodland on the steep slope to the east. It is likely to date from the later 19 th century.	POST MEDIEVAL (1540AD-1901AD)	Monitor erosion / damage and undertake appropriate maintenance as required for long-term preservation of an historic feature.	8459 7063	
160055	Boundary dividing two parcels named Dunstone, Bradley	BOUNDARY BANK	An earth bank (with some stones in the make-up) up to 1m high on the downslope side, 0.4m high on the upslope face. It is 2m wide and located on a break of slope. A ditch on the upslope side (south-east) is 1.6m wide and 0.3m deep. The boundary was shown on the East Ogwell tithe map and divided an area of pasture named Dunstone from an arable enclosure on more level land above also known as Dunstone.	POST MEDIEVAL (1540AD-1901AD)	Monitor erosion / damage and undertake appropriate maintenance as required for long-term preservation of an historic feature.	8462 7062	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160056	Small hollow near summit of hill in Dunstone, Bradley	PIT	A small, shallow hollow or pit, approximately 1.5m in diameter and up to 0.15m deep (although probably deeper), with loose stone scattered in and around it. It is infilled with fallen leaves and partly obscured by a fallen tree. There is no indication of its origin or function but it lies near the small possible cairn on the summit of the hill.	UNCERTAIN	Further investigation in this area may clarify the origins of the feature.	84607058	
160057	Natural outcrop of a distinctive conglomerate stone, Dunstone, Bradley	NATURAL FEATURE	An area of natural outcropping of a distinctive coarse conglomerate, incorporating water-rounded stones. It lies south-east of a possible cairn or barrow on the summit of the hill. Material from the outcrop (or loose stone derived from it) has been incorporated into an adjacent field boundary and possibly also the nearby cairn.		None	84617057	
160058	Ford across mill leat, Bradley	FORD	A modern ford across the mill leat south-west of Bradley provides access from Great Meadow to The Lawn. There is no visible structure; the bank appears to have been lowered or removed on both north and south sides.	MODERN (1901AD-AD)	Monitor to check that occasional use of the ford is not damaging the historic elements of the leat.	84777077	
160059	Bridge across mill leat upstream from Bradley house, Bradley	BRIDGE	A small stone bridge with a segmental arch carries a footpath over the mill leat. The carriageway is 3.7m wide overall and the span approximately 2m. The arch stands approximately 0.5m above the bed of the leat. Some tarmac has been laid on the carriageway and cement or concrete fillets along each side are probably intended as wheel guides for vehicular traffic; there are no parapets. Some mortared joints are visible on the stonework of the arches but it is unclear whether these are original. Stirling (1830, 166) referred to 'crossing the leat by a stone bridge' when describing a walk in the woods above Bradley meadow and the footpath is shown crossing the leat at this point on the Highweek tithe map 1842.	POST MEDIEVAL (1540AD-1901AD)	Monitor the structure. Works to it should be undertaken by conservation specialists using appropriate methods and materials.	84517093	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160060	Boundary bank forming west side of Berry's Wood.	BOUNDARY BANK	A substantial earth bank up to 3m wide and 0.95m high. No ditch is evident on either side of the portion on the valley floor but could have been infilled by past flooding from the nearby River Lemon. (The boundary higher on the slope to the north was not accessible because of dense vegetation and was not inspected.) The boundary was shown on the Highweek tithe map 1842 and later mapping.	POST MEDIEVAL (1540AD-1901AD)	The boundary forms part of the National Trust property boundary. Assess for appropriate future management.	8440 7100	
160061	Track on north side of mill leat west of Bradley house, Bradley	TRACKWAY	A track shown on the Highweek tithe map 1842 linking Bradley with the path alongside the mill leat to the west but also probably giving access to farm lands to the west and north-west. Part of the route was reused by a later carriage drive running from Bradley house to Bradley Wood House. Where the earlier track survives it takes the form of a terraced way 3-4m wide with a scarp on the upslope side cut into the steep slope of the valley side. At its eastern end (SX 84624 70871) it diverges downslope from the route of the later carriage drive. The track descends to the north bank of the mill leat and follows this west, meeting the track which follows the bank of the mill leat. It then diverges north and at its western end within the National Trust boundary it runs on a terrace 4m wide between the base of the steep, rocky hillslope to the north and a low south-facing scarp 0.3-0.4m high on its south side. Much of the path is now heavily overgrown and it is no longer in use.	POST MEDIEVAL (1540AD-1901AD)	If the woods in this area are opened to public access this former route should be re-opened for use.	8457 7089	
160062	Footpath alongside the mill leat passing to the south of Bradley house, Bradley	TRACKWAY	A footpath following the mill leat passing south of Bradley house. It extends for more than 1 km from the outskirts of the built up area of Newton Abbot to the east to East Ogwell mill to the west. The route is first shown on the Highweek tithe map c1842 but is likely to be significantly older.	POST MEDIEVAL (1540AD-1901AD)	As an amenity for numerous walkers the path should be regularly checked and maintenance appropriate for a path in a sensitive historic setting carried out as required.	8472 7078	

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160063	Possible palaeochannel between the mill leat and River Lemon, west of Bradley house, Bradley	PALAEOCHANNEL	A substantial wet hollow lies between the south side of the mill leat and the River Lemon. This may be a palaeochannel resulting from a past failure or intentional breaching of the bank on the south side of the leat at this point with the resulting flood cutting through the narrow tongue of land between the two watercourses. A small patch of dry-stone facing on the southern face of the leat bank, roughly 0.9m high and 1.3m wide, may have been part of a repair to or reinstatement of the embankment on the south side of the leat.	POST MEDIEVAL (1540AD-1901AD)	There may be local knowledge of the episode or episodes which formed this feature.	84507094	
160064	Boundary between Little Meadow and a riverside copse to the west, Bradley	FENCE	A boundary is shown on the Highweek tithe map 1842 running between the River Lemon and mill leat, dividing the north-west end of Little Meadow from an area of copse. This is depicted as a fence by the Taperell survey (1844). Three modern wooden fence posts are <i>in situ</i> . It is likely that the location alongside the river, formerly exposed to regular flooding, meant that this was always a temporary boundary.	POST MEDIEVAL (1540AD-1901AD)	None	84567086	
160065	Meadow named Little Meadow, Bradley	FIELD	A long, narrow, relatively level and featureless pasture field lying on the valley floor between the north bank of the River Lemon and the mill leat was named in the Highweek tithe apportionment as Little Meadow, recorded as pasture. Subsequent historic Ordnance Survey maps show it as agricultural land.	POST MEDIEVAL (1540AD-1901AD)	Control encroaching vegetation at the west end and along the river bank. Preferably managed as a traditional hay meadow but current recreational uses are likely to limit the potential for this.	84657079	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160066	Palaeochannel of the River Lemon south-east of Bradley house, Bradley	PALAEOCHANNEL	A broad palaeochannel runs from close to the present course of the River Lemon at SX 84900 70754 towards the bridge over the River Lemon south-east of Bradley. The parish boundary between Highweek and East Ogwell appears to coincide with it, suggesting that at the time the parish boundary was defined the river flowed on a course slightly to the north of the present one. A broad ridge, probably the former south bank of the river, runs from SX 84939 70749 to SX 84999 70806. It is truncated at its eastern end by a large hollow which is probably the result of flood turbulence on the upstream side of the bridge over the Lemon. The palaeochannel may preserve a variety of important environmental evidence.	UNCERTAIN	Investigate the potential for acquiring palaeoenvironmental evidence from this feature.	8495 7077	
160067	Parish boundary between Highweek and East Ogwell, south-east of Bradley	PARISH BOUNDARY, BOUNDARY STONE	The parish boundary between Highweek and East Ogwell follows a palaeochannel (160066) running through Bradley Meadow on the north side of the River Lemon, south-east of Bradley house. This is the only portion of East Ogwell located to the north of the present course of the river and it is probable that the boundary was established at a time when the river followed the palaeochannel. A survey of Bradley made in 1844 showed three bound stones on the line of the boundary within Bradley Great Meadow. The boundary was shown as 'Undefined' on the Ordnance Survey 1st edition 25in map of 1890. The former bound stones appear to be no longer extant.	POST MEDIEVAL (1540AD-1901AD)	The bound stones have been moved but may survive in the vicinity. If discovered consideration should be given to reinstating them on the boundary.	8500 7083	
160068	Stone revetment to bank of River Lemon, Bradley	REVETMENT	A small area of stone revetment is visible on the south bank of the River Lemon when viewed from the opposite bank. It suggests past attempts to manage erosion on the river banks.	POST MEDIEVAL (1540AD-1901AD)	Further traces of past revetment may survive. Inspect river banks and record the extent and character of any other revetments if / when riverside vegetation is reduced.	8463 7079	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160069	Riverside pasture known as Bradley Great Meadow, Bradley		The area of riverside pasture named Bradley Great Meadow was recorded by the Highweek and East Ogwell tithe apportionments and is probably of medieval or early medieval origin, representing the <i>leah</i> element of the place-name Bradley. With Lower Meadow, it is likely to be the area noted in 1745 as 'Two Bradley Meadows'. The meadow formed a key element in Bradley's landscape context from about the mid 18 th century, functioning as a 'park like' setting for the house.	MEDIEVAL (1066AD-1540AD)	This area would ideally be managed as a traditional hay meadow. Current recreational use is likely to make this difficult to achieve but it should remain as an aspiration, perhaps for part of the area. Manage vegetation along the river bank to improve the visibility of the river.	8493 7080	
160070	Sluice and spillway between mill leat and River Lemon, east of Bradley house, Bradley	SLUICE, SPILLWAY, CULVERT	A sluice and spillway complex east of Bradley regulates the flow of water in the mill leat. The spillway is in the form of a cascade approximately 5m wide, set into the south bank of the leat. The sluice aperture and metal sluice mechanism is located immediately upstream of the spillway, on the same bank, and debouches into a curving, widening channel; this is 0.75m wide at the sluice and 1.1m wide where it meets the bottom of the spillway. The flow of water from the sluice and spillway passes under the path between the leat and river by an arched masonry culvert approximately 9m long which flows into the River Lemon at its eastern end. The culvert is 0.95m wide and 0.95m high. An inscribed stone slab which reads 1895 NATIONAL TRUST 1995 is set in the surface of the grassed 'island' between the sluice, leat and spillway, presumably the date of a refurbishment of the complex. There is a significant flow of water from the leat into the sluice channel which does not go through the sluice but it was not possible to identify the point of ingress. The complex is shown on the Highweek tithe map 1842 and historic Ordnance Survey maps. They have been a popular subject for artists and photographers.	POST MEDIEVAL (1540AD-1901AD)	These features should be managed as important components of the historic water management system on the mill leat, with future works carried out by conservation specialists using appropriate methods and materials.	8504 7093	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160071	Stone bridge carrying carriage drive over mill leat, Bradley	BRIDGE	A stone bridge carrying the drive to Bradley over the mill leat, probably dating to the second quarter of the 19 th century. A bridge in the present location was shown on the Highweek tithe map 1842 and by the Taperell survey (1844). (Earlier views of the east front of the house show a smaller bridge with lower parapets and without piers.) It crosses the leat at an angle and the parapets, each approximately 5m in length, are offset from each other. The carriageway is 4.2m wide. Each of the parapets has a small pillar at each end, topped by a shallow pyramidal cap; the tallest of the pillars is 1.25m high. The width of the carriageway on the bridge is constrained by two large slate slabs, 1.2m by 0.75m, set against the inner edge of the parapets. Each has the remains of three or four iron uprights, now cut off at the level of the slab surfaces. Traces of iron fixings also survive in the coping stones of the parapets on each side, adjacent to the slabs. The function of these features is unknown but it is possible that the iron uprights formed part of an ornamental feature such as an arch across the carriageway at what is effectively the division on the main approach to Bradley between 'public' space to the south of the leat and 'private' space on the north side. The remains of the former 'wishing well' (100024) are attached to the east side of the bridge.	POST MEDIEVAL (1540AD-1901AD)	Monitor the condition of the structure regularly. Any repairs should be to conservation standards using appropriate methods and materials. Repairs to / reinstatement of the 'wishing well' would enhance the appearance of the bridge.	8499 7089	
160072	Track between mill leat and former drive, Bradley	TRACKWAY	An unmetalled track 2-4m wide running north-west from the north bank of the mill leat. It initially runs parallel to the base of the scarp rising from the river flood plain and is there defined on its east side by a cut into the slope up to 0.35m high and to the west by a stone-faced earth bank. The south-east end is blocked by a spoil heap on the north bank of the leat. The track continues north-west up the scarp as a terraced way 2.5m wide to join the former drive known as Church Path (160082). A branch runs even more steeply upslope immediately to the east, joining Church Path adjacent to the entrance to Stray Park Orchard. The latter portion looks like a modern desire line forming part of the well-used network of footpaths in this area, but both branches of the track are shown on the Highweek tithe map 1842. The track is not depicted on the Ordnance Survey 1st edition 25in map of 1890, however, and was presumably out of use by that period. The original function of the track was presumably to link the route from Newton Bushel along the south side of the mill leat with Church Path to the north, and thus gain access to what would have been the main approach to	POST MEDIEVAL (1540AD-1901AD)	Manage vegetation in this area.	8502 7096	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
			Bradley before construction of the bridge across the River Lemon in 1826. There was presumably originally a bridge (160074) over the leat at the south end of the track.				
160073	Boundary north of mill leat, Bradley	BOUNDARY BANK	A stone-faced earth bank up to 0.45m high and 1.3m wide aligned parallel to the base of the steep scarp rising on the north side of the valley bottom flood plain. The boundary separates track (160072) from an area of meadow (160084) to the south-west. The boundary was shown on the Highweek tithe map 1842 and later mapping.	POST MEDIEVAL (1540AD-1901AD)	Monitor erosion / damage and undertake appropriate maintenance as required for long-term preservation of an historic feature.	8504 7096	
160074	Site of a former bridge across the mill leat, east of Bradley house, Bradley	BRIDGE	The former existence of a bridge is indicated by the well-defined track (160072) which runs to the north bank of the mill leat at this point, shown on the Highweek tithe map 1842. A structure shown in the foreground of a watercolour of Bradley by John Swete in 1793 may be the bridge. A footbridge is marked at this point on the current Ordnance Survey digital MasterMap but is not extant.	POST MEDIEVAL (1540AD-1901AD)	Public access in this area could be enhanced by reinstating an appropriately designed footbridge here.	8505 7095	
160075	Possible quarry on north side of mill leat, east of Bradley house, Bradley	QUARRY	A possible quarry in the form of hollowing into the steep valley-side scarp above the mill leat. The feature is 7-8m wide with scarps up to 0.8m high on either side. There is no indication of spoil in the immediate area. The area around the site was recorded in the Highweek tithe survey 1842 as 'Waste'.	POST MEDIEVAL (1540AD-1901AD)	Manage vegetation in this area to maintain visibility of an historic feature.	8506 7096	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160076	Quarry on the north side of the mill leat, east of Bradley house, Bradley	QUARRY	A shallow cut approximately 15m into the slope, 12m wide and up to 1.5m deep at each side (probably rather deeper in the centre). Spoil has been deposited across the mouth of the cut to the south in an irregular linear bank up to 2m wide and 0.5m high. (The spoil is close to but some distance vertically above the mill leat and therefore unlikely to derive from it.) A smaller cut approximately 5m by 6m by 0.8m deep has been made into the slope from the upper edge of the quarry, perhaps in a second phase of working.	POST MEDIEVAL (1540AD-1901AD)	Manage vegetation in this area to maintain visibility of an historic feature.	8509 7097	
160077	Possible quarry on north side of mill leat, east of Bradley house, Bradley	QUARRY	A near vertical exposed rock face at this location may represent former quarrying but is potentially also the result of natural slumping and collapse of the steep valley side.	POST MEDIEVAL (1540AD-1901AD)	Manage vegetation in this area. Inspect to confirm whether this is an historic working.	8511 7098	
160078	Former orchard east of house, Bradley	POUND, STOCK ENCLOSURE, ORCHARD, ALLOTMENT	A parcel named in the Highweek tithe apportionment as Stray Park Orchard (the name was first recorded in 1745) and shown as orchard on Ordnance Survey 25in maps of 1890 and 1905. No orchard trees were visible during the walkover and the area is now very overgrown with saplings and some larger trees. The name suggests that it was formerly used to accommodate animals not reclaimed from the manorial pound at Bradley. In the 1930s it was cultivated as allotments by local unemployed men and surplus produce sold (information from A Woolner). It is shown on the Ordnance Survey revised second edition 25in map of 1943 as enclosed agricultural land. A possible plough step up to 0.45m high is visible over a distance of about 10-15m in the base of the scarp to the boundary on the north side of the field and a few minor earthwork features are visible but difficult to trace under the young trees and surface vegetation; these features may relate to its past use as allotments.	POST MEDIEVAL (1540AD-1901AD)	There is potential for reinstating a positive use for this parcel, ideally as a traditional cider orchard. Its past use as allotments offers a key to community involvement in future work there. At minimum the present scrubby woodland should be appropriately managed.	8506 7100	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160079	Large quarry in Berry's Wood, north-east of Bradley house, Bradley	QUARRY	A large quarry cut into the hillslope, opening to the north-east and with exposed rock faces 8-10m high. Some spoil has been dumped outside the quarry entrance but in relatively small quantities, given the size of the working, suggesting that most of the stone produced was removed for use. The quarry was recorded by the Highweek tithe survey 1842 and was shown as 'Quarry' on the 1890 Ordnance Survey 25in map; the 2nd edition map of 1905 marked it as 'Old Quarry', suggesting that it was out of use by that date.	POST MEDIEVAL (1540AD-1901AD)	The upper edge of the quarry is not fenced and represents a potential health and safety hazard. There has been some dumping of rubbish within the quarry area, some at least probably coming from rough sleepers.	8501 7108	
160080	Small quarry near Church Path, Bradley	QUARRY	A small quarry cut into the slope below Church Path (160082). It is 8m wide and cut into the slope up to 2.5m deep.	POST MEDIEVAL (1540AD-1901AD)	Manage vegetation in this area to maintain visibility of an historic feature.	8506 7109	
160081	Stone-faced earth bank on eastern edge of Berry's Wood, Bradley	BOUNDARY BANK	A stone-faced earth bank on the eastern edge of Berry's Wood, forming the boundary to the National Trust property and dividing it from an area of allotments. Not accessible because of dense undergrowth. The boundary was shown on the Highweek tithe map 1842 and latter mapping.	POST MEDIEVAL (1540AD-1901AD)	The boundary forms part of the National Trust property boundary. Assess for appropriate future management aimed at long-term preservation of an historic feature. Some dumping of garden rubbish appears to have taken place along the boundary.	8507 7108	
160082	Historic principal approach to the house, Bradley	DRIVE	The historic principal approach to Bradley, linking it to Highweek church and village and known as Church Path (A Woolner, pers comm). It appears to be an early element in the local landscape and is probably medieval in origin. The track is up to 4m wide and hollowed into the slope, with a steep scarp 2-3m high on the upslope (northern) side. The downslope side is partly in the form of stone facing to the hollowed natural and elsewhere a stone-faced earth bank up to 1.5m high and 2.5m wide. Where the later carriage drive (160085) from the Totnes road cuts through Church Path on the approach to the house the latter's north side has been cut back into the slope, creating an exposed rock face, to enable a smooth transition between the two routes.	MEDIEVAL (1066AD-1540AD)	Currently well used as a public footpath. Maintain as part of the path network on the property. The formerly stone-faced earth banks along the route should be given appropriate patching and restoration to maintain the route as an historic feature and indicate its former function as the principal approach to the manorial centre.	8504 7104	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160083	Bridge over leat on south side of house, Bradley	BRIDGE	A small stone bridge without parapets carrying the present vehicle access to the enclosed area on the south side of the buildings at Bradley over the leat. The width overall is about 3m and the span a similar distance. It has a shallow segmented arch of limestone slabs with no mortar visible, above which are faced limestone blocks on each side of the carriageway; the carriageway surface is tarmaced. A bridge in this location was shown on the Highweek tithe map 1842 and by the Taperell survey (1844).	POST MEDIEVAL (1540AD-1901AD)	Monitor the structure. Works to it should be undertaken by conservation specialists using appropriate methods and materials.	8489 7081	
160084	Former meadow to the east of Bradley house, Bradley	MEADOW, PLANTATION,	An area of former meadow lying to the east of Bradley between the mill leat on the south and the valley-side scarp to the north. It was recorded by the Highweek tithe survey 1842 as part of Bradley Great Meadow. The 1840s carriage drive (160085) to Bradley and Bradley Wood House runs through it. The part north of the drive is rough grassland, partly overgrown. The area south of the drive is now a small plantation.	POST MEDIEVAL (1540AD-1901AD)	Ideally the plantation should be removed and this area reinstated as traditional hay meadow. The overgrown area to the north should be managed as a hay meadow. This would reinstate the historic setting of Bradley and make the historic house more widely visible in the landscape.	8496 7090	
160085	Carriage drive to Bradley house from the bridge over the mill leat, Bradley	DRIVE	The former carriage drive linking the bridge over the mill leat to Bradley and to Bradley Wood House. It runs on a low embankment, 8-9m wide and up to 0.25m high, with the carriageway approximately 4m wide. The surface is gravelled. A drive on this alignment was first shown on a survey by James Taperell in 1844 and it was probably built in the year or so preceding this. An earlier drive (160086) to the east front of the house took an alignment slightly to the south.	POST MEDIEVAL (1540AD-1901AD)	Monitor erosion / damage and undertake appropriate maintenance as required for long-term preservation of an historic feature.	8494 7089	
160086	Former approach to Bradley house from the bridge over the mill leat, Bradley	DRIVE	A track or drive from the bridge over the mill leat to the east of Bradley leading to the gate to the walled enclosure (160160) on the south side of the buildings. It was shown in early 19 th century illustrations and on the Highweek tithe map 1842 but was put out of use by a new drive built in 1842-3 (160086). A shallow linear hollow between SX 84959 70887 and SX 84930 70877 in the plantation to the east of the garden may indicate its former course.	POST MEDIEVAL (1540AD-1901AD)	Include in a programme of future archaeological investigation.	8494 7088	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160087	Spring or well east of Bradley house, Bradley	SPRING, WELL	The site of a spring or well alongside the drive to Bradley from the leat bridge. It is covered by a metal inspection cover and enclosed by a post and wire fence. No historic elements are visible. A sketch map of c1909 in the Bradley archive marks this as 'Well supply Bradley Manor House', but also indicates that it was linked, presumably by underground pipe, to the spring below the scarp to the north and to the 'wishing well' (100024) adjacent to the leat bridge (160071). A 'Spring' is marked at this location on the Ordnance Survey 2nd edition 25in map of 1905 but not on the 1st edition of 1890.	POST MEDIEVAL (1540AD-1901AD)	Any future works on and around the spring / well should be monitored for historic / archaeological features and these should be appropriately recorded and incorporated into the historic record for Bradley.	84957090	
160088	Spring north-east of Bradley house, Bradley	SPRING	A metal inspection cover within an overgrown post and wire fenced enclosure below an exposed rock face 5-6m high is the location of a spring or 'natural well' shown on a sketch map of c1909 in the Bradley archive. This is the 'strong spring' referred to by Woolner (2008, 7) as the 'good water supply, still in use at the house, [which] decided the choice of site for a settlement early in the Middle Ages'. She also notes that it was used as a healing well for eye complaints (<i>ibid</i>). The sketch map shows an underground pipe between this spring and a spring or well to the south and also to a 'well' to the east which formerly supplied a Newton brewery. The exposed rock face on the north side of the spring has apparently been cut back into the slope; some spoil is present in low spread heaps 5-6m south of the exposed face. The face may have been cut back at some time to facilitate access to the spring head.	MEDIEVAL (1066AD-1540AD)	The upper edge of the face behind the spring is unfenced and easily accessible from Church Path above; it represents a potential health and safety hazard and should be included in a risk assessment programme for the property. Any future works on and around the spring / well should be monitored for historic / archaeological features and these should be appropriately recorded and incorporated into the historic record for Bradley.	84937090	
160089	Well east of Bradley house which formerly supplied water to a brewery, Bradley	WELL	An undated (c 1909) sketch map (Imperial measurements) held with Bradley information by the National Trust shows a 'well' at approximately this location. It was fed by an underground pipe from a spring nearby. The map shows two features running from the well, one marked 'pipe to brewery' running south-east to pass under the mill leat. An agreement dated 1894 referring to the supply to the brewery was noted in a 1904 auction prospectus for Bradley.	POST MEDIEVAL (1540AD-1901AD)	Any future works on and around the spring / well should be monitored for historic / archaeological features and these should be appropriately recorded and incorporated into the historic record for Bradley.	85017095	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160090	Spoil heap alongside mill leat, Bradley	SPOIL HEAP	A linear bank of spoil at least 30m long - it is partly overgrown and obscured - and up to 5m wide and 0.7m high along the north bank of the mill leat east of Bradley. Trees up to 0.35m in diameter are growing on the bank. The spoil could have come from cleaning the leat but more probably derives from nearby quarrying, the proximity of the leat having meant that overburden had to be disposed of along the bank. The spoil heap post-dates a trackway running to a former crossing point over the leat.	POST MEDIEVAL (1540AD-1901AD)	Control vegetation in the area.	8504 7095	
160091	Gate piers to Stray Park Orchard, Bradley	GATE PIER	Two substantial gate piers stand at the entrance to the enclosure named Stray Park Orchard from Church Path (160082). The entrance is located at the V-shaped western corner of the orchard, where the southern and north-west sides come together. Both piers are of an elongated D-shape, of mortared limestone blocks, with the straight sides set against the ends of the adjacent boundaries. Both are heavily overgrown with ivy and details of the upper part and caps were not visible. The pier to the south is approximately 1.6m in its longest dimension and 2m high. A glinter stone 0.35m high is set in the ground on its inner side. The pier to the north is slightly lower than the other and has a gate stop rebate on its inner face, suggesting that the gate was hung on the south pier. A glinter stone approximately 0.15m high is set at the base of the northern pier. The piers were shown on the 1844 Taperell survey of Bradley but are undated.	POST MEDIEVAL (1540AD-1901AD)	Clear vegetation and assess requirements for appropriate conservation work on the piers. This should be carried out by conservation specialists using appropriate methods and materials.	8500 7098	
160092	Earth bank on south side of Stray Park Orchard, Bradley	BOUNDARY BANK	A poorly preserved earth bank forms the southern boundary to Stray Park Orchard. The bank runs along the break of slope above a steep scarp. Where best preserved it is 0.4m high and 1.4m wide. There are traces of a ditch up to 1m wide on its northern side. The Highweek tithe map 1842 and Taperell survey (1844) show the boundary turning south down the steep scarp below the orchard and extending to the north bank of the River Lemon; the Taperell survey depicts this extension as a fence. This portion of the boundary is no longer extant.	POST MEDIEVAL (1540AD-1901AD)	Monitor erosion / damage and undertake appropriate maintenance as required for long-term preservation of an historic feature.	8504 7097	

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160093	Brick building base in Stray Park Orchard, Bradley	BUILDING	A rectangular brick-built building base lying north-south in Stray Park Orchard represents the remains of a building constructed and used as a club house by unemployed men from Newton Abbot during the 1930s. A building was shown on the site on the Ordnance Survey 2nd revised edition (1943). Use of the site was permitted by the Firth family and money for the building was donated by Dorothy Elmhirst of Dartington. The building base measures 7.9m by 4.1m and in the south-east corner stands up to nine courses high. The exterior has been cement rendered. The structure is divided into two bays by a brick wall and there is a brick-built projection 1.75m wide and 1.1m deep, almost certainly the base of a porch, in the centre of the west side, which is approached by three semi-circular steps of rendered brick. A projection on the northern end of the east side of the building is 2.6m wide and 2.2m deep. A concrete plinth of unknown purpose is located in the centre of the northern bay. The brickwork incorporates a variety of brick types, including two marked CANDY (a local manufacturer) measuring 9in by 4½in by 2¾in and part of a brick marked PATENT GROOVE BRICK; there are frogged and unfrogged bricks and some appear to be roughly fired possible wasters.	MODERN (1901AD-AD)	Monitor and consolidate the surviving fabric as required using appropriate methods and materials. There are indications that this feature has been a focus for casual drinking and other anti-social uses. Include in regular wardening visits and litter picks.	8502 7099	
160094	Stone-faced bank dividing Stray Park Orchard from Church Path, Bradley	BOUNDARY BANK	A very overgrown earth bank dividing Stray Park Orchard (160078) from Church Path (160082). The bank is 0.7m high and 1.5m wide and stone-faced on its northern side, towards the track. The boundary is shown on historic mapping.	POST MEDIEVAL (1540AD-1901AD)	Monitor erosion / damage and undertake appropriate maintenance as required for long-term preservation of an historic feature. This boundary is in a particularly prominent position on the principal historic approach route to Bradley. Appropriate repairs and reinstatement would emphasise that this was historically a prestige approach to the house.	8502 7100	

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160095	Gate piers to Culver Orchard, Bradley	GATE PIER	Two substantial gate piers at the entrance to Culver Orchard (100017) from Church Path (160082), closely similar to those at the entrance to Stray Park Orchard. The entrance is located at the V-shaped eastern corner of the orchard, where the south and north-east sides come together. Both piers are of an elongated D-shape, of mortared limestone blocks. The straight sides of the piers are set against the terminals of the adjacent boundaries. Both piers are heavily overgrown with ivy and details of the upper parts and caps were not visible. The pier to the south has two iron gate hangings <i>in situ</i> ; that to the north has a gate stop rebate and an iron staple and a form of metal closure fixing set in lead on the inner face. A glinter stone approximately 0.25m high is set at the base of the northern pier. The piers were shown on the 1844 Taperell survey of Bradley but are undated.	POST MEDIEVAL (1540AD-1901AD)	Clear vegetation and assess requirements for appropriate conservation work on the piers. This should be carried out by conservation specialists using appropriate methods and materials.	8502 7103	
160096	Earth bank on the south side of Culver Orchard, Bradley	BOUNDARY BANK	An earth bank up to 0.7m high and 2.7m wide with a ditch on the northern (upslope) side 1.5m wide and 0.3m deep. It forms the southern boundary to Culver Orchard (100017), dividing it from Church Path. At its western end is located on the top of a steep scarp on the north side of the hollowed Church Path. Much of the boundary is very overgrown. The boundary is shown on historic mapping.	POST MEDIEVAL (1540AD-1901AD)	Monitor erosion / damage and undertake appropriate maintenance as required for long-term preservation of an historic feature. This boundary is in a particularly prominent position on the principal historic approach route to Bradley. Appropriate repairs and reinstatement would emphasise that this was historically a prestige approach to the house.	8500 7099	
160097	Small quarry on east side of Culver Orchard, Bradley	QUARRY	A small quarry cut into the slope just outside the eastern boundary to Culver Orchard, alongside a track. The quarry is approximately 8m wide and cuts a similar distance into the slope with a face up to 1.4m high. An irregular earth bank across the mouth of the quarry up to 0.6m high on its downslope side and 2.5m across is likely to be spoil from the working.	POST MEDIEVAL (1540AD-1901AD)	Manage vegetation in this area to maintain visibility of an historic feature.	8503 7104	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160098	Earth bank on the north-east side of Culver Orchard, Bradley	BOUNDARY BANK	An earth bank forming the north-east side of Culver Orchard (100017). It is stone-faced in places, up to 1.6m high on its western, downslope side and 2.5m wide. A ditch 1.2m wide and 0.25m lies on the eastern side but may at least in part represent hollowing by the track which follows the eastern side of Culver Orchard. The boundary is shown on historic mapping.	POST MEDIEVAL (1540AD-1901AD)	Monitor erosion / damage and undertake appropriate maintenance as required for long-term preservation of an historic feature.	8498 7103	
160099	Path following the east side of Culver Orchard, Bradley	TRACKWAY	A path running north from Church Path and following the outer (east) side of the boundary bank along the eastern side of Culver Orchard (100017). It is shown on the Highweek tithe map 1842 - it is shown turning west around the northern corner of the orchard and then running to the south-east angle of the warren on the hill top - but does not appear on the Ordnance Survey 25in maps of 1890 and 1905, although its continuation through Berry's Wood to the north is shown and marked F.P (footpath).	POST MEDIEVAL (1540AD-1901AD)	Monitor and maintain as part of the footpath network on the property.	8500 7103	
160100	Quarry in northern angle of Culver Orchard, Bradley	QUARRY	A substantial quarry in the northern angle of Culver Orchard with an east-facing working face up to 4.5m high. It is partly overgrown. There are low, spread dumps of spoil on the eastern side of the working area; an oak tree 0.75m in diameter grows over the edge of one of the dumps, suggesting that it is some time since the quarry was in operation. The area was recorded in the Highweek tithe survey 1842 and Taperell survey (1844) as 'Copse & Waste', suggesting that quarry operations may already have ceased by that time, although the Taperell map appears to depict the quarry.	POST MEDIEVAL (1540AD-1901AD)	The former working face is unfenced. Assess as a potential health and safety hazard. Manage vegetation to maintain the visibility of an historic feature.	8494 7104	
160101	Small quarry on east side of Culver Orchard, Bradley	QUARRY	A small quarry beside the boundary bank on the east side of Culver Orchard, alongside a track. It is 5m wide and cuts 3m into the slope, with a face 1.2m high. One large stone lies in the open mouth of the working but no spoil is evident. The quarry is likely to have supplied stone for construction or repairs to the adjacent boundary, in which any spoil may also have been used.	POST MEDIEVAL (1540AD-1901AD)	Manage vegetation in this area to maintain visibility of an historic feature.	8497 7105	

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160102	Small quarry on east side of Culver Orchard, Bradley	QUARRY	A small quarry beside the boundary bank on the east side of Culver Orchard, alongside a track. It is 15m wide and cut 4m into the slope, with a face up to 1.3m high; fronting it is a heap of spoil and / or unused stone up to 0.5m high, 3.5m long and 1.7m wide.	POST MEDIEVAL (1540AD-1901AD)	Manage vegetation in this area to maintain visibility of an historic feature.	8496 7106	
160103	Small quarry on east side of Berry's Wood, Bradley	QUARRY	A small quarry cut into the top of a steep north-facing scarp. It extends NW-SE across the slope for approximately 15m, creating a rough terrace with occasional blocks of stone on the 'floor'. It has been worked up to 5m into the slope with a 1.5m high face. No spoil from the working is evident and it has probably been cast downhill onto the steep slope below.	POST MEDIEVAL (1540AD-1901AD)	Manage vegetation in this area to maintain visibility of an historic feature.	8450 7109	
160104	Small quarry cut into steep slope on the east side of Berry's Wood, Bradley	QUARRY	A small quarry on a steep slope on the east side of Berry's Wood. It has an exposed vertical working face approximately 10m wide and 3m high, cut 5m into the slope.	POST MEDIEVAL (1540AD-1901AD)	Include in a programme of risk / health and safety assessment. Manage vegetation in this area to maintain visibility of an historic feature.	8498 7109	
160105	Possible quarry in Berry's Wood north-east of Bradley house, Bradley	QUARRY	A hollow 4m across and 0.8m deep in a slope in Berry's Wood could be a trial working but may also be a natural feature.	POST MEDIEVAL (1540AD-1901AD)	Manage vegetation in this area to maintain visibility of an historic feature.	8494 7108	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160106	Earth bank forming the northern and western boundary to Culver Orchard, Bradley	BOUNDARY BANK	An earth bank forming the northern and western sides of Culver Orchard, enclosing it from Berry's Wood. It is generally 0.5-0.8m high on the upslope side and 2.2-2.6m wide, with (in places) a ditch 1.2m deep and 0.1m deep on the outer (northern and western) side. There is frequent stone in its make-up. At SX 84884 70981 there is a 2m wide gap in the boundary; loose stone heaped on the end of the bank on the south-west side of the gap may have been used to block it if required. The Ordnance Survey 25in maps of 1890 and 1905 show a branch from a track or footpath through Berry's Wood running south-east to meet the boundary at approximately this point. The southern end of the boundary has been truncated by the quarry working on the north side of Bradley house; this appears to have occurred since the 1844 Taperell survey, which showed the boundary running around the east side of what was probably then a smaller working.	POST MEDIEVAL (1540AD-1901AD)	Monitor erosion / damage and undertake appropriate maintenance as required for long-term preservation of an historic feature.	8489 7101	
160107	Hollow way giving access to eastern entrance to Berry's Down hillfort, Bradley	HOLLOW WAY	A holloway 7-8m wide and more than 1m deep in places runs upslope for approximately 45-50m from about SX 84917 71056 to the eastern entrance to Berry Down (Berry's Wood) hillfort. Mrs D Woolner, who discovered the hillfort, believed the hollow way to be embanked, but subsequent survey by RCHME interpreted the feature as hollowed into the natural landform (Gallant and Silvester 1985). Fieldwork for the Bradley archaeological assessment, however, suggested that while the northern side of the feature appears to be hollowed into the natural landform, the southern side has been enhanced by a low bank, roughly 8m wide and up to 0.5m high. At its upper, eastern end this bank turns to become a counterscarp on the outer side of the hillfort ditch. The hollow way is now overgrown by substantial trees.	IRON AGE (800BC-43BC)	The hollow way, together with the earthworks enclosing the hillfort, require a programme of tree removal to better reveal the archaeology and allow visitors to experience the approach via the hollow way to the hillfort entrance. Removal of tree cover would also reduce damage from roots and windthrows. Care must be taken in removing timber to avoid damage to the earthworks. Work in this area is likely to require Scheduled Monument consent and must be planned with appropriate archaeological advice.	8492 7106	Scheduled monument

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160108	Quarry north-east of Berry Down hillfort entrance Bradley	QUARRY	A small, shallow quarry just below the hillfort rampart. The feature is 6m wide, cut 9m into the slope and has a face up to 1m high.	POST MEDIEVAL (1540AD-1901AD)	Manage vegetation in this area to maintain visibility of an historic feature. The quarry may fall within the Scheduled area.	8488 7108	
160109	Warren boundary at Berry Down hillfort, Bradley	RABBIT WARREN	A dry-stone wall of limestone blocks built over the inner face of the stony rampart of Berry Down (Berry's Wood) hillfort. Much of it is tumbled, with the best preserved portions standing to 0.7m high; where faces remain the wall is 0.95-1m wide. From the quantities of stone adjacent it is likely that the wall was originally at least 1m high. The interior of the hillfort is named as The Warren in the Highweek tithe apportionment and the name was recorded in two mid 18 th century documents. It seems probable that the wall was intended to function as a rabbit-proof boundary. It is likely to be post-medieval in date.	POST MEDIEVAL (1540AD-1901AD)	The better preserved parts of the warren boundary should be appropriately maintained to preserve their historic form. The boundary forms part of the Scheduled Monument. Any works to it are likely to require Scheduled Monument Consent and must be based on professional archaeological and conservation advice.	8479 7099	
160110	Small terraced platform on slope above house, Bradley	TERRACED GROUND	A narrow terrace or platform levelled into the steep slope above Bradley house. It is roughly 8m long and 2m wide with a scarp 0.3m high at the rear and built up 0.35m on the front edge. A large beech tree is growing out of the scarp on the lower side, suggesting that the feature is not recent.	UNCERTAIN	Control vegetation in the area.	8487 7093	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160111	Level area on hillslope in Culver Orchard north-east of house, Bradley	TERRACED GROUND	A level area 15m wide extending across the hillslope in the south-west corner of Culver Orchard (100017), close to Bradley house. It has been truncated by a quarry to the west and its extent on the slope to the east is concealed by dense vegetation. It stands above a steep scarp to the south and a moderately steep slope rises behind it to the north. It is not clear whether the feature is a natural landform or whether it has been enhanced or extended. This may have been the location of the culverhouse or dovecote from which the orchard was named. No archaeological features were noted (other than a small enclosure (160186) at the western end) but as a level space on an otherwise steep slope near to the habitation site it is likely to have attracted human activity.	UNCERTAIN	If / when vegetation is reduced or cleared further archaeological investigation should be carried out in this area.	84917092	
160112	Earth bank on the south side of Church Path, Bradley	BOUNDARY BANK	An earth bank up to 0.75m high and 2.5m wide bounding the south side of Church Path. The boundary is shown on historic maps.	POST MEDIEVAL (1540AD-1901AD)	This is a highly visible boundary alongside Church Path, currently suffering from damage from people walking along it. Appropriate repairs and reinstatement would emphasise that this was historically a prestige approach to the house.	84957092	
160113	Quarry in Powsey Moor, Bradley	QUARRY	An exposed rock face approximately 2.2m high and 5-6m wide fronted by a hollow up to 3m wide levelled into the steep slope. No spoil is evident below the working, but the valley side is steep enough at this point for it to have slid or have been washed downslope. The stone is a fine-grained sandstone which Peter Woolner (pers comm) suggests may have been used for some of the worked stonework in the earlier portion of Bradley house. Relatively little stone appears to have been removed, however. The awkward position of the working, set on a very steep slope, and the fact that it is some distance from any boundary which might have required stone suggests that it may have been a trial working for building stone.	POST MEDIEVAL (1540AD-1901AD)	The site should be inspected by an appropriate specialist to determine whether the stone compares with any of the worked stone at Bradley.	84757070	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160114	Wood bank in Powsey Moor, Bradley	WOOD BANK	A low, spread earth bank 1.2m wide and 0.15m high running steeply upslope through Powsey Moor. A ditch is discernible on the west side of the bank towards the head of the slope. The boundary divides Powsey Moor into east and west portions, probably defining parcels for coppice management.	POST MEDIEVAL (1540AD-1901AD)	The feature does not appear on any maps and its precise location should be recorded using appropriate survey methods.	8472 7070	
160115	Stone wall between east garden and carriage drive, Bradley	WALL	A mortared stone wall of faced limestone rubble 1.4m high and 0.55m wide. It divides the northern side of the garden fronting the east side of Bradley from the carriage drive which passes to the north, blocking the former vehicle access to the east front of the house and views from the drive into the garden in this area. It was not present at the time of the Ordnance Survey 2nd edition 25in map in 1905 and was probably built by the Firth family in the period 1909-38.	MODERN (1901AD-AD)	Monitor and undertake appropriate maintenance.	8489 7090	
160116	Quarry cut into the slope north of the house, Bradley	QUARRY	A substantial quarry cut into the slope on the north side of the house at Bradley. The working is an estimated 20m wide and cuts 25m into the slope; the former working faces are near vertical and approximately 8-10m high. The floor of the quarry is cut down below the level of the carriage drive which passes across the front of it; the interior is heavily overgrown and was not accessible for survey. A low stone wall divides it from the carriage drive. The quarry was reputedly the source of stone used in building the house. The Highweek tithe apportionment and 1844 Taperell survey record it as 'Pound and waste', indicating that part of it was at that time used as the manorial pound (160195). Later mapping suggests that the quarry expanded significantly to the east during the second half of the 19 th century: the tithe and Taperell maps show a boundary passing along the east side of the feature which had been truncated by the quarry by the time of the Ordnance Survey 1st edition 25in map of 1890.	MEDIEVAL (1066AD-1540AD)	The quarry should be assessed as a potential health and safety hazard. The vegetation within it makes it difficult to assess the archaeological significance and phasing of the working and also represents a completely unmanaged element in the immediate setting of the historic Grade I listed house.	8487 7091	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160117	Earth bank enclosing a small area in the south-west corner of Culver Orchard, Bradley	BOUNDARY BANK	An earth bank forming an L-shape and bounding a small enclosure (160186) in the south-west corner of Culver Orchard. The east-west portion of the boundary to the north is up to 0.75m high on the downslope side and 2.2m wide. The north-south part on the east side is low and spread, up to 0.5m high on its east side towards Culver Orchard where it may formerly have been stone-faced. The boundary is now followed by decaying posts supporting a barbed wire fence.	POST MEDIEVAL (1540AD-1901AD)	Monitor erosion / damage and undertake appropriate maintenance as required for long-term preservation of an historic feature.	8490 7091	
160118	Field known as The Lawn to the west of the house, Bradley	FIELD, MEADOW, ORCHARD, GARDEN	A parcel of land to the west of the house recorded in the 1840s as The Lawn. It was in use at that time as pasture and forms part of the meadows surrounding the house, which together are a significant element of its setting. At an earlier date this may have been the site of formal gardens and / or an orchard associated with the house, referred to in the mid 18 th century. It is bounded on the north, west and south sides by modern post and wire fencing.	POST MEDIEVAL (1540AD-1901AD)	The edges of the field on the north, south and west sides are increasingly overgrown with encroaching bracken and brambles. This should be cleared and kept down in future in order to preserve the setting of the house. The field should be managed as a traditional hay meadow.	8477 7081	
160119	Plough ridges in a field named The Lawn west of the house, Bradley	CULTIVATION MARKS	Ridges probably resulting from past ploughing are visible on a Lidar image in a field named The Lawn, west of the house at Bradley. The ridges are oriented roughly east - west and appear very straight. Intermittent traces of weak ridges are detectable on the ground. The field is not known to have been cultivated within the memories of Alexandra and Peter Woolner and this may therefore represent a cultivation episode during World War II or earlier.	MODERN (1901AD-AD)	Inspect after grass is cut or grazed and record appropriately.	8474 7081	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160120	Track on embankment west of house, Bradley	TRACKWAY	A track (known in the Woolner family as The Ramp) rising on an embanked causeway from the west side of the house to meet the carriage drive to the north. The track is up to 3m wide and the embankment rises to approximately 0.8-1m above the adjacent ground surface. A track is shown in about this position on the Highweek tithe map 1842, running from the west door of the Barn Range 'coachhouse' and continuing west through the woodland. The Highweek tithe survey and 1844 Taperell survey both show the track running from the west door of the Barn Range 'coachhouse'; the Ordnance Survey 1st edition 25in map (1890) shows it running from the southern end of the Barn Range.	POST MEDIEVAL (1540AD-1901AD)	Monitor erosion / damage and undertake appropriate maintenance as required for long-term preservation of an historic feature.	84807087	
160121	Collapsed limestone cavern and possible quarry west of the house, Bradley	NATURAL FEATURE, QUARRY	A large void in the south-facing slope to the west of Bradley is reputed to be a collapsed limestone cavern. The feature is an estimated 35-40m across and 20-30m deep, with steep, near vertical sides. The base lies below the level of adjacent land on the lower, south side. It is currently very overgrown. The carriage drive (160126) between the former Bradley Wood House and the Totnes road passes immediately adjacent and the collapsed cave may have been a 'feature' to be viewed from it. Some opportunistic quarrying may have taken place within the collapse, given the extent of other quarrying in the area. The feature was shown on the 1844 Taperell survey.	UNCERTAIN	The quarry should be assessed as a potential health and safety hazard. The vegetation within it makes it difficult to assess the landscape and possible archaeological significance of the feature.	84787090	
160122	Platform or terrace on west side of collapsed limestone cavern, Bradley	TERRACED GROUND	A level platform or small terrace 3m wide and 2.5m deep on the west side of a probable collapsed limestone cavern. The feature is accessible but there are no indications of intentional access provision such as a path or steps and it is unclear whether it is natural or deliberately constructed. Other platforms exist in the immediate area.	UNCERTAIN	Manage vegetation to maintain visibility of the historic feature.	84787091	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160123	Two adjacent platforms in the slope west of a collapsed limestone cavern, Bradley	TERRACED GROUND	Two adjacent platforms levelled into the slope close to the west side of a collapsed limestone cavern and located just above the former carriage drive between Bradley Wood House and the Totnes road. That to the east is 3.5m wide and 3.5m deep with a scarp up to 1.5m high at the rear. It stands approximately 3.5m above a possible platform on the west side of the collapsed cavern. The western platform is 4.5m wide and 4.5m deep and stands about 0.3m lower than that to the east, from which it is separated by a low irregular bank of upcast. There is a small quarry adjacent to the west and that and these platforms are located within a larger area from which overburden appears to have been removed. They may represent trial quarrying.	POST MEDIEVAL (1540AD-1901AD)	Manage vegetation to maintain visibility of the historic feature.	8476 7090	
160124	Small quarry on north side of carriage drive west of the house, Bradley	QUARRY	A small quarry cut into the slope above the former carriage drive between Bradley Wood House and the Totnes road. It is 5-6m wide, 5m deep and has a face 2.5-3m high. A bank of upcast on the north-east side divides it from two platforms levelled into the adjacent slope. Overburden appears to have been removed from the adjacent area. Stone extracted here must have been cast directly down to the carriage drive below.	POST MEDIEVAL (1540AD-1901AD)	Manage vegetation to maintain visibility of the historic feature.	8476 7090	
160125	Stone wall on south side of carriage drive, Bradley	WALL	A stone wall of limestone rubble bounding the south side of the former carriage drive between Bradley Wood House and the Totnes road where it passes through woodland west of Bradley. The wall is tumbled and overgrown but generally survives as a feature about 0.75m wide and 0.45m high on the north side towards the drive; it is generally about 1m high on the downslope side. A noticeably well-preserved length at SX 84635 70853 is up to 0.7m high but atypically incorporates a few limestone slabs set on edge and standing up to 0.75m high fronting a short length of earth bank. The wall is likely to be of similar date to the carriage drive, which was constructed about the mid 19 th century	POST MEDIEVAL (1540AD-1901AD)	If the carriage drive is opened to public access the wall should be appropriately patched and repaired using closely similar methods to those used in constructing it.	8464 7086	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160126	Carriage drive to Bradley Wood House, Bradley	DRIVE	A well-engineered and graded carriage drive linking the former Bradley Wood House to Bradley and thence to the Totnes road. It was built for the Reverend Frederick Wall, who bought the Bradley estate in 1842. Construction of the lower, eastern, portion of the drive, bypassing the north side of Bradley manor house, was shown on a survey of the estate made in 1844, but the westward continuation is likely to date to a few years later; it was first shown on the Ordnance Survey 1st edition 25in map (1890). The portion to the west of Bradley is terraced 4.5-5m into the steep slope of the valley side, with a scarp in places up to 3-4m high on the north side. There may have been some deliberate planting of trees into the scarp on the downslope side of the drive, notably in the area around SX 84708 70863. No surfacing is visible but probing suggests that the carriageway was either cut out of solid rock or was well metalled. There are occasional small quarry scoops in the exposed scarp on the north side. The drive offered spectacular views over the Bradley valley, including the River Lemon and mill leat below, and passing glimpses of a collapsed limestone cavern and of Bradley itself. Much of the path is now heavily overgrown and it is no longer in use for vehicular traffic. A photograph of the drive was included in the 1904 sale prospectus for the Bradley estate.	POST MEDIEVAL (1540AD-1901AD)	A medium- to long-term aim should be to re-open the carriage drive to public pedestrian access. When this is done attention should be given to reducing the tree cover on the south side of the drive to improve views to the valley below.	8472 7087	
160127	Small quarry beside carriage drive, Bradley	QUARRY	A small quarry 2.5-3m wide with a face up to 2m high cut 4m into the slope from the north side of the carriage drive in Berry's Wood.	POST MEDIEVAL (1540AD-1901AD)	Manage vegetation to maintain visibility of the historic feature.	8459 7091	
160128	Large quarry on north side of valley west of the house, Bradley	QUARRY	A substantial quarry cut into the base of the steep slope on the north side of the Bradley valley, on the north bank of the mill leat. It is very overgrown and currently inaccessible, but is estimated to be 40-50m wide and cut up to 15m into the slope with an exposed face 20-25m high. A large beech tree has fallen into the quarry from the slope above. The quarry is not shown on historic mapping and its date is unknown, although likely to be post-medieval.	POST MEDIEVAL (1540AD-1901AD)	The upper side of the quarry is not fenced and should be assessed as a potential health and safety hazard. Manage vegetation to maintain visibility of the historic feature.	8464 7086	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160129	Stone-faced earth bank bounding a large quarry north of mill leat, Bradley	BOUNDARY BANK	A stone-faced earth bank 0.7m high and 1m wide, with a shallow ditch to the west, running steeply upslope and bounding the western end of a large quarry (160128).	POST MEDIEVAL (1540AD-1901AD)	Monitor erosion / damage and undertake appropriate maintenance as required for long-term preservation of an historic feature. The boundary may be required to serve as a safety feature alongside the large adjoining quarry.	8462 7086	
160130	Small quarry cut into slope in Berry's Wood, Bradley	QUARRY	A small quarry 6m wide with a face up to 2.5m high and cut up to 6m into the valley-side above a track. No significant quantities of spoil are present.	POST MEDIEVAL (1540AD-1901AD)	Manage vegetation to maintain visibility of the historic feature.	8453 7093	
160131	Quarrying activity on valley side in Berry's Wood, Bradley	QUARRY	An area of quarrying on the valley-side approximately 20-25m across with former working faces up to 2.5-3m high. It is likely to represent several phases of working. Some spoil is mounded across the lower side of the cut. No access track is visible and extracted material was presumably cast or carried downslope.	POST MEDIEVAL (1540AD-1901AD)	Manage vegetation to maintain visibility of the historic feature.	8455 7091	
160132	Terraced track on valley side in Berry's Wood, Bradley	TRACKWAY	A terraced track up to 3m wide with a scarp on the upslope side up to 0.75m high. Its eastern end (at SX 84608 70875) is cut by track (160061), which appears to have superseded it. The track runs downslope to meet the north bank of the mill leat at SX 84559 70892. There is no indication of whether the track formerly crossed the leat, continued along the north bank of the leat to join track (160061) or whether the leat perhaps post-dates it.	UNCERTAIN	Manage vegetation to maintain visibility of the historic feature.	8460 7089	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160133	Small quarry adjacent to carriage drive in Berry's Wood, Bradley	QUARRY	A small quarry located immediately above the carriage drive in Berry's Wood (160126). It is 8m wide, cut 6m into the slope to the north and has a face 2.5m high. No spoil deposits are apparent.	POST MEDIEVAL (1540AD-1901AD)	Manage vegetation to maintain visibility of the historic feature.	8471 7087	
160134	Terraced track north of carriage drive in Berry's Wood, Bradley	TRACKWAY	A terraced track diverging from the north side of the Bradley Wood House carriage drive (160126) in Berry's Wood beside a small quarry (160133), and continuing through dense woodland for at least 45m to SX 84661 70864. The track is 1.5-2m wide with a scarp between 0.4 and 0.6m high on the upslope side. The same or a different track can be traced from SX 84647 70891 to another quarry (160127) alongside the carriage drive at SX 84590 70913. A path on this alignment is shown on the Ordnance Survey 1st edition 25in map of 1890. It is possible that it pre-dates the carriage drive but relationships with the latter are obscured by the quarries at the points where the two meet.	POST MEDIEVAL (1540AD-1901AD)	Manage vegetation to maintain visibility of the historic feature. If this area is reopened to public access the path should be brought back into use.	8466 7086	
160135	Quarrying in Berry's Wood, Bradley	QUARRY	A substantial area of quarrying extending across the hillside within Berry's Wood. An initial phase cutting up to 3m into the slope appears to have been approximately 13-14m across, worked from an access point in its lower south-east corner at SX 84692 70870. Unusually, there are steep faces on the downslope side of the working area here as well as on the upslope side. A second phase of working extended the quarried area north-west, with the resultant quarried area approximately 25-30m across. Overburden or spoil from the upslope quarry faces in this second phase appears to have been dumped in the central area; working faces in this phase are 2.5-3m high. A large beech tree approximately 3.4m in circumference is growing within the probable second phase working area, suggesting that it is of some age.	POST MEDIEVAL (1540AD-1901AD)	Manage vegetation to maintain visibility of the historic feature.	8468 7088	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160136	Terraced track on the valley side in Berry's Wood, Bradley	TRACKWAY	A terraced track up to 1.5m wide and with a scarp up to 0.25m high on the upslope side can be traced running transversely across and up the slope between SX 84696 70915 and SX 84758 70959. The probable continuations in each direction beyond these points are concealed by dense undergrowth. This path is probably that shown on the Ordnance Survey 1st edition 25in map (1890).	POST MEDIEVAL (1540AD-1901AD)	Manage vegetation to maintain visibility of the historic feature. If this area is reopened to public access the path should be brought back into use.	8470 7092	
160137	Rock outcrop outside Berry Down hillfort enclosure , Bradley	NATURAL FEATURE	A natural rock outcrop projecting from the hillslope immediately outside the rampart of Berry Down (Berry's Wood) hillfort. It is approximately 10m across with a flat top and a vertical face on the south-west, downslope side, approximately 3m high. Its proximity to the hillfort perimeter may have made it significant during use of the latter. The enclosing bank could have been diverted to incorporate it and thus avoid the occurrence of an area of 'dead ground' in the area below the outcrop within a few metres of the perimeter.		Manage vegetation in the area. Once this is done the outcrop should be inspected for features of interest.	8459 7100	
160138	Terraced track in Berry's Wood, Bradley	TRACKWAY	A terraced track 1m wide and with a scarp up to 0.3m high on the upslope side can be traced for a distance of approximately 50m on the valley side in Berry's Wood, between SX 84581 70903 and SX 84613 70944.	POST MEDIEVAL (1540AD-1901AD)	Manage vegetation to maintain visibility of the historic feature. If this area is reopened to public access the path should be brought back into use.	8458 7090	
160139	Small surface working in Berry's Wood, Bradley	PROSPECTING PIT	A small working into the hillslope in Berry's Wood. It is 4-5m wide and 3-4m deep with an exposed upslope face approximately 1m high. Overburden or spoil has been cast downslope and now has trees of up to 0.6m diameter growing on it, suggesting that the feature is not recent. The feature lies high on a steep slope with no boundary nearby for which it may have produced facing material and no obvious route for the removal of material. It is possible that it derives from prospecting activity, although it is not apparent what may have been sought.	POST MEDIEVAL (1540AD-1901AD)	Manage vegetation to maintain visibility of the historic feature.	8462 7093	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160140	Former gate on carriage drive north-west of house, Bradley	GATE	A pair of very decayed wooden gateposts, 3.1m apart and surviving to 1.15m high, standing on either side of the carriage drive (160126) through Berry's Wood, just west of Bradley house. The post to the north retains the gate hangings and a fragment of the gate.	POST MEDIEVAL (1540AD-1901AD)	None	8476 7089	
160141	Earth bank to west of house, Bradley	BOUNDARY BANK	An earth bank approximately 20m long lying parallel to and on the west side of the inclined embanked path (160120) giving access to the carriage drive on the west side of the Bradley building complex. It is very overgrown but where accessible is 0.75m high and 1.75m wide. This is not shown on historic maps and is probably an earlier 20 th century feature.	MODERN (1901AD-AD)	Manage vegetation in the vicinity.	8479 7087	
160142	Dry-stone wall west of house, Bradley	WALL	A dry-stone wall of faced limestone rubble dividing the present garden on the west side of the house from the meadow known as the Lawn (160118) to the west. The wall is 0.7m high, 1m wide, with vertical faces. The northern part of the boundary, adjacent to the lawn on the west side of the house, is shown on the Ordnance Survey 1st and 2nd edition 25in maps of 1890 and 1905, although early 20 th century photographs show this only as a post and wire fence; the southern portion, linking this to the enclosed former kitchen garden to the south, postdates the Ordnance Survey 2nd edition map.	POST MEDIEVAL (1540AD-1901AD)	Manage vegetation on the boundary.	8481 7086	
160143	Small well within kitchen garden south-west of house, Bradley	WELL	A small well against the southern boundary of the former kitchen garden. It consists of an oval dry-stone revetted pit 1.45m x 1.1m with a visible depth of approximately 1m, with seven stone steps descending on the north side. An aperture is visible towards the base of the revetment on the south side, presumably to allow excess water to run towards the mill leat.	POST MEDIEVAL (1540AD-1901AD)	If this area is opened to public access an assessment should be carried out to determine whether the well is a potential health and safety hazard. It should be maintained using historically appropriate methods and materials.	8485 7079	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160144	Earth bank dividing former kitchen garden from mill leat, Bradley	BOUNDARY BANK	An earth bank dividing the south side of the former kitchen garden from the mill leat. It is not accessible but appears to be approximately 0.6m high on the north side and more than 2m wide. It may have functioned as a barrier against flooding as well as a boundary to the domestic enclosures around the house. It is likely to be of post-medieval or possibly modern date.	POST MEDIEVAL (1540AD-1901AD)	Manage as part of the immediate setting of the house.	8484 7078	
160145	Earth bank dividing former kitchen garden from the meadow to the west, Bradley	BOUNDARY BANK	An earth bank up to 0.9m high and 2.5m wide with a ditch to the east 1.5m wide and 0.1m deep. It divides the former kitchen garden (160146) from the meadow known as the Lawn (160118) to the west. A boundary in this location is shown on the Highweek tithe map 1842 and Taperell survey (1844), at that date dividing the kitchen garden from the adjoining shrubbery.	POST MEDIEVAL (1540AD-1901AD)	Monitor erosion / damage and undertake appropriate maintenance as required for long-term preservation of an historic feature.	8482 7080	
160146	Former kitchen garden south-west of the house, Bradley	KITCHEN GARDEN	A plot of just over 1 rood (0.1ha) noted as 'garden' by the Highweek tithe survey 1842 and 1844 Taperell survey. The latter shows the area divided into four quadrants by paths, with each quadrant set out in rows lying either east-west or north-south, implying a productive kitchen garden. The area is for the most part not now cultivated.	POST MEDIEVAL (1540AD-1901AD)	Archaeological evidence of the historic form of the garden may survive below ground. There is potential for this garden to be reinstated.	8484 7080	
160147	Dry-stone wall dividing north-east corner of former kitchen garden from the enclosed	WALL	A short dry-stone wall (the upper courses have been roughly mortared), 1.45m high and 0.7m wide at the base, forming a return to the wall on the east side of the walled enclosure (160160) south of the house at Bradley. It divides the gravelled area fronting the eastern side of the barn range from the north-east corner of the former kitchen garden south-west of the house. A longer boundary enclosing the northern side of the kitchen garden was shown on the Ordnance Survey 2nd edition 25in map of 1905 but the portion to the west has subsequently been removed.	POST MEDIEVAL (1540AD-1901AD)	Maintain using historically appropriate methods and materials.	8484 7084	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
	area on the south side of the house, Bradley						
160148	Mortared stone wall on west side of walled enclosure south of house, Bradley.	WALL	A mortared stone wall of faced limestone rubble 2.2m high and 0.6m wide forming the west side of the walled enclosure (160160) south of the house and dividing it from the former kitchen garden. A doorway 1.05m wide with a wooden lintel pierces the northern end of the wall. A wall is shown in this location on historic maps.	POST MEDIEVAL (1540AD-1901AD)	Maintain using historically appropriate methods and materials.	8485 7082	
160149	Granite weight located in yard south of house, Bradley	FINDSPOT	A granite weight, 0.65m in diameter in plan and 0.4m high with a well-shaped rounded profile. An iron suspension ring is fixed into the top of the stone although the means of fixing is not apparent. It may have been used as a weight for a lever-type cider press.	POST MEDIEVAL (1540AD-1901AD)	Keep on site.	8484 7083	
160150	Two dragon's teeth anti-tank obstacles located south of the house, Bradley	ANTI TANK PIMPLE	Two concrete 'dragon's teeth' obstacles in the form of truncated pyramids 0.5m high and 0.45m square in plan. Now garden ornaments in the enclosed area south of the house and unlikely to be in situ but presumably located somewhere near Bradley during World War II.	MODERN (1901AD-AD)	Keep on site.	8485 7083	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160151	Stone weight in yard south of house, Bradley	FINDSPOT	A stone weight, 0.29m high and sub-oval and measuring approximately 26cm by 22cm in plan, now located in the enclosed area south of the house. An iron suspension ring is fixed into the top of the stone with lead.	POST MEDIEVAL (1540AD-1901AD)	Keep on site.	8484 7084	
160152	Wall forming the northern side of the walled enclosure south of the house, Bradley	WALL	A mortared wall of faced limestone rubble forming the northern side of the walled enclosure (160160) south of the house at Bradley. The wall is up to 1m high and 0.5m wide. It is pierced by an opening towards the western end flanked by gate piers 0.8m square and 2.05m high, topped by single-piece shallow pyramidal capstones. This wall is not shown on the Highweek tithe map 1842 or Taperell survey (1844), but does appear on the Ordnance Survey 1st edition 25in map (1890). It may therefore have been associated with the use of the yard as a small agricultural enterprise or 'farmery' in the late 19 th and early 20 th centuries.	POST MEDIEVAL (1540AD-1901AD)	Maintain using historically appropriate methods and materials.	8486 7063	
160153	Cobbled surface in front of stable range on the west side of the walled enclosure south of the house, Bradley	FEATURE	A 4m wide apron of water-rounded cobbles fronting the whole length of the stable range on the west side of the walled enclosure (160160) south of the house. A shallow drainage channel runs diagonally south-east across the cobbled area from the north end of the stable range.	POST MEDIEVAL (1540AD-1901AD)	Maintain using historically appropriate methods and materials.	8486 7081	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160154	Squared granite post against east wall of stable range, Bradley	ARCHITECTURAL FRAGMENT	A squared granite post 2.55m long with a rectangular section 0.27m by 0.22. It is roughly faced but there appears to be some deliberate rounding on the underside at the north end. It is now set against the east wall of the stable range but Peter Woolner recalls that it was found buried in the area of the former pond in the walled enclosure south of the house and moved a few metres to its current position.	POST MEDIEVAL (1540AD-1901AD)	Keep on site. These and all other architectural fragments around the house should be inspected by a specialist in architectural stone and the findings and interpretations incorporated into the archaeological record for Bradley.	84857082	
160155	Shaped granite mouldings incorporated into steps on the front of the pound house, Bradley	ARCHITECTURAL FRAGMENT	The flight of stone-built steps to the first-floor door of the pound house incorporates as treads three moulded pieces of granite, the largest of which is 0.75m long. These are evidently reused from another structure or structures, most probably of medieval date. There is a butt joint between the steps and the east wall of the pound house, and the steps are clearly later.	MEDIEVAL (1066AD-1540AD)	Keep on site. These and all other architectural fragments around the house should be inspected by a specialist in architectural stone and the findings and interpretations incorporated into the archaeological record for Bradley.	84867080	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160156	Mortared limestone wall forming the southern boundary to the walled enclosure south of the house, Bradley	WALL	A mortared wall of faced limestone forming the southern boundary to the walled enclosure (160160) to the south of the Bradley building complex. The wall is 2.2m high and 0.45m wide. There is a string course at 1.7m from ground level. This was probably the original height of the wall, with what were formerly coping stones now projecting as a string course on the north side; the break in the stonework and additional courses added above the earlier top of the wall are clearly visible from the south side. The west end of the wall adjacent to the pound house has been rebuilt (Peter Woolner) and lacks the string course. The wall is supported on the north side by several square capped buttresses rising to string course height; these are likely to have been added to the wall at some point after construction. There appears to be a butt joint between the eastern end of the wall and the pier (160165) flanking the south entrance gate at the east end of the wall. Stirling (1830, 79, 164) referred to a 'strong parapet wall' enclosing the 'court' on the south side of the Bradley building complex and also to the 'ivyed walls of the court and garden'. Other walls forming the enclosure are shown in illustrations by John Swete in 1793 and 1795 and the wall is likely to be of at least this age.	POST MEDIEVAL (1540AD-1901AD)	Monitor regularly and maintain using historically appropriate methods and materials.	8488 7080	
160157	Woodland known as Powsey Moor, Bradley	WOOD	A parcel of woodland known as Powsey Moor on the valley side on the south side of the River Lemon. It was recorded as 'Trees and coppice' in the East Ogwell tithe survey and was then part of the Ogwell estate of the Taylor family. It is shown as woodland on Ordnance Survey 25in maps of the late 19 th and earlier 20 th century.	POST MEDIEVAL (1540AD-1901AD)	The area should be actively managed as historic woodland.	8472 7070	
160158	Former pasture, now woodland, known as Dunstone, Bradley	PASTURE, WOOD	A parcel recorded as Dunstone by the East Ogwell tithe survey. It was then in use as pasture and was shown as enclosed agricultural land on the Ordnance Survey 1st and 2nd edition 25in maps of 1890 and 1905. The 2nd revised edition map of 1943, however, showed it as woodland and it remains wooded. It was subdivided during the 19 th century by boundary (160054).	POST MEDIEVAL (1540AD-1901AD)	Consideration should be given to whether to reinstate the historic land use as pasture. If not the area should be actively managed as woodland.	8458 7070	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160159	Woodland known as Berry's Wood, Bradley	WOOD	An area of woodland on the north side of the Lemon valley recorded as Berry's Wood by the Highweek tithe survey 1842 and subsequent maps. It was recorded in 1745 as Berry's Coppice, implying historic management as coppice woodland.	POST MEDIEVAL (1540AD-1901AD)	The area should be actively managed as an historic woodland.	8464 7093	
160160	Walled area south of the house, Bradley	WALLED GARDEN	A walled enclosure to the south of the house at Bradley. A fishpond was shown within it on the Highweek tithe map 1842 and it may have been one of three walled gardens referred to in a document of 1745. In the later historic period it functioned as a yard, accommodating the pound house, stables and other agricultural buildings.	POST MEDIEVAL (1540AD-1901AD)	Maintain as part of the immediate setting of the house at Bradley. Carry out investigations of the former pond and possible ornamental features which may formerly have existed here.	8486 7083	
160161	Garden to east of house, Bradley	GARDEN	A modern garden of lawns, shrubs and flower beds on the east side of the principal north-south range at Bradley. It is likely to occupy the site of former gardens. Beds flanking a path to the main door on the east front were shown on the 1844 Taperell survey and an archaeological watching brief in 1998 identified the remains of walls and silt deposits further east, below the present lawn, which may represent the remains of former garden features.	POST MEDIEVAL (1540AD-1901AD)	The present gardens should be maintained appropriately as part of the setting for the Grade I listed house. Further investigations should be made to identify the form of earlier gardens on the site.	8489 7087	
160162	Garden on the west side of house, Bradley	GARDEN	A garden of lawns, shrubs and flower beds on the west side of the north range at Bradley. A level lawn is divided by a path and bordered by further paths and raised beds. On the west side three steps pass through a dwarf wall and raised beds to a second level lawn. The present garden is likely to be of later 19 th and 20 th century construction and partly occupies the site of the former western courtyard (100021). In the early 20 th century a bowling green and tennis court were referred to in this area.	MODERN (1901AD-AD)	The present gardens should be maintained appropriately as part of the setting for the Grade I listed house. Further investigations should be made to obtain information on earlier features on the site.	8482 7088	
160163	Parcel of woodland between River Lemon and mill leat, Bradley	WOOD	A narrow parcel of woodland lying between the River Lemon and a mill leat upstream from Bradley. It was recorded as Leat Copse in 1844, implying that it was managed coppice woodland.	POST MEDIEVAL (1540AD-1901AD)	The area should be actively managed as an historic woodland.	84451 7096	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160164	Leat and culvert west of house, Bradley	LEAT, CULVERT	A leat branching north from the mill leat (100023) formerly continued around the north side of the Lawn as a culvert to supply water to a fishpond (100089) on the south side of Bradley and perhaps also to the house. The branch leat, with sluices and a spillway, was shown on the Highweek tithe map 1842 and the Taperell survey (1844), and a leat supplying a fishpond or 'ornamental water' was referred to in a document dated 1838 (Bradley archive). The leat was not depicted on the Ordnance Survey 1st edition 25in map of 1890 and was presumably out of use by that date. The course of the culvert running under the northern side of the Lawn was surveyed by Alexander Woolner in 1953. A hollow approximately 1.5 by 2m at SX 84706 70816 under dense bracken and brambles may have formed part of the leat but no other elements of the system are now visible under the vegetation cover.	POST MEDIEVAL (1540AD-1901AD)	Clear vegetation and re-survey / record any visible remains of this system.	8476 7084	
160165	Gate piers flanking south entrance to the walled enclosure south of the house, Bradley	GATE PIER	Two gate piers of mortared semi-coursed faced limestone flanking the 2.9m wide south entrance to Bradley. That to the west abuts the south wall of the walled enclosure (160160) to the south of the house, that to the east is at the south end of the east wall. The piers are 3.2m high overall and rectangular in plan, measuring 0.75-0.8m by 0.9m. They have a string course, above which are caps in the form of short truncated pyramids of masonry topped by chamfered rectangular slabs. A sloping masonry buttress butts against the outer (south) face of the west pier.	POST MEDIEVAL (1540AD-1901AD)	Monitor regularly and maintain using historically appropriate methods and materials.	8489 7081	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160166	Stone wall forming the east side of the walled enclosure south of the house, Bradley	WALL	A mortared stone wall forming the east side of the walled enclosure (160160) south of the house at Bradley. It is 2.25m high and of semi-coursed faced limestone. A string course of projecting limestone slabs at 1.6m above ground level is likely to represent the original height of the wall, topped by chamfered coping stones: a straight joint is visible on the east side of the wall at approximately the same level, above which the courses visible on the west side are slightly battered. The added courses are not battered on the eastern side, presenting a vertical face to the wall's full height.	POST MEDIEVAL (1540AD-1901AD)	Monitor regularly and maintain using historically appropriate methods and materials.	8488 7083	
160167	Stone wall on the south side of the east front of house, Bradley	WALL	A mortared wall of limestone rubble on the south side of the principal, east, frontage at Bradley. It is 2.8m high overall and 0.85m wide. The upper 0.2m of the wall is formed by a triangular coping which appears to be of limestone slabs. The wall is pierced by a doorway 1.1m wide with four granite lintels. This wall resembles those shown in early 19 th century illustrations of Bradley flanking the medieval Gate House and enclosing the eastern courtyard. However, the Highweek tithe map 1842 shows two small rectangular structures with their southern sides on the alignment of this wall; the Taperell survey (1844) shows an extension from the east side of the kitchen in the same position. It is unclear whether the present structure pre-dates or incorporates elements of these structures. Peter Woolner suggests that it was built by his grandfather, Cecil Firth. The wall is currently overgrown with ivy on the south side.	POST MEDIEVAL (1540AD-1901AD)	Monitor regularly and maintain using historically appropriate methods and materials.	8486 7085	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160168	19 th century extension to kitchen, Bradley	BUILDING	The site of a roofed structure built as an extension to the kitchen at Bradley c1843 by the Reverend F Wall, possibly to accommodate a pump. A window removed from the demolished Gate House was installed in the east end. The Highweek tithe map 1842 shows two small rectangular structures on the alignment of its south wall and a wall or other boundary in approximately the position of the north wall. The building is shown on the Taperell survey of 1844 and on a number of drawings of about this period, and, in an altered form, partly detached from the house, on the Ordnance Survey 1st edition 25in map of 1890. The structure was demolished by Cecil Firth in the early 20 th century and the site is now occupied by a paved yard, possibly the former floor of the extension structure.	POST MEDIEVAL (1540AD-1901AD)	Any groundworks in this area should be subject to archaeological oversight.	8486 7086	
160169	20 th century plantation east of the house, Bradley	PLANTATION	A small modern plantation on former meadow between the north side of the mill leat and the eastern drive to Bradley from the Leat Bridge. The parcel was recorded in the 1840s as part of Bradley Great Meadow 'above the leat' and shown on the Ordnance Survey 1st edition 25in map (1890) as enclosed agricultural land. A 1904 photograph shows it as pasture and bounded on its northern side, against the drive, by metal 'park' fencing.	MODERN (1901AD-AD)	Consideration should be given to removing the plantation and reinstating the area as part of the meadow which forms the historic setting for Bradley. If this is not carried out, or in the interim, the plantation should be appropriately managed	8493 7087	
160170	Wall on north side of chapel, Bradley	WALL	A wall forming a small enclosure against the north side of the chapel. It is of mortared limestone rubble 1m high and 0.3m wide with a course of 'crenellated' capping stones on top. It is likely to be of 20 th century origin.	MODERN (1901AD-AD)	Maintain as required.	8486 7089	
160171	Gate piers south-east of house, Bradley	GATE PIER	A pair of gate piers 2.75m apart flanking the gateway to the south-east of the house between the lawn to the east and the walled enclosure (160160) to the south. They are of mortared, coursed, faced limestone and are approximately 3.65m high overall and 0.92m square. There is a string course at 3.05m, above which is a pyramidal cap. These or closely similar piers are visible in Swete's 1793 and 1795 illustrations of Bradley.	POST MEDIEVAL (1540AD-1901AD)	Monitor regularly and maintain using historically appropriate methods and materials.	8487 7085	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160172	Kitchen garden and orchard south-east of the house, Bradley	KITCHEN GARDEN, ORCHARD	A kitchen garden and orchard south-east of the house at Bradley, supplementing or replacing the garden to the west of the pound house and stable range. The garden is not shown on 19 th century maps but a drawing made after demolition of the Gate House in 1842-3 shows what may be espaliers and beds laid out in rows against the east face of the wall bounding the west side of the area. The garden was shown in a press photograph published in 1890. The orchard trees were not shown in the 1890 photograph and are said to have been planted by the Firth family after their purchase of the property in 1909 (Alexandra and Peter Woolner).	POST MEDIEVAL (1540AD-1901AD)	Maintain as part of the setting of the Grade I listed house.	8490 7083	
160173	Well in kitchen garden south-east of house, Bradley	WELL, PUMP, BUILDING	A small well excavated into the ground against the southern boundary of the kitchen garden and orchard. It is earth cut and has steps on the south side. A pump is marked adjacent to the site on the Ordnance Survey 1st edition 25in map (1890) and is likely to have been associated with the well. A small rectangular structure was shown on the site on the 2nd edition map (1905).	POST MEDIEVAL (1540AD-1901AD)	Monitor regularly and maintain using historically appropriate methods and materials.	8489 7081	
160174	Earth bank bounding the south side of the kitchen garden and orchard south-east of the house, Bradley	BOUNDARY BANK, HEDGE	An earth bank approximately 2m wide and 0.4m high, bounding the south side of the kitchen garden and orchard south-east of the house at Bradley, dividing them from the mill leat. It is topped by a laurel hedge. The boundary is likely to be 20 th century in date, intended to increase the privacy of the house and its surroundings.	MODERN (1901AD-AD)	Consider removal of the vegetated hedge on this boundary as part of a programme aimed at reinstating the historic setting of the house.	8491 7082	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160175	Remains of a small building in kitchen garden and orchard south-east of the house, Bradley.	BUILDING	The remains of a small building set against the wall bounding the west side of the kitchen garden and orchard south-east of the house. Two mortared stone walls 1.4m high, 0.35m wide and 3.1m long project east from the wall, with the footings of a front wall and a door gap at ground level surviving on the east side. A building was shown in this position on the Ordnance Survey 1st edition 25in map (1890); a pump was marked adjacent to its south side. The building is likely to have been associated with gardening activities but its precise function is unknown.	POST MEDIEVAL (1540AD-1901AD)	Further investigation in this area may clarify the origins and purpose of the feature.	8489 7081	
160176	Paths within kitchen garden south-east of the house, Bradley	PATH	A straight grassed path lying approximately east-north-east west-south-west divides the kitchen garden and orchard south-east of the house into a northern and southern portion. The path now takes the form of a linear hollow between SX 84914 70853 and SX 84896 70843. A low earth bank 2m wide and 0.1m high runs along the south side of the path. The path is visible on an undated air photograph in the Bradley archive with a row of orchard trees following the bank on its south side. Another path runs approximately parallel along the north side of the garden, and others can be traced running parallel to the east and west sides. All are likely to be of late 19 th or earlier 20 th century origin.	MODERN (1901AD-AD)	Maintain as required.	8491 7085	
160177	Modern metalling on the path alongside the mill leat west of Bradley house, Bradley	TRACKWAY	A linear spread of coarse, uneven metalling, incorporating limestone blocks but also broken tarmac and other modern materials, extends west along the track on the north side of the mill leat for approximately 75m from the small stone bridge at SX 84510 70927. The northern edge of the metalling is defined by a line of limestone blocks. The spread diminishes to the west and eventually fades out.	MODERN (1901AD-AD)	The presence of modern materials is intrusive and it would be preferable if they were removed and a more appropriate form of metalling substituted.	8449 7095	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160178	Earlier 20 th century greenhouse on west side of the house, Bradley	GLASSHOUSE	A small greenhouse set on a dwarf wall is shown on postcard photographs of the west front of the principal range at Bradley probably dating to the first quarter of the 20 th century. It is no longer extant.	MODERN (1901AD-AD)	None	8485 7088	
160179	Lean-to building on west side of Barn Range, Bradley	BUILDING	A lean-to building on the west side of the barn 'coachhouse' at Bradley is shown on the Ordnance Survey 1st edition 25in map (1890) and on early 20 th century photographs in the Bradley archive. It is no longer extant.		Any groundworks in this area should be subject to archaeological oversight.	8483 7084	
160180	Building north-east of house, Bradley	BUILDING	A small building shown north-east of the chapel and house at Bradley on the watercolour by John Swete of 1795, an undated (pre-1842) pencil sketch and the Highweek tithe map 1842. The pencil sketch shows it as single storey with a door and window openings in the south gable. No function is known but it lay adjacent to the manor pound and may have been associated with it. It was not shown on the Taperell survey of 1844 and was probably demolished immediately prior to this for construction of the new carriage drive passing the north end of the house.	POST MEDIEVAL (1540AD-1901AD)	Any groundworks in this area should be subject to archaeological oversight.	8488 7089	
160181	Structure in the kitchen garden south-west of the house, Bradley	BUILDING	A small structure adjoining the southern end of the wall on the east side of the kitchen garden south-west of the house is shown on the Highweek tithe map 1842 and the Taperell survey (1844). It was not shown on the Ordnance Survey 1st edition 25in map of 1890. The function of the structure is unknown.	POST MEDIEVAL (1540AD-1901AD)	Any groundworks in this area should be subject to archaeological oversight.	8486 7079	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160182	Structure adjoining south wall of enclosure south of the house, Bradley	BUILDING	A small structure is shown against the south wall of the walled enclosure (160160) south of the house at Bradley on the Highweek tithe map 1842 and the Taperell survey (1844). It is no longer extant. A larger structure (160183) was shown on the site on the Ordnance Survey 1st edition 25in map of 1890 and the 2nd edition of 1905.	POST MEDIEVAL (1540AD-1901AD)	Any groundworks in this area should be subject to archaeological oversight.	8487 7080	
160183	Elongated structure adjoining south wall of yard south of the house, Bradley	BUILDING	An elongated structure shown built against the south wall of the walled enclosure (160160) to the south of the house on the Ordnance Survey 1st and 2nd edition 25in maps of 1890 and 1905. It is no longer extant.	POST MEDIEVAL (1540AD-1901AD)	Any groundworks in this area should be subject to archaeological oversight.	8488 7080	
160184	Concentration of loose stone on slope outside hillfort on Berry Down, Bradley	DEFENCE WORK	A concentration of loose stone on the ground surface close to and outside the south-west angle of the hillfort on Berry Down. In this area the hillfort perimeter runs above very steep slopes and there is little trace of the stony rampart found elsewhere and none of a ditch or counterscarp. The upper portion of the slope outside the perimeter, centred on SX 84591 71008, is covered by a 'scree' deposit traced for approximately 20m across the slope in a band 5-6m wide, but possibly more extensive. The deposit represents a considerably denser spread of stone than occurs elsewhere on the slope below the rampart. It is predominantly made up of pieces of limestone but includes occasional fragments of red sandstone and a small number of water-rolled stones, suggesting that locally sourced material may have been supplemented with material from the interior of the hillfort. The deposit is too far downslope to represent material dumped from past stone picking on the field within the hillfort. If contemporary with the hillfort it may have been intended to slow and / or provide an aural warning of an approach up the slope in this sector, particularly across 'dead ground' below a rock outcrop (160137) which occurs just outside the rampart.	IRON AGE (800BC-43BC)	Further inspection of the feature and appropriate recording.	8459 7100	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160185	Modern drainage feature in field formerly known as Great Mill Land, Bradley	SEWER	A circular concrete pipe, 1.6m in diameter, set vertically in the ground and standing 0.5m high adjacent to East Ogwell mill leat in the parcel formerly known as Great Mill Land. Its function is unknown; it may possibly be related to storm-water drainage or sewage.	MODERN (1901AD-AD)	If the feature is no longer part of a functioning system consideration should be given to removing it as an intrusive element.	8393 7098	
160186	Enclosure in the south-west corner of Culver Orchard, Bradley	FIELD	A small enclosure in the south-west corner of Culver Orchard, bounded by an earth bank (160117). The enclosure was shown on the Highweek tithe map 1842 and Taperell survey (1844), the latter showing access to it from the pound to the west. It may have had a function associated with the pound. Part of the enclosure was probably lost to the expansion of the quarry (160116) to the west during the later 19 th century.	POST MEDIEVAL (1540AD-1901AD)	Manage vegetation to maintain visibility of the historic feature.	8490 7091	
160187	Piped culvert carrying stream under footpath on south side of River Lemon, Bradley	CULVERT	The riverside footpath passes over a small watercourse entering the south side of the River Lemon; the stream is carried in a modern concrete pipe.	MODERN (1901AD-AD)	This is a minor intrusive element and would ideally be replaced by something more appropriate to the setting.	8488 7072	
160188	Modern drainage outfall on south side of the River Lemon, Bradley	DRAIN	A modern drainage outfall, probably for storm water from housing estates to the south, cut into the south bank of the River Lemon. It takes the form of a concrete pipe debouching into a splayed outfall defined by low mortared stone walls with a concrete sill across the riverside edge of the feature. It is probably associated with a modern inspection cover (160189) in woodland a short distance to the south.	MODERN (1901AD-AD)	This is an intrusive element and should ideally be replaced by something more appropriate to the setting.	8487 7072	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160189	Modern inspection cover in Lang's Orchard, Bradley	MANHOLE COVER	A modern metal inspection cover on a track in the former Lang's Orchard south of the River Lemon. It is likely to be associated with storm water drainage from modern housing to the south.	MODERN (1901AD-AD)	This is a minor intrusive element and would ideally be replaced by something more appropriate to the setting.	8486 7069	
160190	Track in Berry's Wood, Bradley	TRACKWAY	A track shown on the Ordnance Survey 1st edition 25in map running south from a track running across the head of the slope in Berry's Wood to the west side of Culver Orchard (100017).	POST MEDIEVAL (1540AD-1901AD)	Manage vegetation to maintain visibility of the historic feature.	8486 7098	
160191	Modern plantation at south end of Lang's Meadow, Bradley	PLANTATION	A modern plantation occupying the south end of Lang's Meadow, bounded from it by a modern post and wire fence. It is not shown on the Ordnance Survey 2nd revised edition 25in map (surveyed 1939, published 1943) and is therefore of the later 20 th century.	MODERN (1901AD-AD)	Consider reinstating the historic meadow in this area and then manage appropriately.	8511 7061	
160192	Millstone, now a garden feature, south-west of house, Bradley	MILLSTONE	A millstone set horizontally on supports to create a low 'table' in the former kitchen garden south-west of the house. The millstone is shown set up as at present in a photograph of about the 1930s in the Bradley archive and is likely to have been brought to the site by the Firth family, possibly from a local mill either in Newton Abbot or East Ogwell mill, both of which are relatively close.	POST MEDIEVAL (1540AD-1901AD)	Retain on site	8482 7083	
160193	Circular granite pig feeding trough on east side of house, Bradley	TROUGH	A circular granite pig feeding trough on the east side of the house, now a garden ornament. It is not known whether the trough was formerly used at Bradley or was brought there for use as a garden feature.	POST MEDIEVAL (1540AD-1901AD)	Retain on site	8487 7086	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160194	Possible moat, palaeochannel or ornamental water feature south of the house, Bradley	MOAT, PALAEOCHANNEL; WATER FEATURE	A watching brief on pipeline trenching to the south of the house in 1998 identified layers 0.5m below present ground level which appeared to have been deposited by water. The deposit continued within the trench for at least 33.5m and 'clearly infills a large channel or ditch' which was interpreted as possibly a flood deposit or a former moat, large ditch or other water feature. No dating evidence for the deposit was recovered but layers stratigraphically above it were suggested to post-date the late 17 th century on the basis of pottery recovered from a layer immediately over it.	POST MEDIEVAL (1540AD-1901AD)	Opportunities for further investigation should be taken whenever possible.	84867085	
160195	Manor pound north of house, Bradley	POUND	The Highweek tithe survey 1842 and Taperell survey (1844) both record the area of the quarry cut into the slope north of the house at Bradley as 'Pound and Waste'; proximity to the house suggests that this was the manorial pound for the manor of Highweek. A document noted in the Bradley archive indicates that the pound was in use in 1838.	POST MEDIEVAL (1540AD-1901AD)	Any groundworks in this area should be subject to archaeological oversight.	84867089	
160196	Shrubbery south-west of the house, Bradley	SHRUBBERY	A shrubbery covering just over a quarter of an acre was recorded by the Highweek tithe survey 1842 and the Taperell survey (1844) in the south-east corner of the meadow known as The Lawn. The Taperell survey depiction indicates a mix of deciduous shrubs / trees and conifers. It was not shown on the Ordnance Survey 1st edition 25in map (1890) and had presumably been removed by that date. A linear feature visible on Environment Agency Lidar coverage probably represents the former western boundary of the shrubbery. The site is now partly overgrown.	POST MEDIEVAL (1540AD-1901AD)	None	84817079	
160197	Small quarry east of house, Bradley	QUARRY	The slope on the north side of the present site of spring (NT 160088) appears to have been cut back to create a rock face and was probably a former quarry. The Highweek tithe survey 1842 recorded the portion of the scarp at the base of the valley side here as 'Copse and Quarry Pit'.	POST MEDIEVAL (1540AD-1901AD)	The upper edge of the quarry face is not fenced and is close to a well-used footpath along Church Drive. It should be assessed as a potential health and safety hazard and appropriate safeguards put in place.	84937090	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160198	Former boundary between Bradley Great Meadow and Little Meadow, Bradley	FENCE	The Highweek tithe survey 1842 and Taperell survey (1844) both show a boundary dividing Bradley Great Meadow from Little Meadow. The Taperell survey (1844) clearly depicts this as a fence, probably because regular flooding of the riverside meadows would have made a more permanent boundary impractical. The boundary was not shown on the Ordnance Survey 1st edition 25in map of 1890 and no boundary is extant.	POST MEDIEVAL (1540AD-1901AD)	None	8478 7074	
160199	Track linking Ghost Bridge to Undercleave, south of the River Lemon, Bradley	TRACKWAY	The Ordnance Survey 1st edition 25in map (1890) shows a track running from the south end of the Ghost Bridge (100100) towards a farm in East Ogwell named Undercleave. The track is likely to have been a convenient pedestrian route between Undercleave and Newton Abbot. An unofficial path (not shown as a right of way) follows a similar route within the National Trust property boundary.	POST MEDIEVAL (1540AD-1901AD)	Consider whether to maintain as part of the network of paths within the property.	8485 7067	
160200	Pound house south of house, Bradley	CIDER HOUSE	A two-storey pound house, probably of mid 18 th century date, in a walled yard to the south of the house at Bradley. It is constructed of roughly coursed limestone rubble and has a slate roof. External stairs to a first-floor door incorporate fragments of granite mouldings (NT 160155). The building houses well-preserved crushing and pressing machinery.	POST MEDIEVAL (1540AD-1901AD)		8486 7080	
160201	Stable range to south of house, Bradley	STABLE	A two-storey stable range, constructed pre 1840, in a walled yard to the south of the house at Bradley. It is constructed of roughly coursed limestone rubble and has a slate roof.	POST MEDIEVAL (1540AD-1901AD)		8485 7081	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160202	Barn to south of south range, Bradley	BARN	A threshing barn with opposed full-height doors built c1700 as a range projecting from the south domestic range at Bradley. False fenestration on the west side was presumably intended to make the house look larger from this direction. Later alterations have created a small cottage at the northern end and store space at the southern. The building probably originally had a first floor platform at the southern and north ends. The building was described as a 'coachhouse' in 1879.	POST MEDIEVAL (1540AD-1901AD)		8484 7085	
160203	Track through Berry's Wood west of the house, Bradley	TRACKWAY	The Ordnance Survey 1st edition 25in map (1890) shows a track, marked as a footpath, running through Berry's Wood across the upper part of the south-facing slope. The track was not shown on 20 th century mapping and was presumably out of use by that time. This area is now very overgrown and the track was not located during survey.	POST MEDIEVAL (1540AD-1901AD)	If this area is reopened to public access the path should be brought baack into use.	8478 7097	
160204	Wheel ruts in Berry's Wood north-east of the house, Bradley	WHEEL RUT	Parallel wheel ruts follow a curving route upslope through woodland from SX 84926 71110 to SX 84927 71097. The ruts are approximately 1.45m apart (centres), 0.6m wide and up to 0.15m deep. The route is not recent – a number of moderately sized saplings are growing between the ruts – and could be the result of only a small number of uses by a 4-wheel drive vehicle.	MODERN (1901AD-AD)	None	84937 1105	
160205	Plot west of house known as 'Island', Bradley	PLANTATION	A quarter-acre plot west of the house between two branches of the mill leat recorded as 'Island' in the Highweek tithe survey 1842 and Taperell survey of 1844, with the land use recorded as 'Timber'. The southern leat subsequently went out of use and the plot has become incorporated into the overgrown northern fringe of Lower Meadow.	POST MEDIEVAL (1540AD-1901AD)	Manage vegetation to maintain visibility of the historic feature.	8467 7082	
160206	Copse east of house, Bradley	COPPICE	A small area of steeply-sloping scarp between Church Path (160082) to the north, Stray Park Orchard (160078) to the east and part of Bradley Great Meadow (160069) to the south. It was recorded by the Highweek tithe survey 1842 as 'Copse &c'. It is now scrubby woodland.	POST MEDIEVAL (1540AD-1901AD)	Manage vegetation in this area.	8498 7094	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160207	Worked stone reused as bench in garden east of house, Bradley	ARCHITECTURAL FRAGMENT	A piece of worked granite in the garden east of the house is used as a bench. It reputedly derives from the former Gate House at Bradley.	MEDIEVAL (1066AD-1540AD)	This and other architectural fragments around the house should be inspected by a specialist in architectural stone and the findings and interpretations incorporated into the archaeological record for Bradley. It should be retained on site.	8488 7085	
160208	Bradley place-name, Bradley	PLACE NAME	The place-name Bradley was first recorded in 1238 as "Bradelegh juxta Teynbrigg' ", from Old English 'brad leah', meaning 'broad clearing'. The name is likely to date from the late Saxon period.	EARLY MEDIEVAL (410AD-1066AD)	N/A	8483 7087	
160209	Garden wall, Bradley	WALL	A low garden wall is shown enclosing the east front of the house at Bradley on two mid 19 th century illustrations. It postdates demolition of the Gate House and associated walls c1842-3 and may be shown on the Taperell survey of 1844. It was not shown on a lithograph of the house published in 1858 and is no longer extant.	POST MEDIEVAL (1540AD-1901AD)	Any groundworks in this area should be subject to archaeological oversight.	8487 7086	
160210	Vegetated hedge on south side of The Lawn, Bradley	HEDGE	A vegetated hedge with larger trees dividing the south side of The Lawn from the mill leat. A few trees are shown along the line of the boundary on the Ordnance Survey 1st edition 25in map (1890).	POST MEDIEVAL (1540AD-1901AD)	Manage this boundary to enable some views from the meadow on the south side of the leat towards the west front of the house.	8475 7078	
160211	Small structure south of house, Bradley	BUILDING	A small rectangular roofed structure is shown to the south of the house, immediately adjoining the west side of the pond (100089), on the Highweek tithe map 1842 and Taperell survey (1844). A similarly sized structure is shown in approximately the same position on the Ordnance Survey 1st and 2nd edition 25in maps (1890, 1905). Nothing is now visible on the site.	POST MEDIEVAL (1540AD-1901AD)	Any groundworks in this area should be subject to archaeological oversight.	8486 7082	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160212	Small structure in yard south of house, Bradley	BUILDING	A small rectangular roofed structure is shown to the south of the house on the Ordnance Survey 1st and 2nd edition 25in maps (1890, 1905). Nothing is now visible on the site.	POST MEDIEVAL (1540AD-1901AD)	Any groundworks in this area should be subject to archaeological oversight.	8485 7084	
160213	Hedge dividing lawn and kitchen garden east of house, Bradley	HEDGE	A shrubby hedge dividing the lawn east of the house from the kitchen garden to the south-east, Bradley. A boundary in this position was first shown on the Ordnance Survey 1st edition 25in map (1890).	POST MEDIEVAL (1540AD-1901AD)	Manage as part of the immediate setting of the Grade I listed house.	8490 7085	
160214	Hedge dividing lawn and plantation east of house, Bradley	HEDGE	A vegetated hedge which divides the lawn on the east side of the house from the plantation to the east. A boundary in this location was first shown on the Ordnance Survey 1st edition 25in map (1890).	POST MEDIEVAL (1540AD-1901AD)	Manage as part of the immediate setting of the Grade I listed house. Consider removal as part of a programme aimed at opening up views to the east front of the house	8491 7087	
160215	Building north of stables, Bradley	BUILDING	A structure, possibly two separate buildings, is shown attached to the north end of the stables at Bradley on the Ordnance Survey 1st and 2nd edition 25in maps (1890 and 1905). It is no longer extant and its former purpose is unknown.	POST MEDIEVAL (1540AD-1901AD)	Any groundworks in this area should be subject to archaeological oversight.	8484 7083	
160216	Garden walls and small structure south-west of house, Bradley	BUILDING	Two garden walls which formerly enclosed the northern end of the kitchen garden south-west of the house at Bradley with a small structure in the angle between them. The features are shown on the Ordnance Survey 1st and 2nd edition 25in maps (1890 and 1905). They are no longer extant and the former purpose of the small structure is unknown.	POST MEDIEVAL (1540AD-1901AD)	Any groundworks in this area should be subject to archaeological oversight.	8483 7082	

NT ID	Name	Monument type	Description / interpretation	Period	Management recommendations	NGR (SX)	Designation
160217	Carriage turning circle east of former Gate House, Bradley	DRIVE	A carriage turning circle east of the Gate House at Bradley shown on early 19 th century illustrations.	POST MEDIEVAL (1540AD-1901AD)	Any groundworks in this area should be subject to archaeological oversight.	8489 7087	

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