

**Farm Buildings at
Abbey Farm,
Hoxne, Suffolk
HXN 053**

Historic Building Record

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(TM 182 764)

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This report provides a written and photographic record at English Heritage (2006) Level 2 of a complex of redundant farm buildings in the curtilage of a grade II-listed farmhouse and adjoining a Scheduled Ancient Monument (no.3062). It has been prepared to a brief written by Suffolk County Council's Archaeological Service (Edward Martin, 17 August 2010, ref. SpecHBR&Mon(EM)_AbbeyFm_Hoxne_1589_10), and is intended to fulfil a condition of planning permission for conversion and extension (Mid Suffolk DC consent 1589/10).*

Introduction

The report is accompanied by a CD containing a photographic record in the form of 62 digital images of 21 megapixels (Appendix 1), but also includes 14 printed photographs of key features to illustrate the text (Appendix 2). Each image is described in a separate schedule and wherever possible includes a scale rod with half-metre divisions in red and white. The site was inspected on 18th October 2010.

Summary

Abbey Farm adjoins open countryside on the northern edge of the hamlet of Cross Street and occupies the historically important site of a medieval Benedictine priory founded here in the 13th century. The farmhouse is a fine timber-framed structure of the late-16th century that is listed at grade II* and much of the area is a Scheduled Ancient Monument. A substantial flint boundary wall to the west of the house is separately listed at grade II as a 13th century structure and appears to have formed part of large service building depicted on an estate map of 1757, at which time the property was a tenanted farm of 207 acres on the Hoxne Hall estate of Lord Maynard. With the exception of the flint wall no obviously medieval structures survive above ground, and the layout of the priory complex is uncertain. The orientation of the Elizabethan house is ambiguous, with a jettied facade to the south but evidence of ostentatious two-storied porches to both north and south. Account rolls of the 14th and 15th century refer to a dovecote which may have occupied an unusually small moated enclosure to the north of the house, and in 1757 four detached buildings formed a probable service courtyard between the two. This courtyard is omitted from the Scheduled area and is now occupied by a complex of mid-19th century farm buildings, but may well reflect the site's medieval layout as at least three of the four structures shown in 1757 dated from the 16th century or before. In addition to the flint wall, parts of an early timber frame can be seen in a converted office to the south of the farm entrance and an unusual late-16th century structure of four bays adjoins the 19th century cattle yard on the west. This building appears to have been a sophisticated Elizabethan stable with two hay lofts facing the moat and the direction of the medieval bishop's palace to the north. It is reputed to retain a queen-post roof which was inaccessible at the time of inspection but its walls and ceiling were mutilated in the late-20th century. Given the rarity of 16th century stables and the importance of the site it may still merit listing at grade II if its original roof can be shown to survive. The 19th century farm buildings of red brick with pantiled roofs are late examples of their type, dating from *circa* 1870, and were also extensively altered during a recent partial conversion. Much of their historic interest has been lost as a result, but the complex may preserve archaeological evidence of a monastic base court beneath its concrete floors.

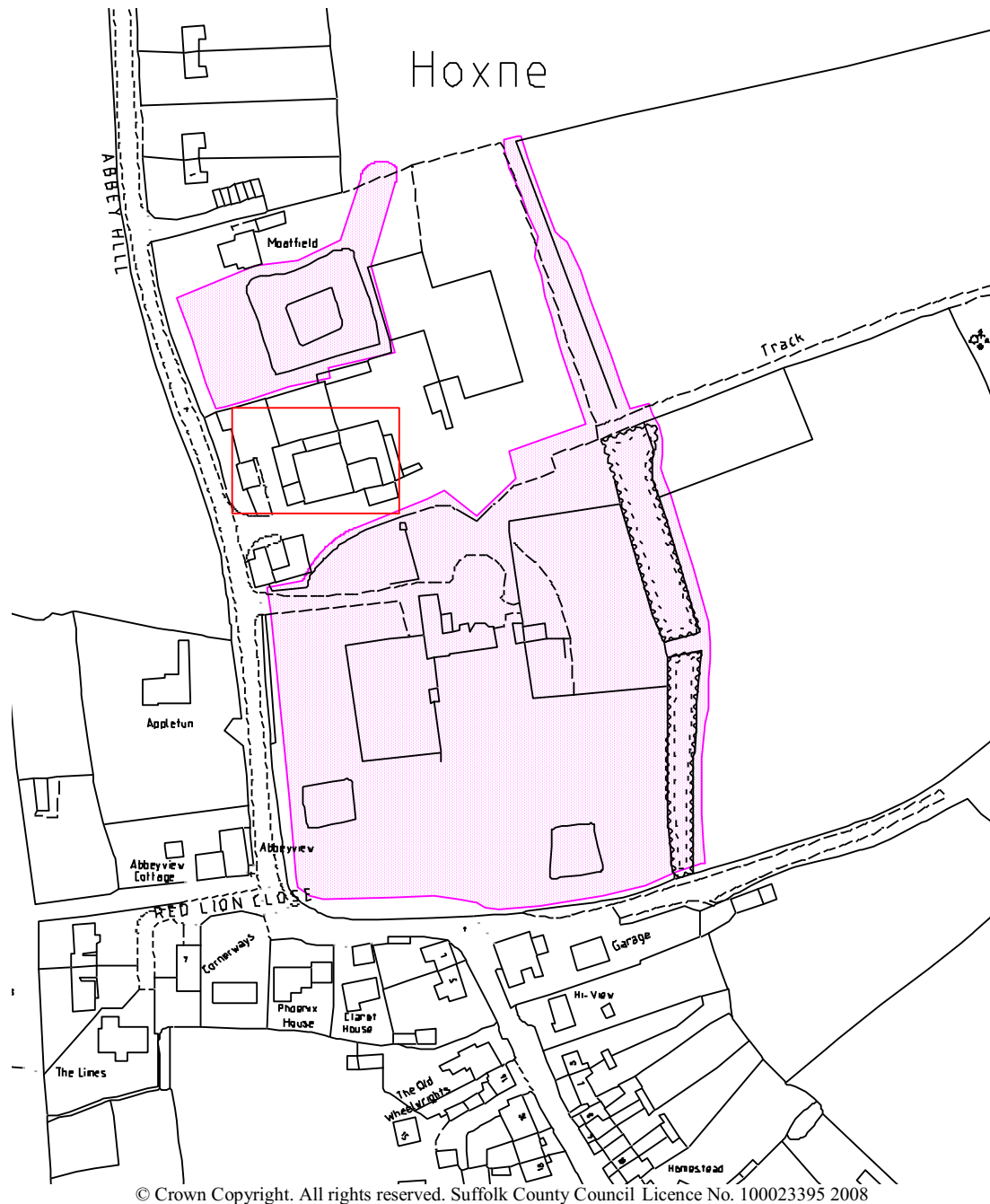


Figure 1 Current Ordnance Survey Site Plan.
Enclosing the complex of farm buildings in red and shading the areas of the Scheduled Ancient Monument. The L-shaped outline of Abbey Farmhouse is shown to the south-east of the farm complex and the small moat to the north.

Historic Context: Documentary & Cartographic Record

Abbey Farm adjoins open countryside on the northern edge of the hamlet of Cross Street, approximately 1 km SSE of the parish church. The property occupies a large rectangular enclosure bordered by Abbey Hill to the west and south, a series of three linear fish ponds on the east and an unusually small but exceptionally well preserved moat on the north. This enclosure was the site of a Benedictine priory founded here in the 13th century. The 14th and 15th century account rolls of Norwich Priory, its mother house, record a number of buildings on the site including a chapel and a hall with a parlour, dormitory (with a chamber above),

kitchen, bake-house, dairy and brewery. The precinct contained additional service structures such as a malt-house, dovecote, stables, closes for threshing and winnowing, fishponds, a garden 'in the southern part', a water cistern and a cemetery enclosed by a wall (Schedule of Ancient Monuments). The small moat is presumed to be the site of the dovecote. The fishponds and moat are scheduled, together with the entire southern half of the enclosure including the area of the farmhouse, but the central section which contains the farm buildings is omitted. The house is also listed at grade II* and the flint and brick boundary wall to the west and south is separately listed at grade II. The northern end of this wall (to the west of the house) incorporates what appears to be the remains of a large flint building with two-centred arched windows or doors and is dated by English Heritage to the 13th century.

The farmhouse is assigned to *circa* 1540 in the Schedule of Listed Buildings and is 'said to be for Sir Richard Gresham' who acquired the site from the Crown at the Dissolution in 1538 – along with innumerable other monastic estates across the country (W.A. Copinger, *Manors of Suffolk*, 1909). However the present building contains serpentine bracing and other features that are entirely inconsistent with a date of *circa* 1540 and was probably built by its next owners (possibly the Thruston family) in the final quarter of the 16th century. It consists of a timber-framed hall and service range on an east-west axis with a jetty and evidence of a two-storied porch to its southern facade. An 18th century brick service wing projects from the rear (north) of the service bay and the original parlour bay or cross-wing to the east has been demolished (as indicated by mortises and concave studs for its missing mid-rails and original brick nogging). The hall is heated by a fine crow-stepped chimney to its northern wall, which is reflected in the gable of the later service wing. Reported parch marks in the lawn to the south and south-east have been interpreted as evidence of the medieval monastic complex, and the house may occupy the site of the prior's lodging in the north-western corner of a northern cloister. Given the reference to a southern garden in the 14th century, however, it may have formed part of the southern range of a cloister with the chapel on the site of the farm buildings to the north.

The orientation of the Elizabethan house is ambiguous as there is evidence of a second two-storied porch to the north of the cross passage (now truncated to form a curiously tall single-storied porch but with a narrow, blocked door to the missing porch chamber in the wall immediately above – as in the jettied southern elevation). A pictorial map of 1757 shows what appears to be an avenue of trees approaching from Cross Street to the south but also an enclosed courtyard consisting of four detached buildings to the north (figure 2). The rear wing of the farmhouse appears much longer than today and lacks its integral gable chimney, suggesting it may represent a medieval predecessor of the existing structure. A long, low building is shown on the site of the flint section of the boundary wall to the west and this too probably represents a medieval survival of which only the wall survived by the time of the tithe survey in 1843 (figure 3). A second building adjoined the road to the north and appears to have been demolished in the 20th century to accommodate the existing entrance to the farm buildings; the small section of this which escaped demolition has been converted into the modern offices of a civil engineering company between the two entrances (i.e. to the farmhouse and the farm buildings) and contains a substantial timber frame of late-medieval or 16th century appearance (not inspected but its heavy studs and a thick internally trenched wall brace are visible through its glazing). The present 'barn' (building G in figure 6) also appears on the 1757 map and seems to form the northern side of a base court that may reflect either the monastic service courtyard or the cloister itself. This rare building appears to have been designed as a 16th century stable with a first-floor hay loft and retained its ceiling until *circa* 1970 when it is understood to have been removed by the present owner. Water features such as the fish ponds and moat were not surveyed in 1757, but if the moat was dug to protect a medieval dovecote it would have been placed in close proximity to the monastic service courtyard. It should be noted, however, that while dovecotes are sometimes surrounded by moats these are normally additions of the 18th century to combat the newly arrived brown

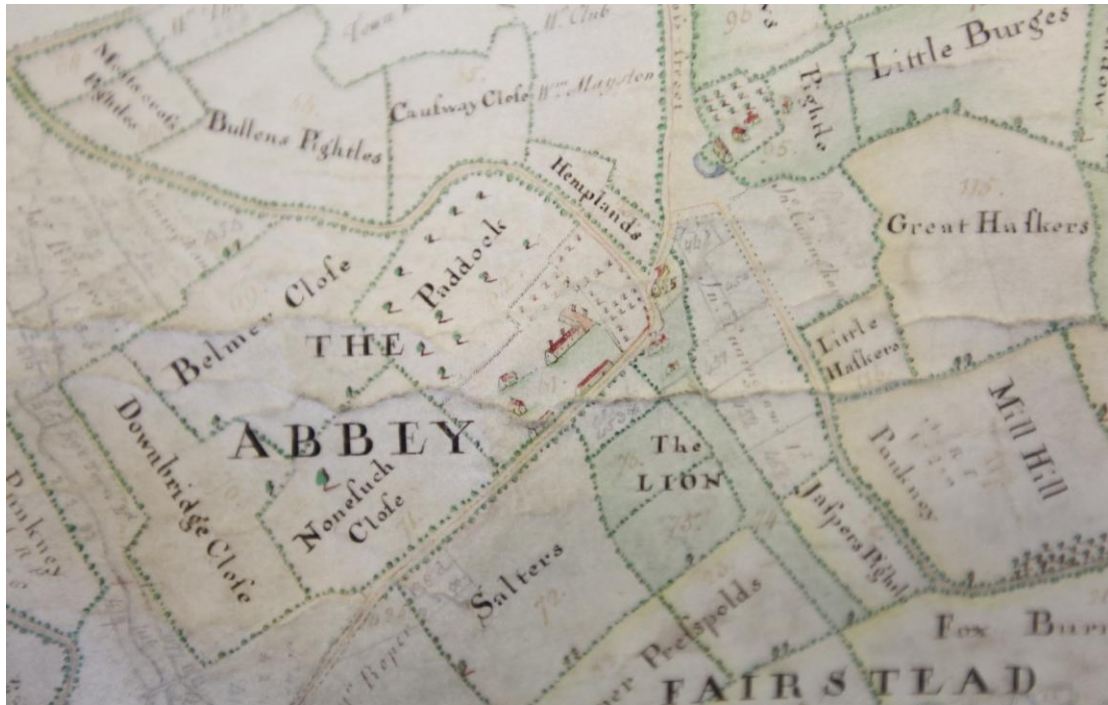


Figure 2. A map of the estates of Charles, Lord Maynard of Hoxne Hall drawn by T. Skynner and dated 1757. Kindly drawn to my attention by Hoxne local historian Mr. Stephen Govier. The direction of north is shown to the left (SRO HB 21/280/2).



Figure 2a. Detail of the 1757 map showing the L-shaped farmhouse and a group of four detached buildings effectively forming a courtyard to the north-west. The longer of the two buildings adjoining the road coincides with the listed flint boundary wall while the smaller survives as a fragment to the south of the modern site entrance. The northern 'barn' (G) is clearly shown at right-angles to the other outbuildings with what appears to be a door to the north and a first-floor window in its western gable.

rat rather than original medieval features. Given the emphasis placed by the cartographic and architectural evidence on the area between the house and moat it seems ironic that it is omitted from the Schedule of Ancient Monuments.

By 1843 the 'barn' (G) had been extended to compensate for the loss of the flint building against the road, and the service wing of the farmhouse had probably been rebuilt. The size of the farm, which formed one of many tenanted holdings on Lord Maynard's local estate, was given at 207 acres in 1757, but this had fallen to 146 acres (of which 38 were pasture, including the site of the house). The 18th century tenant was named as John Press and that of 1843 as John Wilson, by which time the estate had passed to Sir Edward Kerrison, bart. (whose new mansion on the site of Hoxne Hall was known as Oakley Park and was demolished in 1923). The farm buildings were remodelled during the mid-19th century in accord with the new fashion for integrated yard complexes and were depicted for the first



Figure 3

The site as depicted on the Hoxne tithe map of 1843 (Suffolk Record Office). The long range adjoining the present flint boundary wall had been demolished since 1757 and the 'barn' (G) considerably extended. The water features such as the small moat to the north were not surveyed in 1757. The site (173) was described only as 'Abby farm yards' in the schedule, 'Paddock' to the east (174) and 'Nonsuch close' to the north (172)

time in their present form on the first edition 25 inch Ordnance Survey of 1886 (figure 4 below). With the exception the minor modifications shown in 1904 (figure 5) they remained largely unaltered until the 1960s and later when the present owner made a series of modifications which included the removal of the ceiling and southern elevation from the 'barn' (G) and converted the 19th century buildings into office and storage accommodation.



Figure 4.
Abbey Farm on the First Edition 25 inch Ordnance Survey of 1886. See detail below

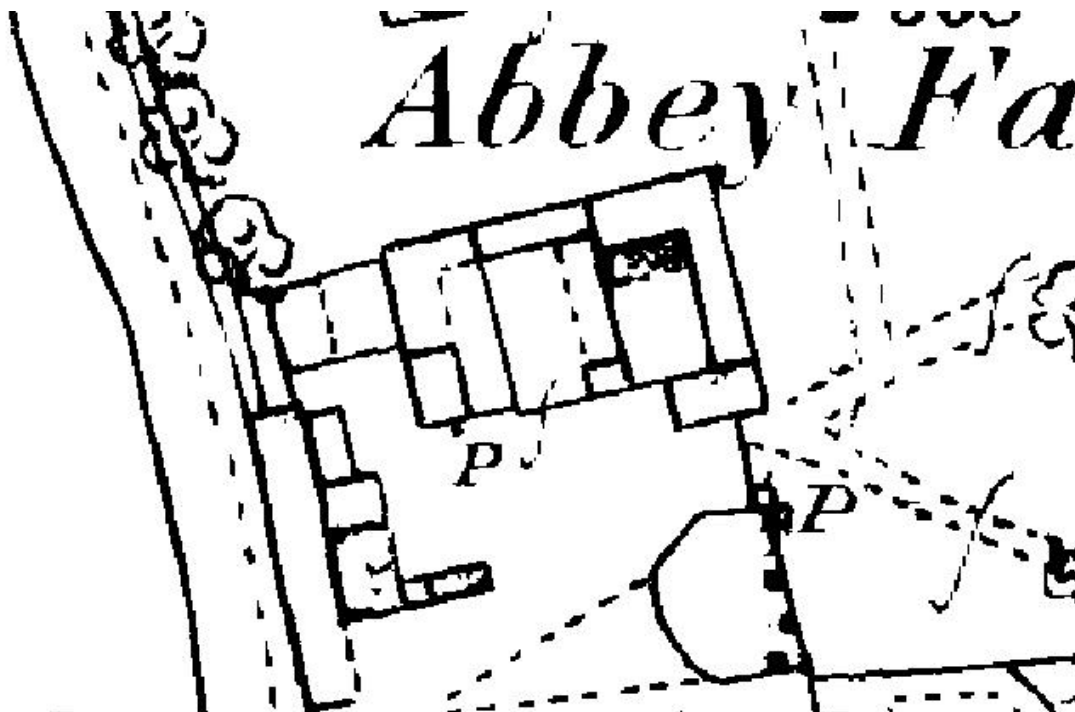


Figure 4a. Detail of First Edition 25 inch Ordnance Survey of 1886. The outline of the farm complex is shown much as it remains today, with the open-sided elevations of the cart lodge (C) and the two shelter sheds (D & F) indicated by broken lines. The long range adjoining the road to the west was demolished to accommodate the present site access, leaving only a small fragment to the south (now converted into offices).

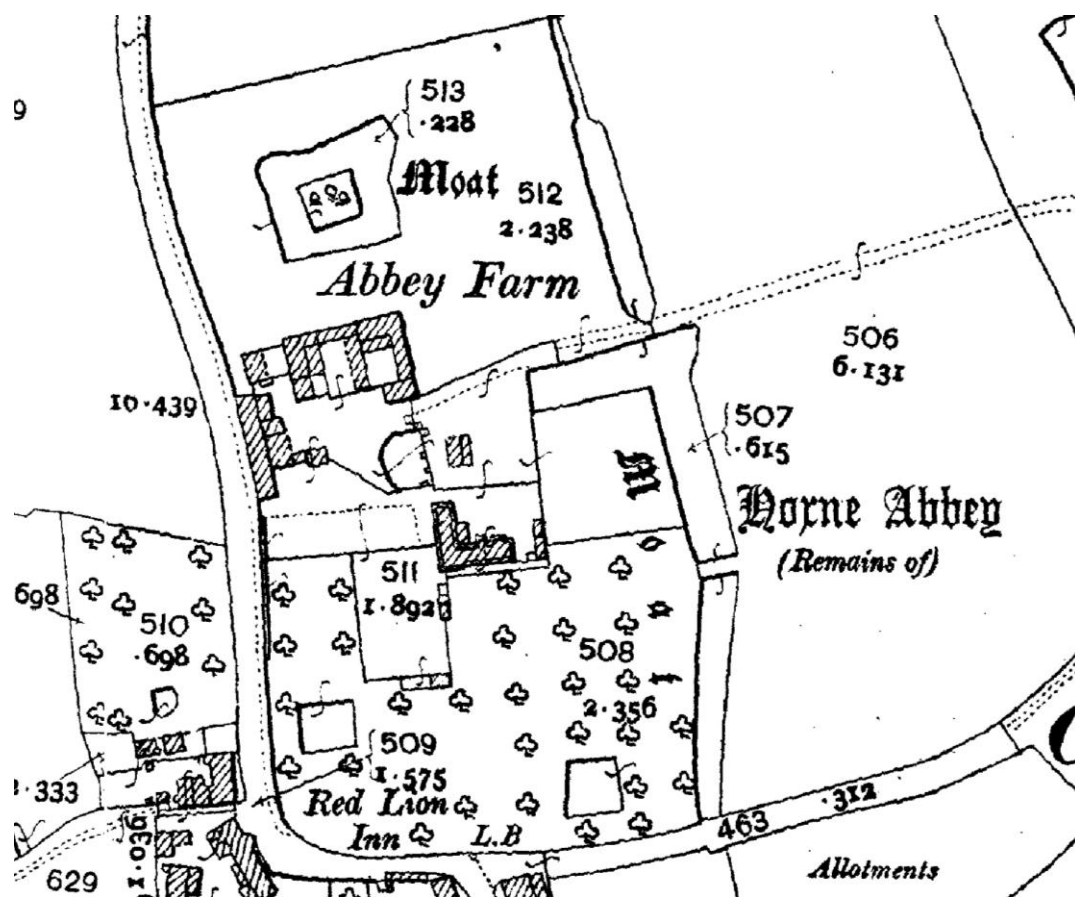


Figure 5. Second Edition 25 inch Ordnance Survey of 1904

Building Analysis

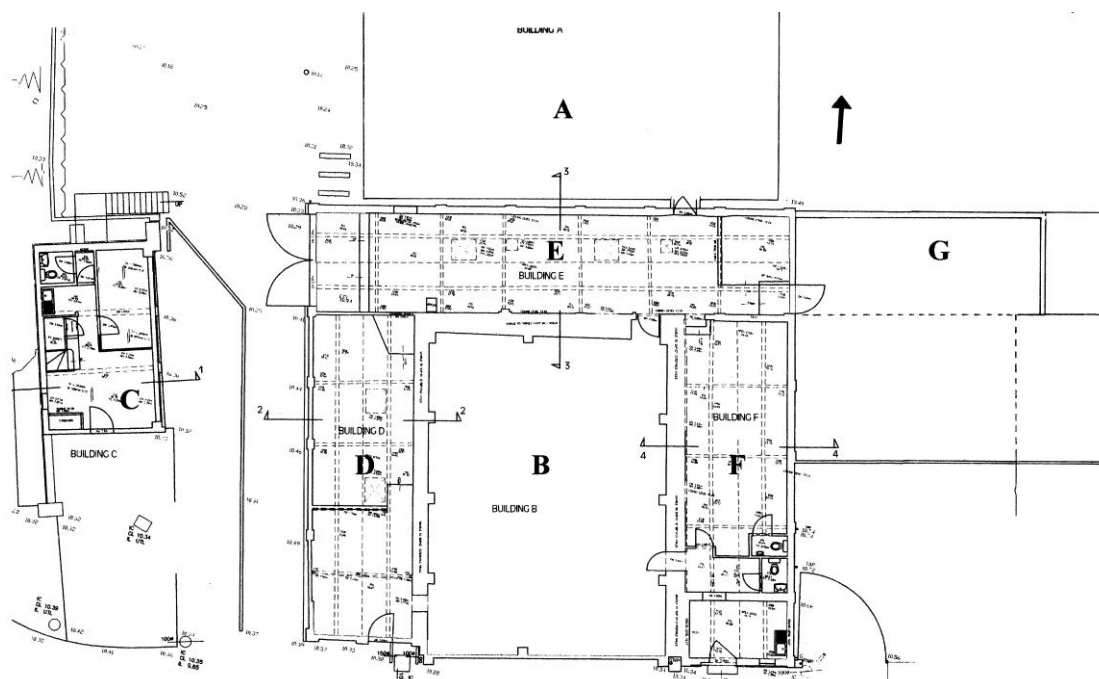


Figure 6

Block plan of the site identifying each historic building with a number for ease of reference in the text and photographic record. Adapted from a site plan by Anna High Consultancy Ltd.

Key

- A. Late-20th century steel-framed grain store.
- B. Former cattle animal yard with 20th century roof of corrugated asbestos and modern glazing to gable (partly converted in late-20th century).
- C. Two storied red-brick and pantiled granary adjoining Abbey Hill with cart lodge on lower storey and external steps to first-floor loading door in northern gable. A-frame roof with raking queen struts. 8.5 m in length by 5 m in width and eaves of 4 m. Converted to office accommodation in late-20th century and open eastern elevation of cart lodge now enclosed with glass. *Circa* 1870. External steps renewed.
- D. Single-storied red-brick and pantiled shelter-shed with enclosed feed store or vehicle shed to south with entrance in western elevation. 14 m in length by 5 m in width with low eaves of 1.75 m. A-frame roof structure. Originally with open arcade of timber posts to yard (B) to east but now fully enclosed and much altered as part of a late-20th century partial conversion. *Circa* 1870
- E. Single-storied shed of red brick with pantiled roof. 21 m in length by 4.5 m in width and eaves of 2.5 m. Roof structure of prefabricated king-post trusses. Originally with windows to north and doors to yard and southern sheds but the northern elevation now boarded internally and abutted by the steel-framed grain store (A) externally. With evidence in concrete floor of removed 20th century stalls for cattle and/or pigs (one of which survives to the east). Probably designed as a cow shed but much altered as part

of a late-20th century partial conversion which included the insertion of double doors in the western gable. *Circa* 1870 but on the site of an earlier building shown on the 1843 tithe map.

F. Single-storied red-brick and pantiled shelter-shed with enclosed feed store to south. 14 m in length by 5 m in width with eaves of 2 m. Roof structure of pre-fabricated king-post trusses (identical to northern shed (E)). Originally with open arcade of timber posts to yard (B) to west but now fully enclosed and much altered as part of a late-20th century partial conversion. *Circa* 1870.

G. Timber-framed and weatherboarded open barn or grain store with corrugated asbestos roof. Now open to a lean-to shed covering a formerly open yard on the south with the remains of a narrow shed to the west (the southern end of the same shed converted into office accommodation and inaccessible at the time of inspection). Much altered and mutilated but originally an unusual late-16th century floored structure in four bays with two external loading doors to the loft in its northern elevation. Steeply pitched (for thatch) roof structure inaccessible at time of inspection but reported by present owner to contain queen posts. Probably a rare Elizabethan stable and hay loft as discussed below.

The 19th century brick and pantiled farm buildings form a typical mid-Victorian yard complex that probably consisted of a neat-house to the north with a bullock and dairy yard to the south (the taller shelter-shed serving the dairy yard to the east). They retain no original fixtures and fittings, having been extensively altered and refurbished as part of a late-20th century conversion into office and storage accommodation, and are of limited historic interest accordingly. The 'barn' (G) which adjoins the neat-house (E) on the west is a 16th century timber-framed structure which is described further in the following account and illustrated in figure A.

The Timber-Framed 'Barn' (G)

The open barn to the east of the yard complex is an unusual timber-framed structure that sheds light on the site's development during the 16th century and may reflect its medieval layout.

Although extensively mutilated during the 1960s, the building's original appearance and layout can be reconstructed with some confidence. The frame contains four bays with jowled storey posts and edge-halved scarf joints in its roof-plates (i.e. joints of a type rarely found after *circa* 1600). It extends to 11.3 m in length by 5.2 m in overall width and rises to 3.6 m at its roof-plates (37 ft by 17 ft by 12 ft) and is aligned on an east-west axis parallel to the farmhouse. The steeply pitched corrugated asbestos roof structure was concealed above a high plasterboard ceiling and inaccessible at the time of inspection but is understood by the present owner to preserve its original queen-posts. Such a roof structure, in conjunction with the relatively straight external braces and the general character of the framing indicates a date in the final quarter of the 16th century and the building is probably contemporary with the house.

The northern elevation can be partly reconstructed on the basis of the pegged mortises in its internally exposed roof-plates, mid-rails and storey posts as in figure A, despite the concealment of any intact studwork behind modern boarding (internally) and weatherboarding (externally). The lower storey (beneath the mid-rails) has been rebuilt in 20th century Fletton brick and the original ceiling has been removed leaving empty mortises in the storey posts, and all but a small section of the southern elevation has been cut out to form a single storage area with a 20th century lean-to shed which covers a formerly open yard. This mutilation occurred during the 1960s shortly after the owner acquired the farm.

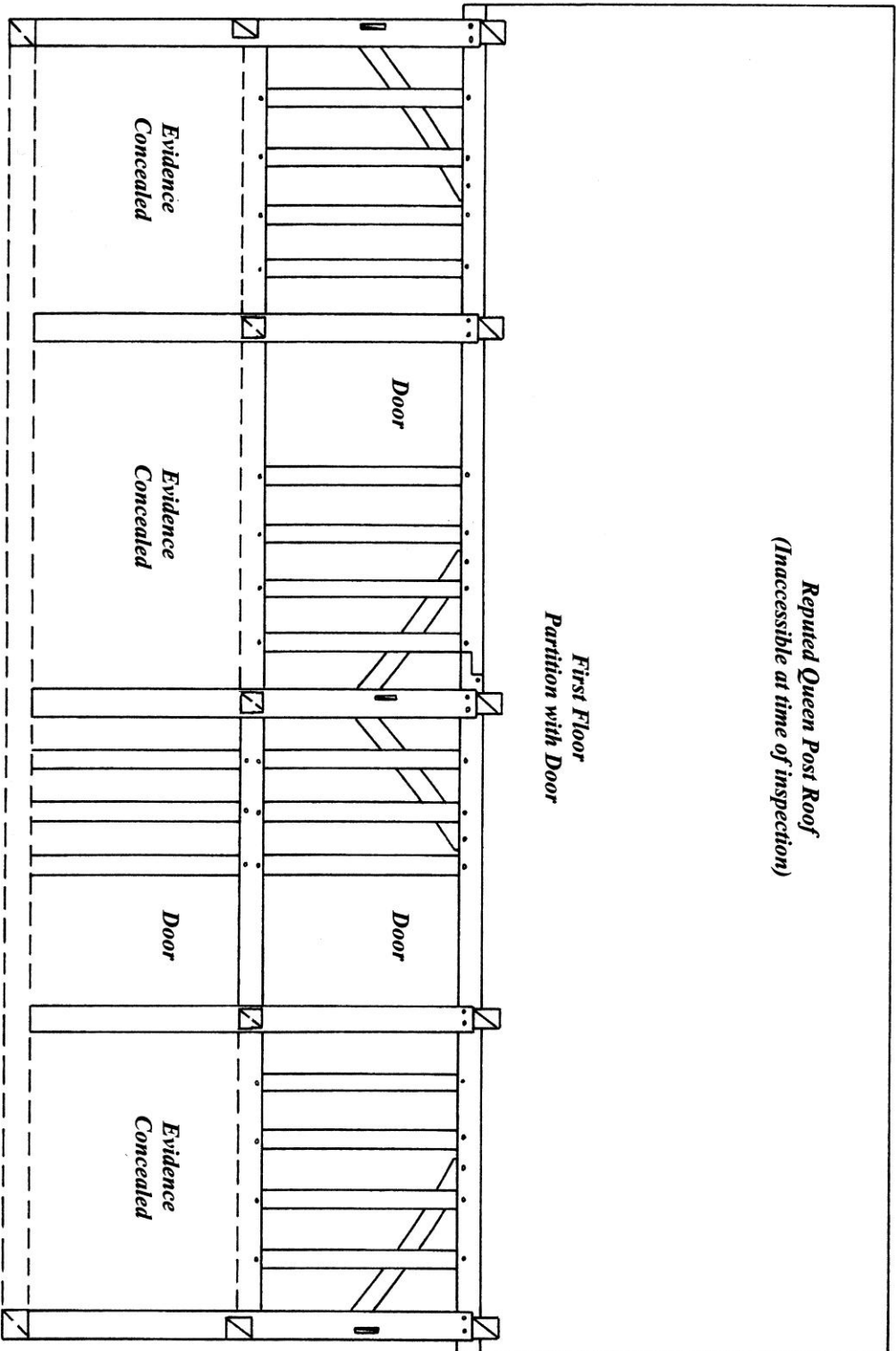
The upper storey was divided by a central partition into two chambers linked by a door adjoining the southern elevation (as indicated by the pattern of empty stud mortises in the central tie-beam). Each chamber was entered by an external first-floor loading door in the northern elevation, at least one of which lay immediately above a ground-floor door. Each of the three doors was approximately 1.1 m in width (3.6 ft). The southern elevation contained only a narrow gap of approximately 0.75 m (2.5 ft) in the penultimate western bay (as indicated by the empty mortises of its roof-plate), which gap may have accommodated either an additional but narrow doorway or a shallow oriel window in the late-16th century fashion. There is no evidence of this elevation on the ground-floor. The mid-rail of the eastern gable is obscured and an adjoining lean-to shed was inaccessible but a central window lay beneath the tie-beam. The western gable also contained a central first-floor window and part of its window sill is exposed in the adjoining shed (E); this sill projects beyond the plane of the wall and was probably designed to penetrate the external render with which the frame was originally clad. A wide central gap in the mortises of its mid-rail is separated by a single mortise from another gap at its southern end, indicating the presence of an oriel or framed window alongside a door. More evidence of the building's appearance is likely to survive behind its boarding. A pair of binding joists has been re-used as posts in the southern elevation and lean-to: these contain mortises with diminished shoulders for tall-sectioned joists and (in once case) stud mortises for a first-floor partition (but not a ground-floor partition) and may well represent all that remains of the original ceiling.

Historic Significance

The 19th century farm buildings at Abbey Farm are typical of the High Victorian fashion for enclosed cattle yards but are late examples which have been extensively altered in all but their external profiles and are not of special historic significance. However, the adjoining 16th century timber-framed structure is an important survival, particularly given the medieval context of the site. The building was probably designed as a sophisticated stable with a pair of hay lofts on the upper storey, although the internal connecting door is unusual. Its relationship to the farmhouse is also abnormal as it apparently faced north towards the small moat and west towards the road. It appears to have formed part of a service courtyard in conjunction with three other outbuildings depicted on the 1757 estate map, one of which incorporated the grade II-listed flint wall and was probably medieval. The fragment of a third building which survives to the south of the farm entrance may also be of medieval origin, and the layout of 1757 is highly likely to reflect that of the priory. If the chapel and principal monastic buildings lay to the south of the house, as generally supposed, the northern buildings probably formed a service or base court through which the site was approached from the direction of the bishop's palace (on the later site of Hoxne Hall and Oakley Park to the north). Archaeological evidence of early occupation and additional stone structures may survive beneath the concrete floors of the stable and its adjoining 19th century farm complex – despite the fact that the area is omitted from the area of Scheduling.

*Reputed Queen Post Roof
(Inaccessible at time of inspection)*

*First Floor
Partition with Door*



**Figure A. Abbey Farm, Hoxne
Reconstruction of Northern Internal Elevation of 'Barn' (G)**

Appendix 1 (on accompanying CD): Full Photographic Record

Descriptions of Photographs in Appendix 1

Photograph no.

1. General view of site entrance from Abbey Hill to north-west showing granary (C) to left, grade II-listed farmhouse in centre rear & flint boundary wall to right.
2. General view of site from Abbey Hill to south-west showing granary (C) to right and position of overgrown small moat in trees in centre.
3. Site entrance from Abbey Road to west showing previously converted timber framed building to right and yard complex to left.
4. Previously converted building to south of entrance seen from north-east showing early framing with internally trenched brace.
5. General view of site from east showing 20th century grain store to right and gabled roof of 16th century 'barn' (G) in centre.
6. Abbey farmhouse from rear (north-east) showing 18th century brick wing to right & truncated two-storied porch. Included for site context.
7. Jettied southern facade of grade II*-listed late-16th century Abbey farmhouse showing position of two-storied porch in centre & missing parlour to right.
8. Exterior of yard complex from site entrance to south-west showing roadside granary (C) to left and covered yard (B) to right.
9. Exterior of granary (C) from north showing steel-framed grain store (A) to left.
10. Exterior of granary (C) from north-east showing renewed external stair to right and recently glazed open arcade of cart lodge to left.
11. Exterior of granary (C) from south-east showing much rebuilt southern gable with recently glazed cart lodge to right.
12. Roadside (western) exterior of granary (C) showing recently inserted glazed windows and boundary wall.
13. Interior of lower storey of granary (C) from east showing former cart lodge converted into office space.
14. Eastern interior of granary (C) showing re-used binding joist and glazed open arcade of ground-floor cart lodge.
15. Upper storey of granary (C) from north showing A-frame roof trusses with raking queen struts.
16. Upper storey of granary (C) from south showing A-frame roof trusses and renewed loading door in northern gable.

17. Detail of elm A-frame roof truss on upper storey of granary (C) showing raking queen strut.
18. Southern exterior of yard complex showing covered yard (B) in centre with yard shelter sheds D & F to left and right & 'barn' (G) in rear.
19. Western exterior of western yard shed (D) showing gable of rear range (E) to left.
20. Northern exterior of rear yard range (E) from west showing windows blocked by grain store (A) to left.
21. Western external gable of rear yard range (E) showing modern double doors.
22. Eastern exterior of eastern yard shed (F) seen from south and showing 'barn' (G) with attached lean-to shed in rear to right.
23. Interior from north of partly converted covered yard (B) showing infilled open arcade of eastern shelter shed (F) to left.
24. Interior from south of partly converted covered yard (B).
25. Interior from east of compartment to north of covered yard (B) showing southern exterior of rear range (E) to right.
26. Interior from east of rear range of yard (E) showing king-post roof trusses and doors to yard and sheds (F, B, D) to left.
27. Interior of rear (northern) yard range (E) from west showing doors to yard and sheds to right.
28. Southern interior of steel-framed grain store (A) showing door to northern yard shed (E).
29. Eastern end of northern yard range (E) showing gable of 'barn' (G) with remains of pig pens and door to eastern shed (F) to right.
30. Interior from north of eastern yard shed (F) showing arcade posts of blocked open arcade to yard (B) to right.
31. Interior from south of eastern yard shed (F) showing arcade posts of blocked open arcade to yard (B) to left.
32. Detail of arcade post and shaped lintel to internal western elevation of eastern shed (F).
33. Interior from north of western yard shed (D) showing arcade posts of blocked open arcade to yard (B) to left.
34. Interior from south of western yard shed (D) showing arcade posts of blocked open arcade to yard (B) to right.
35. Internal south-western corner of western yard shed (D) showing blocked doors to right.

36. Internal south-eastern corner of western yard shed (D) showing brick wall of probable feed store adjoining yard (B).
37. Northern exterior of 'barn' (G) showing blocked first-floor loading door and 20th century Fletton brick to lower storey.
38. Eastern gable of steel-framed grain store (A) showing 'barn' (G) to left.
39. Eastern gable of 'barn' (G) showing brick lean-to with converted shed to left.
40. Exterior of 'barn' (G) from south-west showing lean-to shed to left and converted shed to right.
41. Interior of 'barn' (G) from eastern gable showing 16th century timber frame to right and lean-to extension to left.
42. Interior of 'barn' (G) from north-western corner showing original timber frame to left and lean-to extension to right.
43. Internal western gable of 'barn' (G) showing original mid-rail with wide central gap for doorway or window.
44. Detail of external western gable of 'barn' (G) from northern shed (E) showing projecting sill of original first-floor window.
45. Soffit of mid-rail of western internal gable of 'barn' (G) showing empty stud mortises with central gap to left.
46. Soffit of internal western gable mid-rail of 'barn' (G) showing central gap with vertically pegged external mortise to left.
47. Soffit of internal western gable mid-rail of 'barn' (G) showing gap above present door to rear yard shed (E).
48. Internal eastern gable of 'barn' (G) showing section of original framing to southern wall in centre.
49. Southern interior of 'barn' (G) showing original framing adjoining eastern gable with removed storey post to right.
50. Southern interior of 'barn' (G) showing original framing adjoining eastern gable with removed storey post to right.
51. Remains of open-sided shelter shed at eastern end of lean-to adjoining 'barn' (G) to left.
52. Southern exterior of 'barn' (G) from lean-to showing lost framing.
53. Eastern internal gable showing tie-beam with central gap in pegged mortises for window.
54. High plasterboard ceiling of 'barn' (G) concealing roof structure from west showing empty mortises of central first-floor partition with gap and jamb mortise for internal door to right.

55. Southern internal roof-plate of penultimate western bay of 'barn' (G) showing edge-halved and bridled scarf joint.
56. Southern internal roof-plate of penultimate eastern bay of 'barn' (G) showing mortises for studs and brace rising from left.
57. Southern internal roof-plate of western bay of 'barn' (G) showing stud and brace mortises.
58. Re-used posts to southern wall of 'barn' (G) and lean-to possibly re-used binding joists of missing ceiling.
59. Northern interior of four-bay 'barn' (G) showing largely concealed mid-rails but exposed roof-plates with evidence of two loading doors.
60. Northern roof-plate of penultimate eastern bay of 'barn' (G) showing gap for door in plate and mid-rail to right.
61. Northern roof-plate of penultimate western bay of 'barn' (G) showing gap for door in plate and mid-rail to left.
62. Detail of edge-halved and bridled scarf joint in northern roof-plate of 'barn' (G).

Photographic Appendix follows on pp. 16-22

Appendix 2 (pp. 16-22): Selected Printed Photographs



Illus. 1. General view of site entrance from Abbey Hill to north-west showing granary (C) to left with farmhouse and previously converted timber-framed & weatherboarded building in centre & flint boundary wall in rear to right.



Illus. 2. General view of site from east showing 20th century grain store to right and steeply gabled roof of 16th century 'barn' (G) in centre.



Illus. 3. Abbey farmhouse from rear (north-east) showing 18th century brick wing to right & truncated two-storied porch to cross-passage (with evidence of blocked door to missing porch chamber above). The parlour to the left has been demolished. Included for site context.



Illus. 4. Much restored jettied southern facade of late-16th century Abbey farmhouse showing position of two-storied porch to cross-passage in centre (with blocked door to porch chamber) with position of missing parlour to right. The 'serpentine' bracing is typical of the final quarter of the century. Included for site context.



Illus. 5. Exterior of yard complex from site entrance to south-west showing roadside granary (C) to left and covered yard (B) to right (flanked by shelter sheds (D & F) to left and right respectively).



Illus. 6. Exterior of granary (C) from north-east showing renewed external stair to right and recently glazed open arcade of cart lodge to left. The previously converted timber-framed and weatherboarded building to the south of the site entrance is visible in the rear to left.



Illus. 7. Converted upper storey of granary (C) from north showing A-frame roof trusses with raking queen struts.



Illus. 8. Interior from south of partly converted covered yard (B) showing blocked but formerly open-sided shelter-sheds (D & F to left and right respectively).



Illus. 9. Interior from east of rear range of yard (E) showing king-post roof trusses and doors to yard and sheds (F, B, D) to left. This area is understood to have operated as a milking parlour in the 20th century and latterly as a piggery.



Illus. 10. Interior from north of eastern yard shed (F) showing arcade posts and shaped lintels of blocked open arcade to yard (B) to right.



Illus. 11. Interior from north of western yard shed (D) showing arcade posts of blocked open arcade to yard (B) to left.



Illus. 12. Northern exterior of 'barn' (G) showing blocked first-floor loading door, corrugated asbestos roof covering and 20th century Fletton brickwork to lower storey. The loading door occupies the approximate position of an original 16th century loading door with a ground-floor entrance beneath, but is concealed internally. A second first-floor loading door lay to the right.



Illus. 13. Interior of 'barn' (G) from eastern gable showing original 16th century timber frame of four bays to right and 20th century lean-to extension to left. The southern elevation to the left has been largely removed along with the original ceiling but the vertical posts may be its recycled binding joists.



Illus. 14. Southern exterior of 'barn' (G) from 20th century lean-to showing original studwork with externally trussed brace to right and modern boarding concealing the roof structure and the studs of the northern internal elevation.