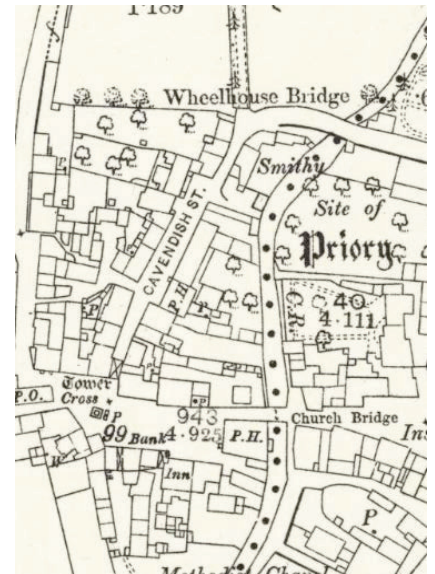


THE OLD BAR, CAVENDISH STREET, CARTMEL, CUMBRIA

Archaeological Building Recording



Client: Les and Charlotte Mitchell

NGR 337838 478808

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March 2021



The Site	
Site Name	The Old Bar, Cavendish Street, Cartmel
County	Cumbria
NGR	337838 478808
Listing Status and number	Listed Grade II as part of Cavendish Arms, No. 1099113
Brief description of building/buildings to be recorded	Former warehouse between Cavendish Arms and Cavendish Cottage

Client	
Client Name	Les and Charlotte Mitchell
Client's architect	David Coward
'As existing' drawings available?	Yes

Planning	
Pre-planning?	Yes
Planning Application No.	N/A
Plans (e.g. conversion, extension, demolition)	Conversion into domestic dwelling
Condition number	N/A
Local Planning Authority	South Lake Land District Council
Planning Archaeologist	Jeremy Parsons, Cumbria County Council
Level of Building Recording required	Historic England 2/3

Archiving	
Relevant Record Office(s)/Archive Centre(s)	Kendal
Relevant HER	Cumbria

Staffing	
Desk-based assessment	Dan Elsworth and Tom Mace
Building recording	Dan Elsworth and Tom Mace
Report writing	Dan Elsworth and Tom Mace
Report editing	Jo Dawson
Illustrations	Tom Mace
Date on site work carried out	26/02/2021

Greenlane Archaeology Ltd,
Lower Brook Street, Ulverston, Cumbria, LA12 7EE

Tel: 01229 588 500
Email: info@greenlane-archaeology.co.uk
Web: www.greenlane-archaeology.co.uk

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Non-Technical Summary

Prior to the submission of a planning application for the conversion of The Old Bar, Cavendish Street, Cartmel, Cumbria, Greenlane Archaeology was commissioned to carry out an archaeological building recording. This took place in February 2021. The building is Grade II Listed as part of the adjoining Cavendish Arms to the north-east.

There is very little known about the history of the property and in the absence of available archive information at present it has been necessary to rely primarily on the map and image evidence. This shows that a property certainly existed on the site from at least 1807. It appears, based on the map evidence and anecdotal information, that the property at one time formed part of the adjoining Cavendish Arms, but it is not clear what its original function was.

The building recording revealed that the structure was remarkably complex. The earliest phase comprised a small part of the adjoining Cavendish Arms, onto which the rest of the building was added. This is likely to be 18th century, although it is possible that it includes medieval structures forming part of Cartmel Priory. A piece of reused moulded stone of probable medieval date was present within this. Later a wall was constructed butting against this element, which contains a panelled cupboard of late 17th or 18th century date. Again, this wall is potentially quite early and perhaps originally related to the priory, forming part of an inner precinct wall. The building was subsequently enlarged by this wall being raised and an extension added on the south-east side, the majority of which still forms part of the Cavendish Arms, with only the small ground floor room on the south-east side forming part of The Old Bar. The bulk of the present structure was probably constructed in the late 18th or early 19th century, by the creation of an L-shaped wall between the end of the Cavendish Arms to the north-east and Cavendish Cottage to the south-west. This formed a small warehouse set against the tall wall to the south-east, which presumably served the Cavendish Arms. Later alterations were relatively minor and mostly comprised repairs and alterations carried out in the 20th century, although these resulted in the loss of various pieces of original fabric.

The building is a remarkably complex structure given its size, and is significant not only as part of a larger listed building, but in its own right as an unusual example of a warehouse in a village setting. The current proposals intend to retain as much of the original fabric as possible, but there are still some areas where this might be difficult but with some consideration and careful design this can be achieved.

Acknowledgements

Greenlane Archaeology would like to thank Les and Charlotte Mitchell for commissioning the project and for providing information about the site including access to recent transfer of title documents. Special thanks are due to Richard Wilson for his comments on the reused medieval masonry.

1. Introduction

1.1 Circumstances of the Project

1.1.1 The circumstances of the project are set out in the tables on the inside cover of this report.

1.2 Location, Geology, and Topography

1.2.1 The Old Bar is at the centre of Cartmel, at approximately 30m above sea level (Figure 1; Ordnance Survey 2011). The 'exceptional' and 'largely unspoilt' village of Cartmel, situated approximately 3.5km north-west of Grange-over-Sands to the south of the South Cumbria Low Fells on the northern side of Morecambe Bay (Countryside Commission 1998, 69; Ordnance Survey 2011), is now protected by Conservation Area status (Countryside Commission 1998, 73).

1.2.2 Cartmel lies on the junction of a complex series of solid geology comprising Bannisdale Slates of Silurian age and carboniferous limestone, covered by thick glacial debris, including deposits of cobbles, pebbles and sandy material (Mitchell 1990, 43; Moseley 1978, plate 1). The local topography is typically that of improved undulating pasture set between areas of limestone, and more locally to Cartmel, slate outcrops.

1.2.3 The building is Grade II Listed as part of the adjoining Cavendish Arms (see *Appendix 1*).

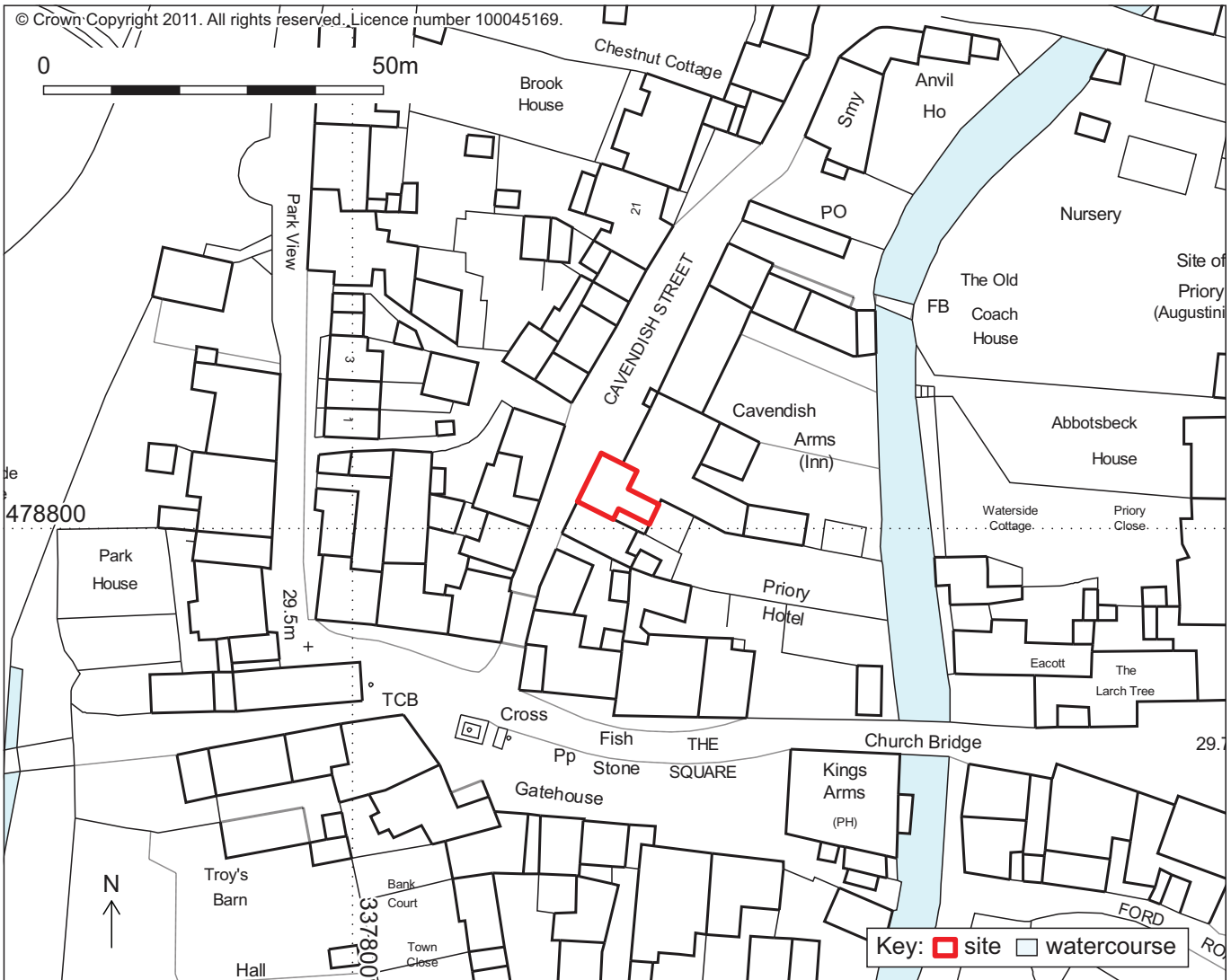
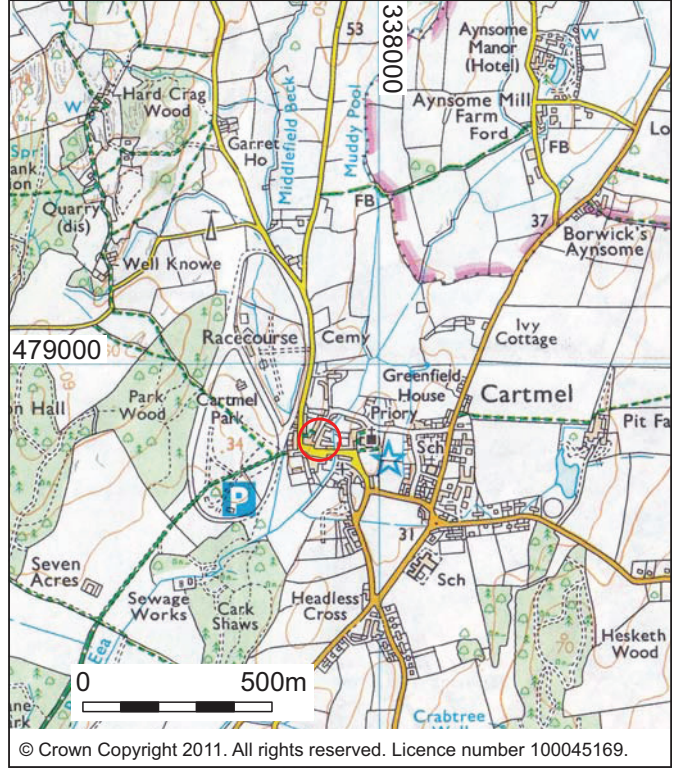
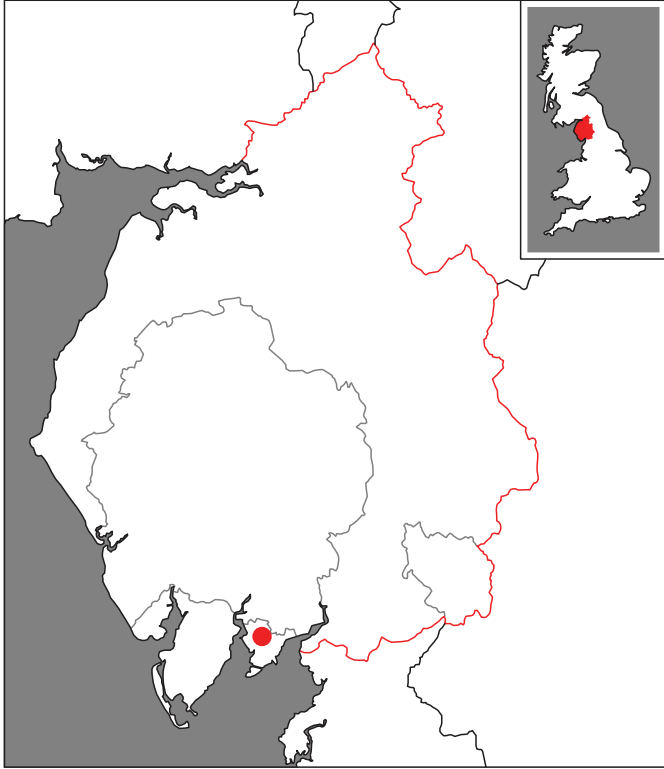


Figure 1: Site location

Client: Les and Charlotte Mitchell

2. Methodology

2.1 Introduction

2.1.1 The archaeological building recording is intended to provide a suitable record of the structure equivalent to Level 2/3 survey as defined by Historic England (Historic England 2016). The building recording was carried out according to the guidelines of the Chartered Institute for Archaeologists (CIfA 2014a; 2014b). A suitable archive has also been compiled to provide a permanent paper record of the project and its results, also in accordance with CIfA guidelines (CIfA 2014c).

2.2 Desk-Based Assessment

2.2.1 A desk-based assessment was carried out in accordance with the guidelines of the Chartered Institute for Archaeologists (CIfA 2014b). This principally comprised an examination of early maps of the site and published secondary sources. A number of sources of information were used during the compilation of the desk-based assessment:

- **Record Office/Archive Centre:** the majority of original and secondary sources relating to the site are deposited in the relevant Record Office(s) or Archive Centre(s), as specified in the cover sheet of this report; however, at the time the project was carried out the archives were closed due to the COVID-19 pandemic. Of principal importance are early maps of the site. These were examined in order to establish the development of the site, date of any structures present within it, and details of land use, in order to set the site in its historical, archaeological, and regional context. In addition, any details of the site's owners and occupiers were acquired where available;
- **Online Resources:** where available, mapping such as Ordnance Survey maps and other historical sources were consulted online;
- **Greenlane Archaeology:** Greenlane Archaeology's office library includes maps, local histories, and unpublished primary and secondary sources. These were consulted where relevant, in order to provide information about the history and archaeology of the site and the general area.

2.3 Building Recording

2.3.1 The building recording was carried out to Historic England Level 2/3 type standards (Historic England 2016), which provides a relatively detailed record of the building. The recording comprised the following elements:

- **Written record:** descriptive records of all parts of the building were made using Greenlane Archaeology *pro forma* record sheets;
- **Photographs:** photographs in colour digital format (as both 12meg jpegs and RAW files) were taken of the main features of the building, its general surroundings, and any features of architectural or archaeological interest. A selection of the colour digital photographs is included in this report, and the remaining photographs are in the project archive;
- **Drawings:** 'as existing' architect's drawings were provided by the client's architect. These were plotted at a scale of 1:100 and annotated by hand with additional detail.

2.4 Archive

2.4.1 The archive, comprising the drawn, written, and photographic record of the building, will be deposited with the relevant Record Office or Archive Centre, as detailed on the cover sheet of this report, together with a copy of the report. The archive has been compiled according to the standards and guidelines of the CIfA guidelines (CIfA 2014c). In addition, details will be submitted to the Online Access to the Index of archaeological investigationS (OASIS) scheme. This is an internet-based project intended to improve the flow of information between contractors, local authority heritage managers and the

general public. A copy of the report will be provided to the client and a digital copy of the report will be provided for the relevant Historic Environment Record, as detailed on the cover sheet of this report.

3. Desk-Based Assessment

3.1 Map and Image Regression

3.1.1 **Introduction:** early county-wide maps of the area of 17th and 18th century date tend not to be detailed enough to usefully show the site. The earliest useful plans therefore only date from the early 19th century onwards.

3.1.2 **Enclosure map, 1807:** details of buildings along Cavendish Street and The Square are shown and the block forming The Old Bar is discernible although the scale means that it is shown as just a rectangle (Plate 1).



Plate 1: Extract from the enclosure map of 1807

3.1.3 **Ordnance Survey, 1851:** this edition of the Ordnance Survey map was produced at a scale of 1:10,560 and is somewhat simplified (Plate 2; cf. Plate 1).

3.1.4 **Ffolliott, 1854:** this plan shows The Old Bar quite clearly a short distance north of the gatehouse, showing the projected line of the priory precinct wall (Plate 3).

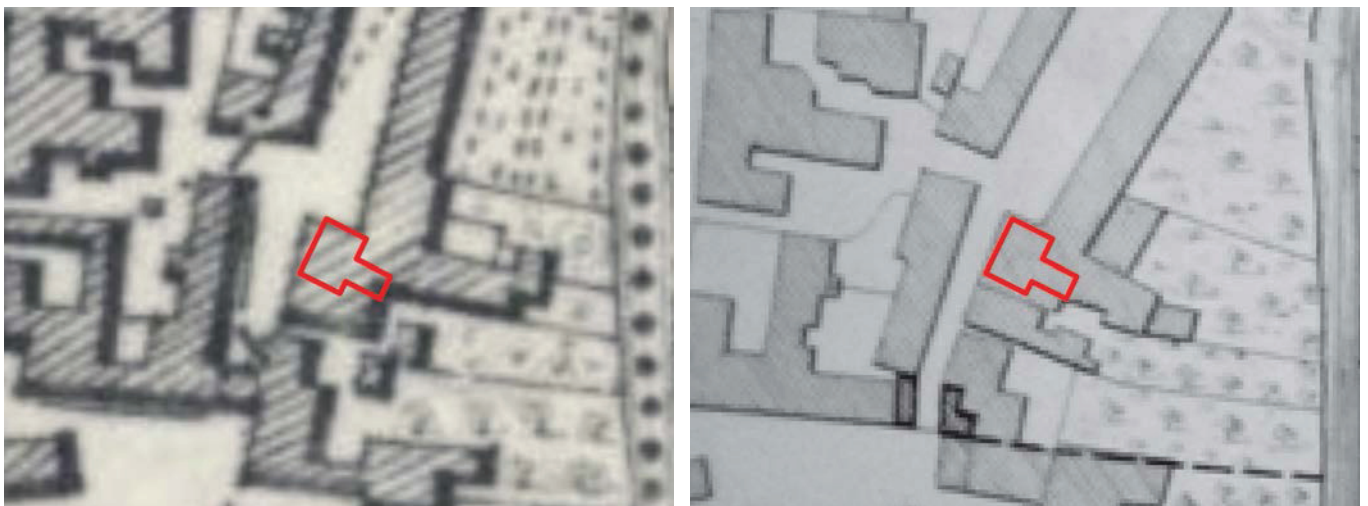


Plate 2 (left): Extract from the Ordnance Survey map of 1851

Plate 3 (right): Extract from Ffolliott's plan (1854), showing the precinct wall (the thick line)

3.1.5 **Ordnance Survey, 1890:** this is the first edition 1:2,500 map, and so is much more detailed than the previous map (Plate 4; cf. Plate 2).

3.1.6 **Ordnance Survey, 1893:** this map, at a scale of 1:10,560, shows the same arrangement of buildings as the earlier edition (Plate 5; cf. Plate 4), albeit slightly simplified due to the differences in scales at which this and the 1890 edition were produced.

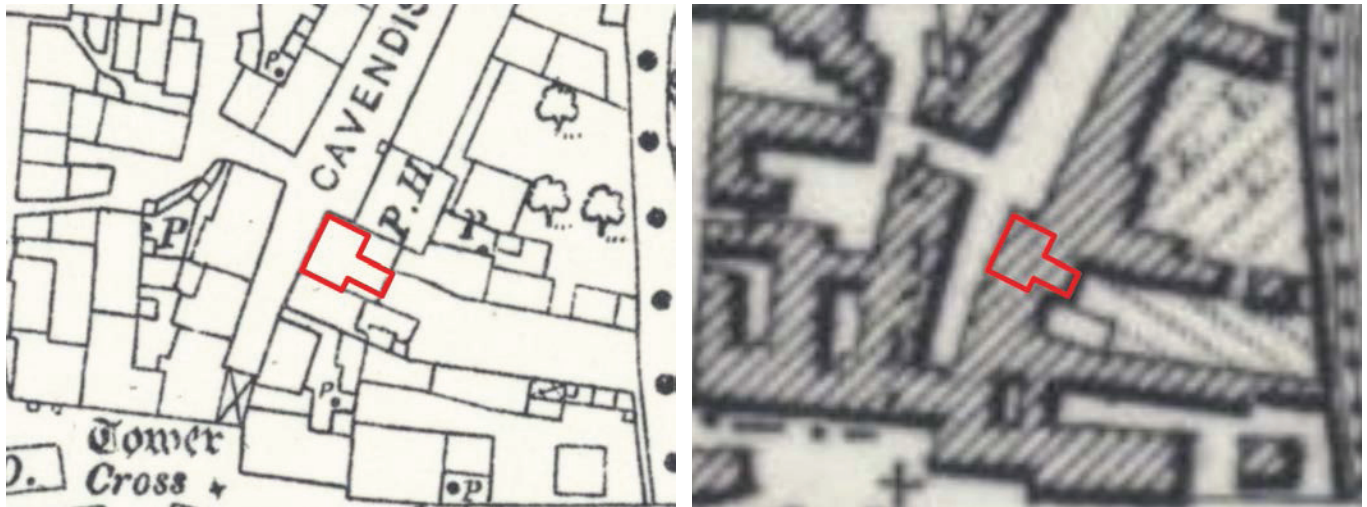


Plate 4 (left): Extract from the Ordnance Survey map of 1890

Plate 5 (right): Extract from the Ordnance Survey map of 1893

3.1.7 **Photograph, c1900:** a photograph of part of Cavendish Street showing the property thought to date to 1900 is reproduced in Garbutt and Marsh (1991, 57). Although not clear and primarily showing just the north-east external elevation of the building, it demonstrates that a window existed in the elevation at that time, with a sign attached above, although the window casement appears to be covered in some way (Plate 6).



Plate 6: Photograph of Cavendish Street dated c1900 showing the site (from Garbutt and Marsh 1991, 57)

3.1.8 **Ordnance Survey, 1913:** the site is unchanged (Plate 7; cf. Plate 4). However, it is noticeable that the Cavendish Arms is labelled (as P.H.) as extending into the Old Bar.

3.1.9 **Ordnance Survey, 1933:** the site is unchanged (Plate 8).

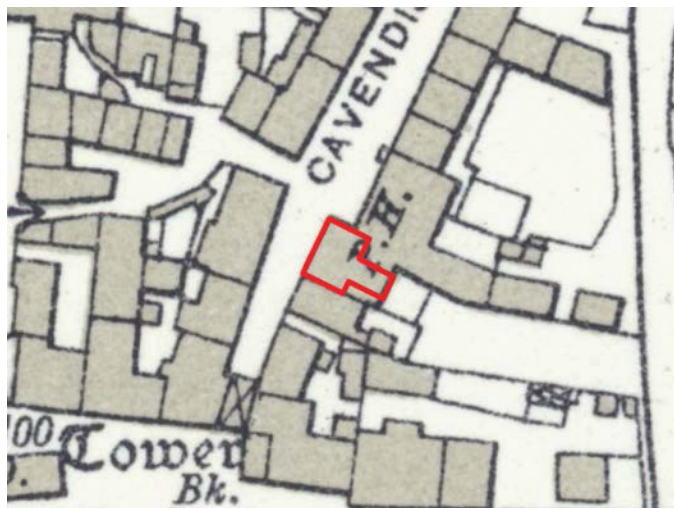


Plate 7 (left): Extract from the Ordnance Survey map of 1913

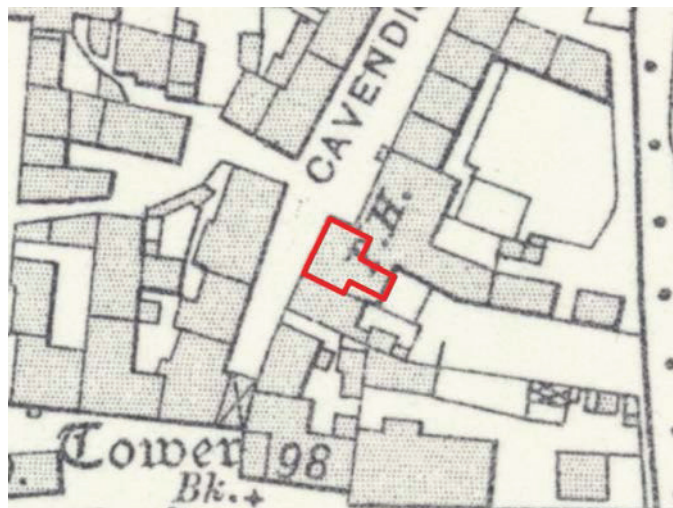


Plate 8 (right): Extract from the Ordnance Survey map of 1933

3.1.10 **Photograph, 1970s:** a photograph of part of Cavendish Street again shows the north-east elevation of the building again with a window, apparently with a three-light casement and a sign attached above (Plate 9). This is described as being from the 1970s but may well be from the 1960s.



Plate 9: Photograph of Cavendish Street showing the site (Cumbria Image Bank 1970s)

3.2 Site History

3.2.1 **Origins:** in the absence of any additional documentary evidence the maps show that a building stood on the site from at least 1807, although it is impossible to be certain that this is the same structure as is now present. However, it seems likely that the building has been associated with the Cavendish

Arms from an early date. The buildings currently making up the Cavendish Arms are thought to be 18th century in origin (Historic England 2021) but they are considered to be on the site of buildings forming part of Cartmel Priory, namely the '*Great House or Guest Stable*' (Dickinson 1980, 40; 1991, 108, citing France 1950, 8), although the reason for locating them in this area is not clear. If this is the case though, it is possible that parts of the Cavendish Arms incorporate medieval fabric. Garbutt and Marsh also mention the 'posting department' of the Cavendish Arms as being on the left side of a photograph of 1900 (Plate 6) but it is not clear which building this is referring to.

3.2.2 Owners and occupiers: in the absence of useful sources for Cartmel such as the tithe map, and the current closure of the archives meaning that other sources such as the rating map of 1910 are not available, it is currently difficult to ascertain from any documentary evidence who the building was owned and occupied by or what it was originally constructed for and how it was subsequently used. The few available photographs are not able to provide any further information in this regard. The map evidence seems to indicate that by at least the start of the 20th century it formed part of the Cavendish Arms, while the name of the property - 'The Old Bar' also indicates this, although it is not known when this name came to be applied. Anecdotally it is said to have been formerly part of the Cavendish Arms.

3.2.3 The building: it has not been possible to identify any historic descriptions of the building in documentary sources, such as sales particulars or published accounts of Cartmel, beyond those shown in the map and image regression (see *Section 3.1*).

4. Building Recording

4.1 Arrangement and Fabric

4.1.1 **Arrangement:** the building is aligned approximately north-east/south-west with the front (north-west) elevation facing onto Cavendish Street. It is positioned between the Cavendish Arms public house to the north-east and Cavdenish Cottage to the south-west. The main part of the building comprises a narrow rectangular block extending over two floors plus an attic space, but there is a small room providing access from the main section to a small yard to the rear with the space above comprising a flying freehold belonging to the Cavendish Arms.

4.1.2 **Fabric:** externally the whole building is finished with painted roughcast render and a graduated(?) grey slate roof with sandstone ridge tiles. There are chimneys at the top of each gable, although that to the north-east must belong to the adjoining property, plus an additional tall chimney part way down the north-east gable. There are iron rainwater goods and the windows are of various forms. Internally the timber is a mixture of hand finished, most reused, and machine sawn types. The walls are generally finished with original lime plaster and limewash although some areas have been stripped back to the stone while others have been recently replastered, some in lime.

4.2 External Detail

4.2.1 **North-west external elevation:** this is two storeys tall, with loading doorways one above the other north-east of the centre on both floors with plank and batten doors plus a square hole for the hoist boom above (Plate 10). There is a small window on the ground floor on the south-west side with a six-light horizontal sliding sash casement. At first floor level on the same side is a further window with a four-light vertical sliding sash casement with horns. To the north-east of the doors there is a further window per floor, the ground floor with a 12-light fixed casement, and the first floor with a 12-light vertical sliding sash casement with no horns. All of the apertures have a thin rendered band surround and the windows all have thin stone sills, although at ground floor level they are relatively rough.



Plate 10: The north-west external elevation, viewed from the north

4.2.2 **North-east external elevation:** this comprises less than half of a gable that extends to the south-east and partly forms part of the adjoining property (Plate 11). It is mostly fairly plain, with a projecting chimney with ashlar stone and a single ceramic pot at the top of the gable, and a lower tiered chimney with no pots on the north-west side. There is a single window at ground level with a fixed single-light casement and a thin rendered surround and sill.



Plate 11 (left): The north-east external elevation, viewed from the north-east



Plate 12 (right): The south-east external elevation, viewed from the south-east

4.2.3 **South-east external elevation:** only a small part of this, the north-east side of the ground floor, forms part of the property (Plate 12). This is roughcast and has a window on the south-west side with a flat arch and thick stone sill. This has been filled with board but incorporates a vent. To the north-east of this there is a doorway, again with a flat arch and plain surrounds and a modern panel door. Above, at first floor level, is a wide window with a pair of 16-light vertical sliding sash casements with no horns and on the second floor there is a pair of windows with plain square surrounds and 12-light vertical sliding sash casements with no horns.

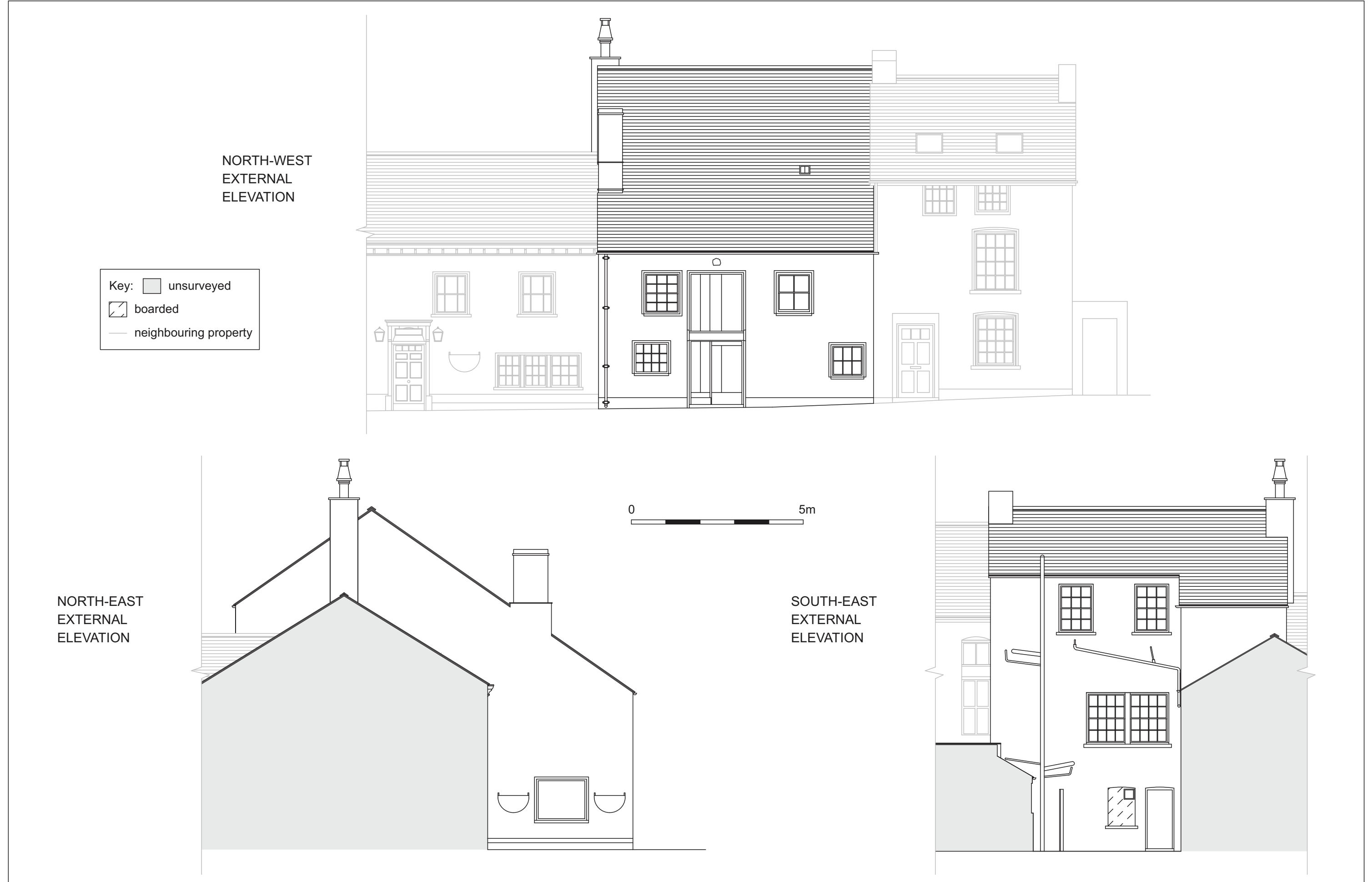



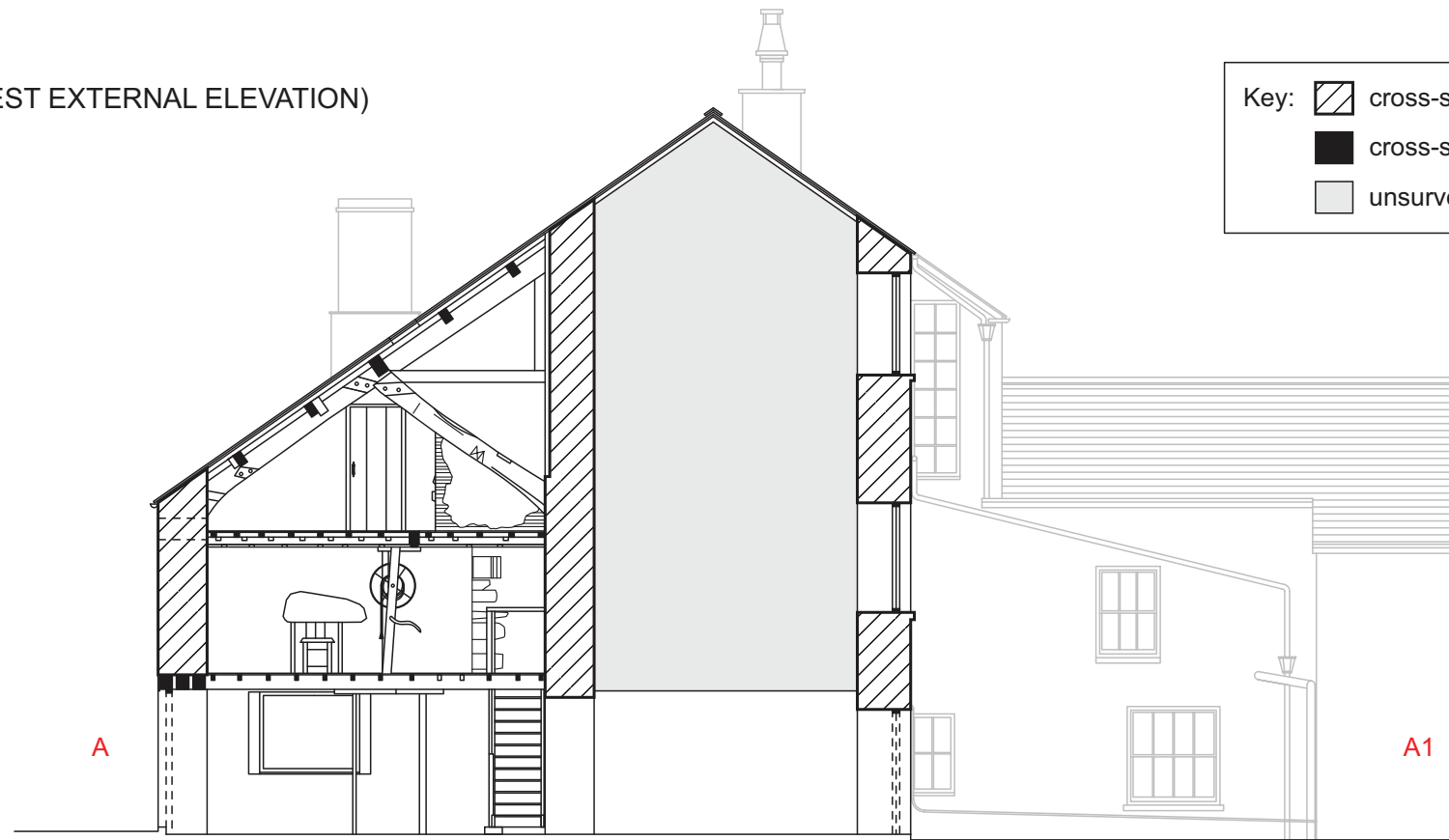


Figure 2: External elevations

SECTION A-A1 (SOUTH-WEST EXTERNAL ELEVATION)

Key:

	cross-sectional wall	A1	section
	cross-sectional timber	---	continuation of line
	unsurveyed	—	features to rear



SECTION B-B1 (NORTH-EAST EXTERNAL ELEVATION)



Figure 3: Sections A-A1 and B-B1

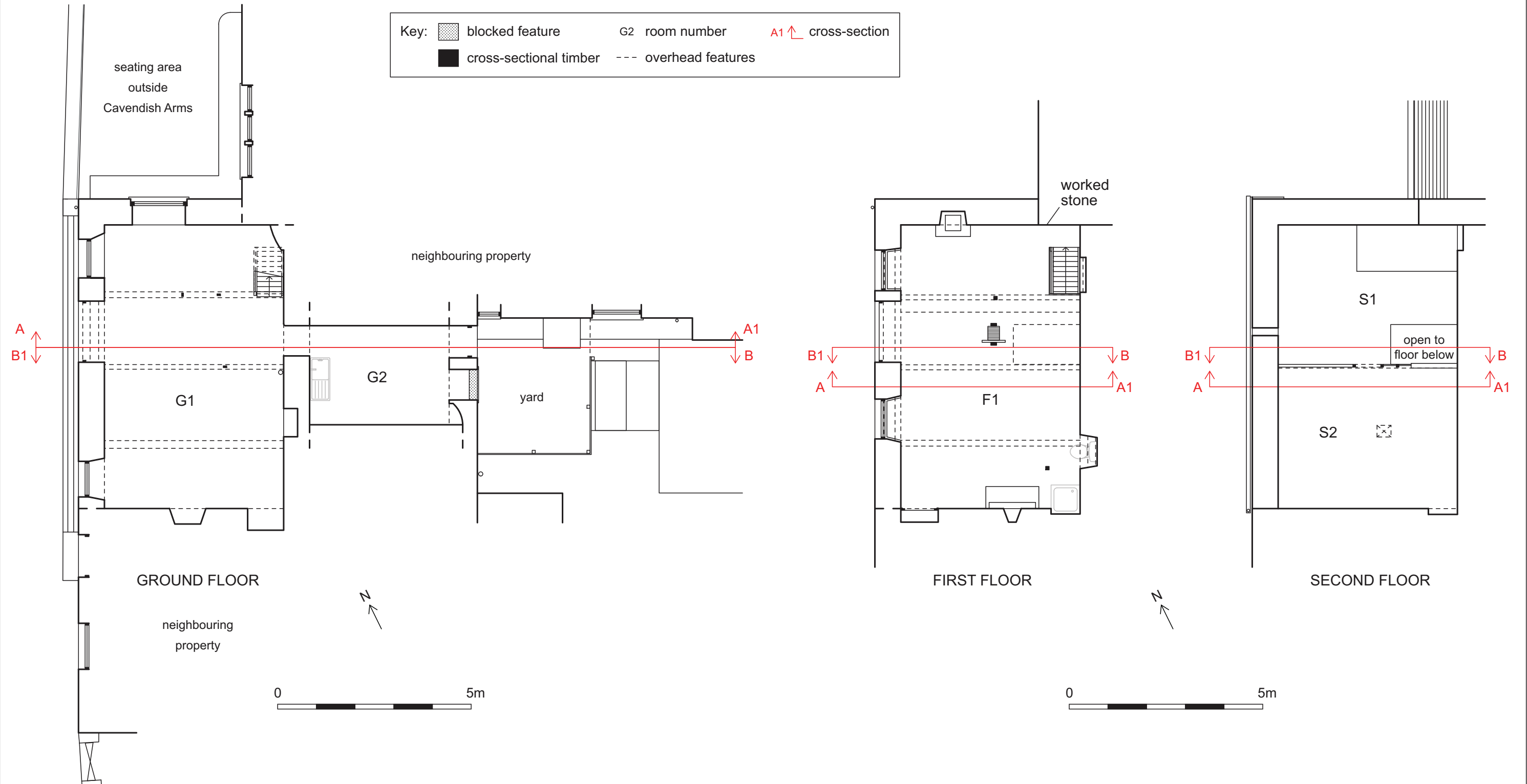


Figure 4: Floor plans

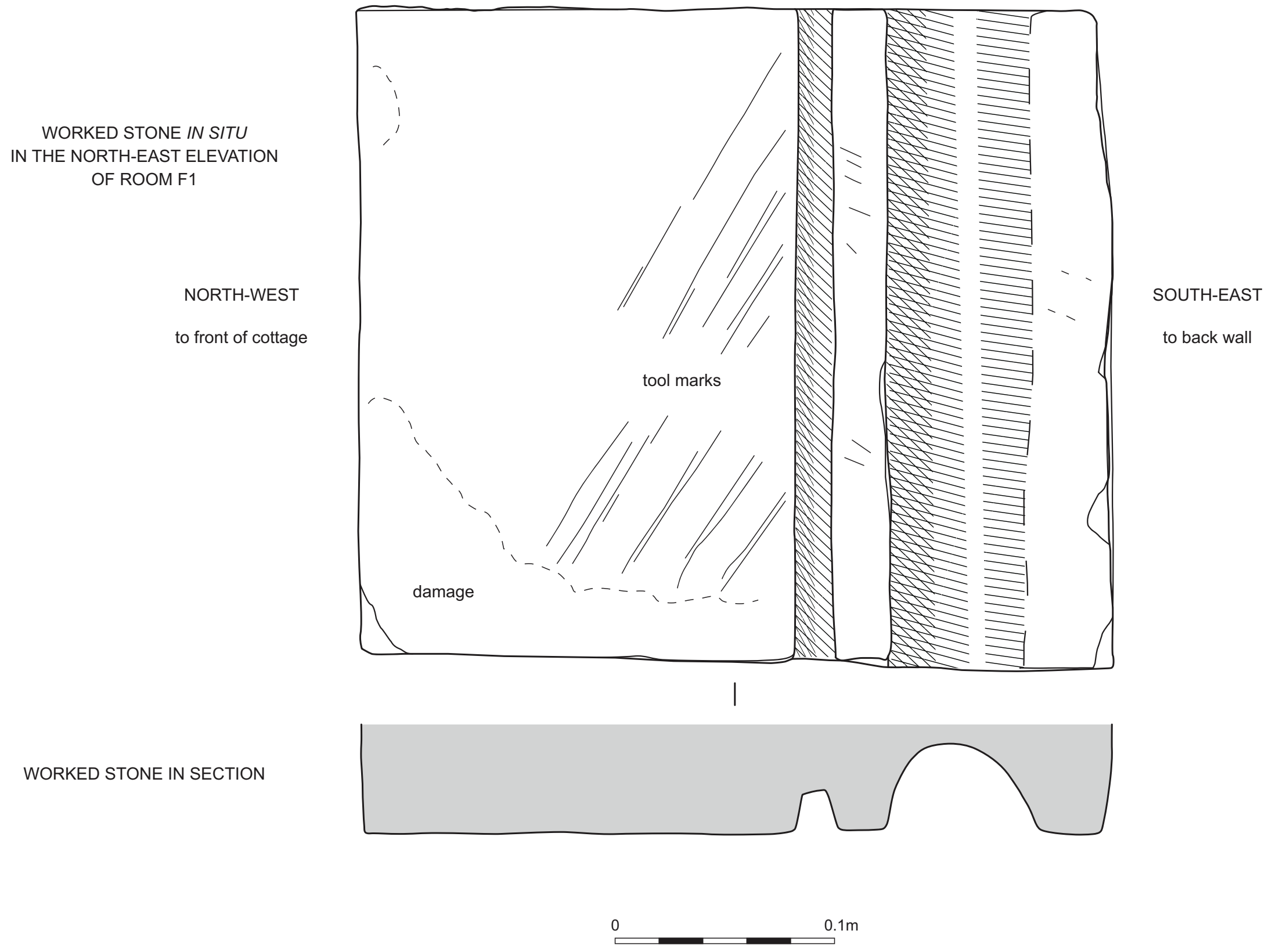


Figure 5: Measured sketch of worked stone in the north-east elevation of Room F1

4.3 Internal Detail

4.3.1 **Ground floor Room 1:** this has a flag floor, which has evidently recently been re-laid (Plate 13). The ceiling, which comprises the floor boards of the room above backed with lathe and plaster, is supported by three beams running north-west/south-east, all hand finished and chamfered (Plate 14 and Plate 15), the north-east with a neat stop chamfer (Plate 16). They all have early iron hooks attached, although not in large numbers, as well as modern fittings. There is a slot in the underside of the north-east beam at the north-west end, filled with timber, and the central beams has numerous peg holes in its south-west face, perhaps suggesting it is reused. The walls are generally finished with early lime plaster and limewash, with some later patching. The north-west elevation has a window on the south-west side with splayed jambs extending to the ground and simple plank shutters on long hinges (Plate 17). To the north-east of this there is an upright timber fixed into the wall with a beaded edge and to the north-east again there is an off-centre double doorway heavy hand-finished timber lintels and a pair of very rough plank and batten doors with very wide planks held by long strap hinges on pintels. To the north-east is another window with a sloping timber sill with a recessed shelf below and plastered fairly square surrounds.



Plate 13 (left): The flag floor in Room G1, viewed from the north-east

Plate 14 (right): The ceiling in Room G1, viewed from the south



Plate 15 (left): The ceiling in Room G1, viewed from the north

Plate 16 (right): The stop chamfer at the north-west end of the central beam, viewed from the south-west



Plate 17 (right): Window on the south-west side of the north-west elevation of Room G1, viewed from the south-east

Plate 18 (right): Timber set into the north-west elevation of Room G1, viewed from the south-east



Plate 19 (left): Doorway in the north-west elevation of Room G1, viewed from the south-east

Plate 20 (right): Window on the north-east side of the elevation of Room G1, viewed from the south-east

4.3.2 The north-east elevation has a window on the north-west side with a modern timber sill and timber attached over the jambs connecting to a projecting timber structure holding the curtains (Plate 21). The wall is otherwise fairly plain, apart from some modern patching to the plaster, although there is a rounded projecting section at the south-east end below the steps to the first floor extending onto the south-east elevation (Plate 22). The stairs are set against the north-east end of the south-east elevation, and comprise a very basic timber structure backed with planks and with a square hand rail and newel

post (Plate 23). To the south-west of this is a doorway through the thick wall with plain plastered surrounds (Plate 24) and south-west of this is a cupboard built into an alcove in the wall with a plain surround but a moulded entablature and door with two raised and fielded panels and a decorative escutcheon plate on early 'butterfly' hinges, with two further small openings below, presumably for drawers (Plate 26 and Plate 27). The south-west elevation has a tall cupboard in the south-east side with a plain surround and four shelves but no door. In the centre of the elevation is a fireplace with splayed jambs and some bricks in the base (the range in the photographs was loose in the room and does not appear to have originated in this building; Plate 28).



Plate 21 (left): Window in the north-east elevation of Room G1, viewed from the south-west

Plate 22 (right): The north-east end of the south-west elevation showing the projecting masonry and staircase, viewed from the north-west



Plate 23 (left): Stairs against the north-east end of the south-east elevation, Room G1, viewed from the west

Plate 24 (right): General view of the south-east elevation of Room G1, viewed from the north-west



Plate 25 (left): Cupboard in the south-east elevation of Room G1, viewed from the north-west

Plate 26 (right): Cupboard in the south-east elevation of Room G1, showing internal detail, viewed from the north-west



Plate 27 (left): Cupboard on the south-east side of the south-west elevation in Room G1, viewed from the north-east

Plate 28 (right): General view of the south-west elevation in Room G1, viewed from the north-east

4.3.3 Ground floor Room 2: this also has a flag floor that has evidently been recently re-laid and has a flat lathe and plaster ceiling. The walls have a mixture of finishes. The north-west elevation has rough original lime plaster and lime wash, with a ceramic Belfast sink set on brick bases on the south-west side and a doorway through to Room G1 with plain plastered surrounds formed through the thick wall to the north-east. The north-east elevation is plain and finished with modern plaster with a hand finished beam running along the top. The south-east elevation is finished with rough original lime plaster, with a doorway on the north-east side with plain plastered square surrounds; the door has a single light in the centre not visible from the outside. To the south-west is an alcove formed within the window filled with board, which has square jambs extending to a slate sill close to the ground. To the south-west is a low alcove with a thin lintel and rounded back, apparently forming a flue although partially blocked by the south-west wall. This is constructed of rough timber stud infilled with edge-laid brick, which has been recently rebuilt or at least cleaned and repointed.



Plate 29 (left): The north-west elevation in Room G2, viewed from the south-east



Plate 30 (right): The south-east elevation in Room G2, viewed from the north-west



Plate 31: The south-west elevation in Room G2, viewed from the north-east

4.3.4 **First floor Room 1:** this has a timber board floor, a mixture of earlier wide boards and later narrow ones, with various holes patched by modern sheet timber. There is a gap in the floor in the east corner for the steps to the floor below. The ceiling is supported by three beams running north-west/south-east, some of which are recent replacements (Plate 32 and Plate 33) while the central one is original but probably reused as it has numerous empty slot holes, although a continuous row along the south-west face evidently relate to a former stud partition wall (Plate 34). The boards of the floor above are relatively late narrow tongue and groove type and are supported on machine cut joists. On the north-west side of the centre of the room there are a pair of upright posts fixed between the floor and the ceiling which hold a winch for the original hoist comprising a timber drum between iron wheels and with a handle on the south-west side (Plate 35 and Plate 36).



Plate 32 (left): Ceiling at the north-east end of Room F1, viewed from the west

Plate 33 (right): Ceiling at the south-west end of Room F1, viewed from the north



Plate 34: The central beam in Room F1, showing slots, viewed from the south-west



Plate 35 (left): Hoist winch in Room F1, viewed from the north-west

Plate 36 (right): Hoist winch in Room F1, viewed from the south-west

4.3.5 The walls have a mixture of finishes, with some original lime plaster and wallpaper, some areas of new plaster, and some stripped to the stone beneath. There is a low beaded skirting board around part of the south-west end of the room. The north-west elevation has old lime plaster finished with flock wallpaper on the south-west side (Plate 37) running up to a window with splayed jambs, with panelling below and over the lower part of the splayed jambs and an inserted modern iron I-beam lintel supporting one of the new beams (Plate 38). To the north-east there is the scar of the stud wall below the central beam, just south-west of a doorway, which has a pair of plank and batten doors with very wide planks held on long strap hinges hung on pintels and heavy hand-finished timber lintels (Plate 39). There is some brick in the bottom of the north-east jamb and the north-east door has chalk tally marks along the top and a poster for the Cartmel Annual Sports for 1897 stuck to it (Plate 40). To the north-east is another window, also with panelling below and over the lower part of the jambs, which are fairly square. The sliding sash casement is apparently quite recent and it has rough hand-finished timber lintels (Plate 41).



Plate 37 (left): General view of the north-west elevation, Room F1, from the east

Plate 38 (right): Window at the south-west end of the north-west elevation, Room F1, viewed from the south-east



Plate 39 (left): Doorway in the north-west elevation of Room F1, viewed from the south-east

Plate 40 (right): Detail of tally marks and poster on the door in the north-west elevation of Room F1, viewed from the south-west



Plate 41 (left): Window on the north-east side of the north-west elevation, Room F1, viewed from the south-east

Plate 42 (right): General view of the north-east elevation of Room F1, viewed from the south-west

4.3.6 The north-east elevation has been stripped back to the stone and has a fireplace in the centre with a large stone lintel and modern stove (Plate 42). To the south-east there is an evident joint where the main part of the wall butts the neighbouring property (Plate 43). The quoins of the corner of the neighbouring property are visible and include a dressed piece of yellow sandstone with moulding that is presumably reused medieval material from Cartmel priory (Plate 44). This seems to have been cut down on damaged on the right hand side, and is likely to have formed part of a door or window surround or a plinth, although its unweathered finish suggests it was originally internal (Richard Wilson pers comm). The south-east elevation evidently butts against this section too and has a blocked window forming an alcove on the north-east side with a rough and reused timber lintel (part of a former cruck blade), a timber sill, and the remains of plaster in the jambs (Plate 45). There is lots of loose grain chaff in amongst the stonework and on the sill. The south-west end of this elevation has been finished with modern plaster and has a full-height recess, now housing a toilet, with a rough timber lintel exposed, which was evidently originally a doorway (Plate 46). The south corner is tiled and houses a shower base, all of which extends round to the south-west elevation. This has a fireplace south-east of the centre with a timber surround with a plain moulding a timber mantel, over an iron insert with decorative floral designs and a pointed arch (Plate 47). To the north-west is a cupboard in an alcove in the wall, with a moulded surround, a four-panel door, and four thick timber shelves inside (Plate 48). A rough timber lintel is also visible where the plaster has been removed.



Plate 43 (left): The wall joints in the east corner of Room F1, viewed from the west

Plate 44 (right): Detail of the reused stone incorporated into the north-east elevation of Room F1, viewed from the south-west



Plate 45 (left): Blocked window on the north-east side of the south-east elevation, Room F1, viewed from the north-west

Plate 46 (right): The south-west end of the south-east elevation, Room F1, viewed from the north-west



Plate 47 (left): Fireplace in the south-west elevation of Room F1, viewed from the north-east

Plate 48 (right): Cupboard on the north-west side of the south-west elevation of Room F1, viewed from the north-east

4.3.7 **Second floor Room 1:** this is on the south-west side of the building. It has a tongue and groove board floor, stained mahogany brown and is open to the roof, which is supported by five purlins and has a small single-light skylight. All of these are very rough and hand-finished and at least one has Baltic timber marks, while others are reused and one has a probable carpenter's mark 'IIII'. The rafters are machine cut and there is plaster sarking backing the slates. The walls are a mixture of original and new lime plaster and limewash or exposed stone. The north-west elevation only comprises a small section below the roof, which is exposed stone in very random courses, possibly relatively recently rebuilt. The north-east elevation is a stud wall set beneath the single truss. The north-west side is recent lime plaster, the south-east side original. The truss comprises a half tie beam with the principal curving at the north-west end and evidently part of a reused cruck blade with empty slots. There is a massive angled brace between it and the south-east wall, again reused with a slot and a levelling mark. Above this is a thinner horizontal collar, which supports an upright post at the south-east end. Within this stud wall is a single doorway with a plank and batten door with early strap hinges and latch. The south-east elevation is mostly plain. It steps in approximately 1m above the floor becoming thinner and there are some through-stones above. The south-west elevation has some remnants of original roughcast on the south-east side and recent lime plaster. There is an alcove at floor level with a timber lintel, perhaps originally a window and the wall steps up on the north-west side to a projecting chimney breast.



Plate 49 (left): Floor boards in Room S1, viewed from the north



Plate 50 (right): Roof in Room S1, viewed from the south-east



Plate 51 (left): Baltic timber marks in the roof of Room S1, viewed from the north-west



Plate 52 (right): The north-west elevation of Room S1, viewed from the south-east



Plate 53 (left): The north-east elevation of Room S1, viewed from the south-west



Plate 54 (right): Slot in the truss in the north-east elevation of Room S1, viewed from the south-west



Plate 55: Levelling mark on the truss in the north-west elevation of Room S1, viewed from the south-east

Plate 56 (right): The south-east elevation of Room S1, viewed from the north-west



Plate 57: The south-west elevation of Room S1, viewed from the north-east

4.3.8 **Second floor Room 2:** this is on the north-east side of the building and has the same stained tongue and groove board floor. Sat on this in the east corner is an L-shaped timber structure of plank and batten construction (Plate 58). It is not evidently fixed to the walls or floors, but there is a section of wider boards of approximately corresponding size in the same corner. A hole for access is also present in the south corner of this room. It is open to the roof, which again has five purlins, all of which are hand finished; some are probably reused while others are apparently Baltic pine but do not appear to have any

marks (Plate 59). What is thought to be the original hoist boom has been hung by ropes from the roof against the south-east wall (Plate 60). The walls are all finished with lime plaster and limewash. The north-west elevation is low as it is below the roof and plain apart from a hole for the hoist boom, which has a timber lintel. The north-east elevation is quite rough and projects slightly perhaps for the chimney and steps out from the join on the south-east side. The south-east elevation steps back making the wall thinner as in Room S1 and has through-stones high up (Plate 61). There is a tall narrow alcove on the north-east side with a thin timber sill (Plate 62) (with a collection of handmade wheels sat on it, perhaps part of a textile spinning machine as one still has thread wrapped round it; Plate 63). The south-west elevation is the reverse side of the half truss supporting the roof with stud walling below. This is essentially as per Room S1, although the stud wall is covering much of the detail and its studs are exposed (Plate 64). The principal rafter has possibly been sanded on this side.



Plate 58 (left): Timber structure in the east corner of Room S2, viewed from the west

Plate 59 (right): Roof in Room S2, viewed from the south-east



Plate 60 (left): Loose hoist boom in the roof of Room S2, viewed from the west

Plate 61 (right): South-east elevation of Room S2, viewed from the north-west



Plate 62 (left): Tall alcove on the north-east side of the south-east elevation, Room S2, viewed from the west



Plate 63 (right): Timber wheels in the alcove in the south-east elevation, Room S2, viewed from the west



Plate 64: The south-west elevation, Room S2, viewed from the north-east

5. Discussion

5.1 Introduction

5.1.1 The building's location, between two earlier structures – the Cavendish Arms to the north-east and Cavendish Cottage to the south-west, and the fact that it only occupies part of the footprint of a larger building, the rest of which forms a first-floor part of the Cavendish Arms, makes interpretation difficult. It has, however, clearly seen several phases of construction and alteration, some of which are potentially quite ancient.

5.2 Phasing

5.2.1 **Introduction:** the limited documentary evidence combined with the results of the building recording have allowed five phases of development to be determined. The relationship between the building and the adjoining structures and a comparison with the documentary evidence allows some relative dating to be included, although this has to allow for the relative inaccuracies of the early maps and the likely date of neighbouring structures.

5.2.2 **Phase 1 (medieval-18th century):** it is apparent that the building was constructed into a space between two existing structures, utilising the existing walls of both: the west corner of the Cavendish Arms and north-east elevation of Cavendish Cottage. Both of these are considered to be 18th century (Historic England 2021a; 2021b) and the presence of a piece of reused masonry in the north-east wall at first floor level, of presumed medieval date, is also suggestive of a post-Dissolution date. However, it is conceivable, given that the Cavendish Arms is thought to be located on the site of what was probably a substantial part of the medieval priory (the guest house) that it might incorporate medieval fabric, perhaps including the small section present in the west corner of the Old Bar. The reused medieval masonry could therefore have derived from a phase of rebuilding in the medieval period. The priory is thought to have undergone a substantial phase of remodelling in the late 14th century, when the cloister was moved from the south side to the north side of the church (Dickinson 1991, 102).

5.2.3 **Phase 2 (17th – 18th century):** it was apparent in Room F1 that the south-east wall butted the north-east and so was presumably of similar date to Phase 3. However, at ground floor level this wall, which was noticeably very thick, contained a cupboard with moulded doors and an entablature as well as early hinges, all of which are indicative of a late 17th or early 18th century date (Alcock and Hall 2002). It is therefore conceivable that at least the lower part of this wall was earlier than the following phases, although clearly post-dating Phase 1. If the elements making up Phase 1 are in fact medieval it is possible that the wall representing Phase 2 is also medieval, perhaps part of a wall defining the inner precinct of the priory. Similar walls forming a core around which later buildings were constructed are known from other sites in Cartmel (Greenlane Archaeology 2013a; 2013b).

5.2.4 **Phase 3 (late 18th – early 19th century):** the section of the building projecting to the south-east, comprising Room G2, seems to have formed part of an extension to the south-west end of the Cavendish Arms, created by raising the Phase 2 wall to its present height to provide a three-storey building. The through-stones visible in the south-east elevation on the second floor indicate that this was originally an external wall, as do the square jambs of the blocked window in the south-east elevation of Room F1; the doorway in the same elevation was perhaps originally also a window and the tall alcove in Room S1 was presumably also a window, its height suggesting it perhaps related to a staircase in the adjoining property. Only a small part of this, Room G2, now forms part of the Old Bar; this appears to have incorporated a small hearth with a rounded back, perhaps for a copper, suggesting that this formed a wash room, although it has been truncated by the addition of the south-west elevation, which cuts across the opening. The map evidence shows that this addition had been created by at least the early 19th century and stylistically the window openings are also suggestive of a late 18th or early 19th century date, but there is otherwise little to date this phase with any certainty.

5.2.5 **Phase 4 (late 18th – 19th century):** it is apparent that the majority of the present building was constructed by adding an L-shaped wall between the Cavendish Arms to the north-east and Cavendish Cottage to the south-east and utilising the Phase 2 wall raised in Phase 3 to form the south-east

elevation. Given the likely dates of the adjoining buildings, which are both thought to be predominantly 18th century (although, as already stated, it is possible that the Cavendish Arms incorporates much older material) and the probable date of Phase 3 this phase can only have occurred at the earliest in the late 18th century. The few decorative elements, such as the doorways and panelling in the first-floor cupboard and around the windows, are also suggestive of a late 18th or early 19th century date. The form of the truss broadly also fits this general date, although it is clear that it is made from much older reused timber; the cruck blades are potentially medieval in origin, and unlikely to be later than the 17th century, while the presence of a levelling mark also suggests a date before the end of the 17th century, when such features generally went out of use (Miles and Russell 1995, 34). By contrast, the Baltic timber marks present on one of the purlins indicate a late 18th to 19th century date for the roof structure; timber from the Baltic was widely imported into the country during this period and the marks relate to the quality of the timber and its country of origin (Vandenabeele *et al* 2016). The purpose of the structure created during Phase 3, which formed the majority of the current footprint of the building, is uncertain. It was evidently at least in part for warehousing, as demonstrated by the loading doors and associated hoist to the north-west. However, there are other elements, such as the panelling around the windows and decorative fireplace and cupboard on the first floor, that indicate a more domestic space; it is clear that the south-west side of Room F1 was originally separated by a stud partition wall from the north-east end. However, the whole building clearly related in some way to the Cavendish Arms (certainly the map evidence shows that it was part of it by the beginning of the 20th century and the available transfer of title documents also demonstrate this), perhaps providing storage for food or drink, maybe as part of a small brew house or even for stabling. The timber structure in the east corner of Room S1 seems likely to have been connected to the storage of loose materials brought into the building, perhaps grain given the quantities of chaff present in the gaps in the blocked window on the floor below.

5.2.6 Phase 5 (20th century): following the substantial activity of Phase 4 the building seems to have seen relatively little alteration in perhaps more than a century. What little activity there is in this phase is largely fairly minor in scope, comprising mainly alterations and repairs, such as the replacement of at least some of the window casements (that in the north-east elevation in particular), the removal of whatever fire surround had been present in Room G1, the lifting and replacement of the floor, the replacement of beams on the first floor, the removal and partial replacement of plaster, the removal of the dividing stud wall in Room F1, and the removal of the hoist boom (although this was at least retained within the building).

5.3 Significance

5.3.1 As part of a Grade II Listed building The Old Bar is statutorily protected and considered to be of local significance. The building recording has revealed that it is a remarkably complex structure given its size and the apparent uniformity of the front elevation. It potentially includes elements originating in the medieval period, although without detailed investigation of the adjoining structures it is difficult to be sure of the extent of this. There is certainly a piece of reused moulded masonry of probable medieval date, and it is likely that the removal of any internal plaster, especially from the south-east elevation of Room G1, would reveal similar pieces or further evidence of how the structure developed.

5.3.2 While the origins of the structure are uncertain it certainly became a warehouse by the 19th century and as such is a somewhat unusual structure. Warehouses are common features in larger industrial towns, with a survey in Ulverston identifying almost 70 examples in various forms (Elsworth and Dawson 2005), but less typical in villages and smaller settlements. It is assumed that The Old Bar formed part of the Cavendish Arms, presumably providing storage for food or drink or perhaps relating to a brewhouse, but in the absence of any documentary evidence this is difficult to confirm. The more 'domestic' elements of the building are seen in other examples of warehouses (see Elsworth and Dawson 2005; Greenlane Archaeology 2007), which potentially had people living on site or included small offices, in this case perhaps accessed at one time from Cavendish Cottage.

5.3.3 It has anecdotally been suggested that the timber structure in the east corner of Room S1 is the remains of a cockfighting pit. This is extremely unlikely as these were typically circular in plan and set into the ground, and with diameters of 20 feet considered normal (Ruport 1949, 110) they were usually outside. Even in the case of 'portable' pits made of timber these were still typically 14 feet across and

ideally circular, hexagonal, or square (*op cit*, 112-113) rather than rectangular. This attribution may have been confused with Dickinson's statement that '*in the attic of the Cavendish Arms are still to be seen some remains of a cockpit*' (1991, 108). It is not clear what structure he was referring to but Stockdale, writing on the same subject much earlier, records cock fighting pits in various locations in the area but does not mention one associated with the Cavendish Arms (1872 ,524).

5.4 Impact

5.4.1 The current proposals, to convert the building into accommodation, intend to retain much of the original historic fabric including key elements such as the loading doors in the front (north-west) elevation. Some alterations to structural timber will be carried out, including changes to the truss, but as this is constructed almost entirely from reused timber this will have a minimal impact. It is proposed within the development that the hoist will be retained in its current position to form a feature within the room, which, with the reinstallation of the hoist boom, albeit reduced in length to avoid projecting too far into the street, will be of considerable benefit in retaining the partially industrial feel of the building. In addition, it is proposed to move the fire surround in Room F1 slightly to the north-west in order to accommodate proposed new walls, creating a dummy fireplace. Alternatively, the fire surround could be moved into the room below (Room G1), which currently does not have one. It is also proposed to replace the windows in the north-west and north-east elevations with modern sash casements (or fixed in the case of the north-east elevation). Of these the most significant is the horizontal sliding sash casement on the south-west side of the ground floor in the north-west elevation, which of a type known as a Yorkshire sliding sash. These are relatively rare in the local region and so efforts should be made in particular to refurbish and retain this if possible. As already mentioned, there is the potential for features of archaeological interest to be revealed should any extensive areas of internal plaster, or external render, be removed, and some provision for monitoring this should also be considered.

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Appendix 1: Listed Building Details for the Cavendish Arms

From: Historic England 2021a

Statutory Address: CAVENDISH ARMS PUBLIC HOUSE WITH ATTACHED OUTBUILDING, CAVENDISH STREET

County: Cumbria

District: South Lakeland (District Authority)

Parish: Lower Allithwaite

National Grid Reference: SD 37846 78810

Details: LOWER ALLITHWAITE CAVENDISH STREET SD 3778 (East side) Cartmel 8/60 Cavendish Arms Public 25.3.70 House with attached outbuilding G.V. II Public House. Probably C18 with later additions. Roughcast stone with slate roof. 2 storeys, 5 bays, the end 2 bays project and are higher. 1st 3 bays have frieze and bracketed eaves. Windows are sashed, most with vertical glazing bars; triple window to 3rd bay of ground floor has sashes with glazing bars. 4th and 5th bays have windows with small-paned fixed glazing with opening lights; large entrance between has loading doors above; plate glass window to return. 1st floor has sashed windows, with glazing bars to 4th bay. Segmental-headed entrance has panelled pilasters, consoled flat canopy and 6-panel door; fanlight with spandrel fan motifs. Double-sided mounting block has panel with date: 1837. Outbuilding to left has large sliding doors entrance and loading door. Further outbuilding to left has large and small entrances. Cross-axial stack and gable-end stacks. Rear has low gabled wings and flat-roofed extension. Interior has some stop-chamfered beams.

Listing NGR: SD3785678829