

# COOMBE FARM BRIXTON DEVON

Results of Historic Building Recording  
& Dendrochronological Analysis



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# Coombe Farm Brixton, Devon

## Results of Historic Building Recording & Dendrochronological Analysis

*By*



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## *Summary*

*In 2010 South West Archaeology Ltd. recorded a range of historic farm buildings at Coombe Farm, Plymstock, Devon, prior to their conversion to domestic accommodation. One of these buildings, Listed as a 16<sup>th</sup> century threshing barn, proved to be a 15<sup>th</sup> century 'tithed' barn belonging to Plympton Priory. A cursory examination of the farmhouse revealed a 15<sup>th</sup> century wing with an arch-braced roof and richly carved beams on the ground floor, probably derived from the 'mansion house' mentioned in 16<sup>th</sup> century and Dissolution texts.*

*With the generous support of Devon County Council Historic Environment Team, the Devon Archaeological Society and the Vernacular Architecture Group, SWARCH returned to the property in 2011 to record the farmhouse and undertake a programme of dendrological dating. This work demonstrated that the farmhouse was a complex aggregate structure containing two medieval elements joined by a 17<sup>th</sup> century building, with 19<sup>th</sup> and 20<sup>th</sup> century elements adjoining. The timbers in the oldest part of the building dated to the third quarter of the 15<sup>th</sup> century, and the carved beams on the ground floor were determined to be contemporary with the arch-braced roof and internal stairwell. The 17<sup>th</sup> century roof structure did not date, nor did the remaining timber elements of the Great Barn.*

*These buildings form an important group with a well-documented history. The Great Barn and the 15<sup>th</sup> century element of the farmhouse are exceptional survivals, and – despite the post-medieval history of the property – retain elements that have few close parallels.*

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## 1.0 Introduction

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<b>Location:</b>	Coombe Farm
<b>Ancient Parish:</b>	Plymstock
<b>Modern Parish:</b>	Brixton
<b>District:</b>	South Hams
<b>County:</b>	Devon

### 1.1 Background

This report presents the results of a programme of historic building recording carried out by South West Archaeology Ltd. (SWARCH) at the farmhouse at Coombe Farm, Brixton (formerly Plymstock), Devon, between November 2011 and September 2012. This programme followed on from work carried out by SWARCH on the farm buildings in advance of their conversion to domestic accommodation. This had established that the Listed 16<sup>th</sup> century threshing barn was, in fact, a 15<sup>th</sup> century monastic ‘tithing’ barn, a rare and perhaps unique survivor from the extensive estates of Plympton Priory. cursory examination of the farmhouse demonstrated one wing had an arch-braced roof structure, and unusually richly-carved beams on the ground floor. Funding was secured from Devon County Council, the Devon Archaeological Society and the Vernacular Architecture Group to record the farmhouse and integrate the results with that of the farm buildings, undertake additional documentary research, and have the timbers in the barn and the house dated dendrologically.

### 1.2 Location

Coombe Farm sits in a sheltered valley just beyond the city limits of Plymouth, on the northern edge of the parish of Brixton (but formerly within the ancient parish of Plymstock) in the South Hams, Devon. The farm is now reached by way of a track leading east from Wembury Road and lies roughly 2.5km west of the parish centre of Brixton.

### 1.3 Historical and Archaeological Background

The buildings in question form a Grade II Listed complex of rubble slate-stone barns of various periods, from the 15<sup>th</sup> to 19<sup>th</sup> centuries, forming part of a larger courtyard of historic farm buildings to the north of the Grade II Listed farmhouse.

Coombe Farm was held by the Augustinian Priory at Plympton since the 13<sup>th</sup> century. From before the Dissolution it was the home of the Blake family, who lived there from 1511 to c.1724. The Blakes sold the farm in 1663 to the Edmund Pollexfen of Kitley House in Yealmpton. The Pollexfens (later the Pollexfen-Bastards) owned the land until 1900, and the Harvey family leased the property for the whole of the 19<sup>th</sup> century.

No previous archaeological investigations have taken place on the property, although a short history of the farm was published by the local historian Ivy Langdon in 1995 as part of her study of the parish of Plymstock. However, prior to the work carried out by SWARCH in 2010, the true importance of the site had gone largely unrecognised. An account of the Priory itself was recently published by Allison Fizzard (2008).

Much of the rural landscape in this area has been swallowed up by the urban advance of Plymouth. The Devon Historic Landscape Characterisation (HLC) defines the fields of Coombe Farm as modern enclosures adapting post-medieval fields, with the closes around the farm being listed as post-medieval in date. Yet Coombe Farm was located on the leading edge of intensive open-field

medieval agriculture, as the field boundary morphology and intermixed landholding depicted on the 1755 map of the Manor of Plymstock (Figure 5) clearly demonstrates. This would imply the fields around Coombe, particularly the curtilage around the buildings, could be substantially older than previously thought.

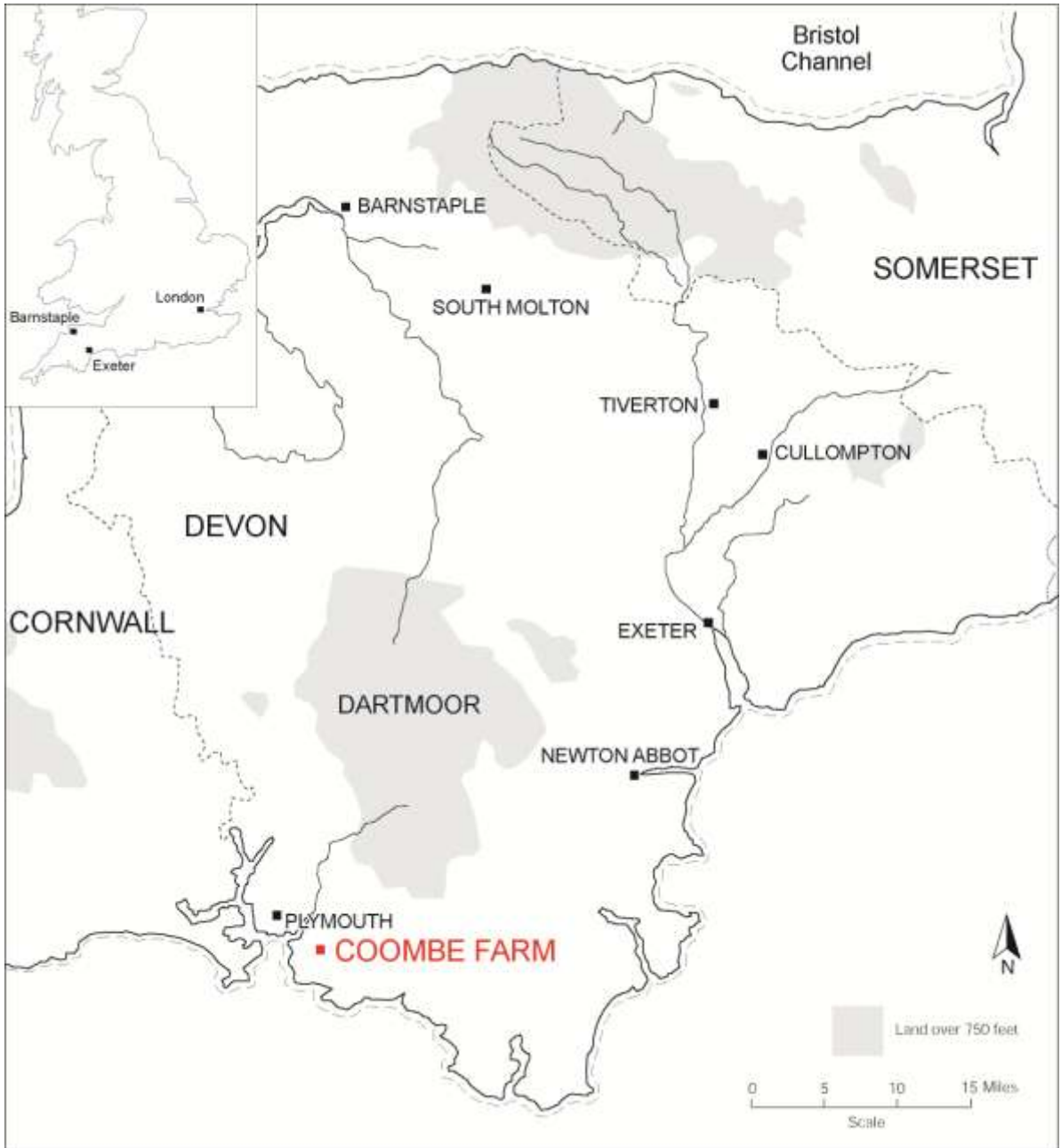


Figure 1: Location map. The site is highlighted in red.

#### 1.4 Topographical and Geological Background

The farmhouse, barns and shippons form a compact group around a central yard that nestles near the head of a narrow valley. The watercourse that flows through this valley heads north-eastwards, ultimately to join the River Yealm. The farm is sheltered by the lie of the land and by belts of trees to the south and the east. It is situated on or about the 60m contour in open and undulating countryside to the south of the heavily urbanised area of Plymstock, now a suburb of Plymouth. Its topographical position is well illustrated by the 1946 RAF aerial photograph (see Figure 3).

The Soil Survey lists the soils as those of the Denbigh 1 Association, being well-drained fine loamy and fine silty soils (SSEW 1983). The bedrock is comprised of Middle Devonian Slates, with an outcrop of Middle Devonian Limestone immediately to the south and west (BGS 1974).

## 1.5 Methodology

The most of the farm buildings were surveyed by SWARCH in 2010, with the results presented in SWARCH report no.110131. The farmhouse was surveyed by C Humphreys, B Morris, S Walls and E Wapshott in November 2011, with several return visits in 2012.

The recording work undertaken conforms to Level 3 of recording levels as set in *Understanding Historic Buildings: A guide to good recording practice* (English Heritage 2006). Digital photography was undertaken to provide a photographic record of archive standard of the existing buildings, both externally and internally, for inclusion in the archive. For most general and specific photographs, a photographic scale (2m scale) was included. A photographic register is included with the report to accompany the photographic record (see Appendix 6). A written description recording the fabric of the buildings to be affected by the conversion was also created.



Figure 2: The location map (the site is indicated).



Figure 3: 1946 RAF aerial photograph of Coombe Farm and surrounding area (the site is indicated). Note the rolling topography and the distinct linear combe the farm occupies (RAF).



Figure 4: The view down the combe from the west, looking east; the farm is right of centre.



Figure 5: The south-east corner of the Manor of Plymstock, as depicted on an estate map of 1755 (DRO).

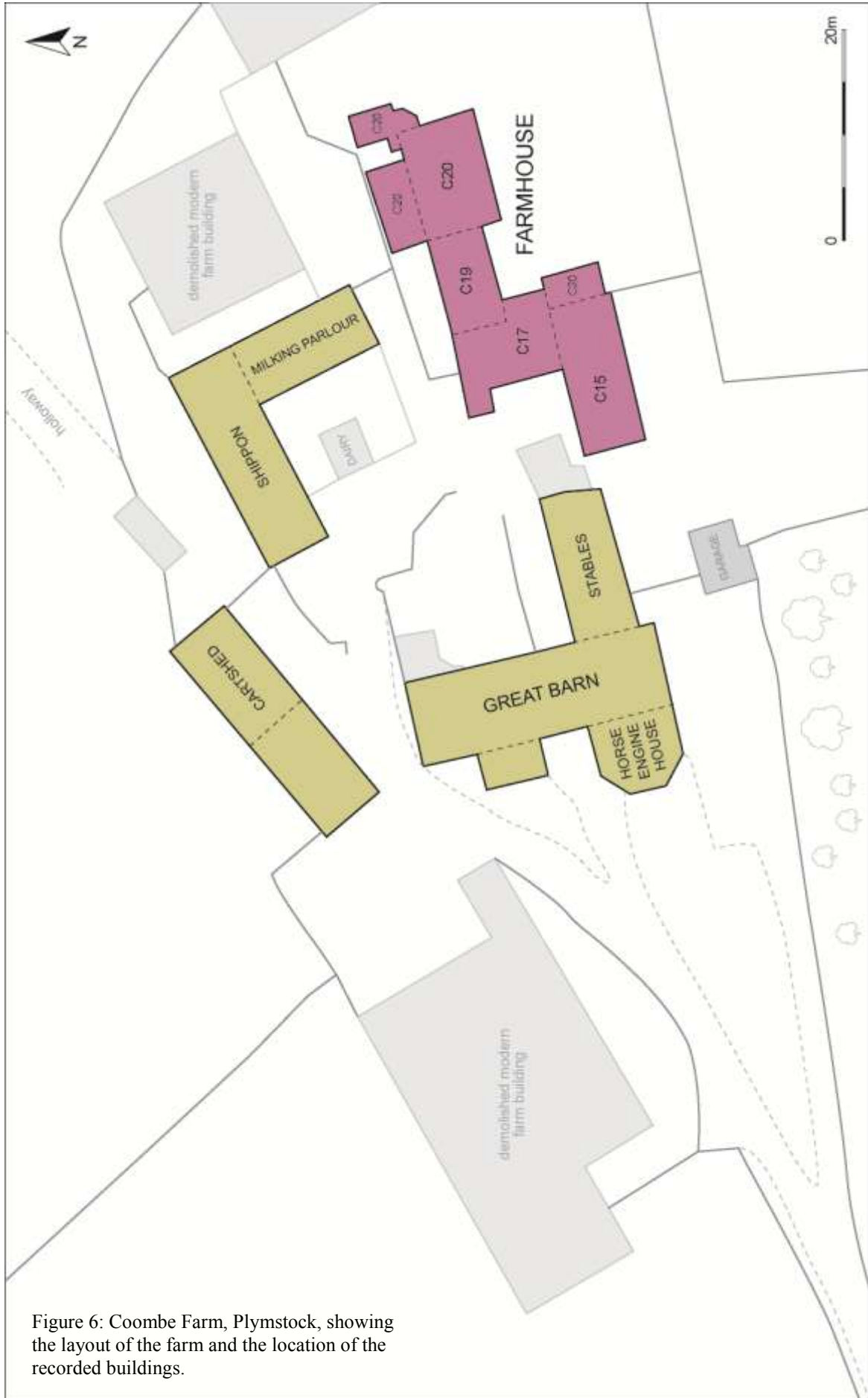


Figure 6: Coombe Farm, Plymstock, showing the layout of the farm and the location of the recorded buildings.

2.0 Cartographic History



Figure 7: Extract from the 1793 Sturt & Spicer map of the Plymouth environs. The location of Coombe Farm is indicated (PRO MR 1176 – Stuart 1991 no.194).



Figure 8: Extract from the Ordnance Survey 'Old Series' one inch map surveyed c.1805, published 1809. The location of Coombe Farm is indicated (WCSL).



Figure 9: Extract from the Greenwood map of Devon published 1820. The location of Coombe Farm is indicated (WCSL).

The military and naval importance of Plymouth means that there are a great many English and foreign maps of Plymouth Sound, some of which extend as far out as Plymstock. Thus we are better served with early maps than many areas of the country. A detailed field map of 1794 (Figure 7) shows the fields of Coombe Farm, but not quite enough detail to show the precise layout of the farm buildings.

The 'Old Series' Ordnance Survey one inch map surveyed around 1805 and published 1809 (Figure 8) provides only the location of the buildings, but does not represent them with any accuracy.

The Greenwood map of 1820 is similarly sparing with useful information (Figure 9), and the earliest available map to show Coombe Farm in any detail is an estate map surveyed *c.*1770 (Figure 10), which appears to provide a relatively accurate depiction of five buildings. Figure 10 shows the Great Barn, with adjoining Horse Engine House (or perhaps a predecessor) and the Stables, but not the Milking Parlour or the Shippon. Other buildings are shown adjoining the Great Barn to the east, but these no longer survive.

At this date the domestic range (the southernmost building) had apparently already acquired additions to what the English Heritage listing document (see Appendix 5) records as a typical post-medieval farmhouse on the three-rooms-and-cross-passage plan. The map appears to show the house once possessed a north wing, a feature that disappeared by 1842.

Three other buildings are shown to the north and east of the farmhouse and Great Barn, one of which is still extant, but these do not correspond with the Shippon or the Milking Parlour.

The Plymstock tithe map of 1842 (Figure 11) is very clear and detailed enough to illustrate the footprint of the buildings of Coombe Farm at that date. The cartographer has helpfully used the (semi-)standard colour coding, showing domestic buildings in red or pink and the non-domestic in grey. From the extract in Figure 11 it can be seen that in 1842 there were four non-domestic buildings, with that to the west corresponding to the Great Barn. The Milking Parlour had now been built, and is shown on the east side of the farmyard.





Figure 10: Extract from an estate map c. 1770 showing Coombe Farm (DRO).

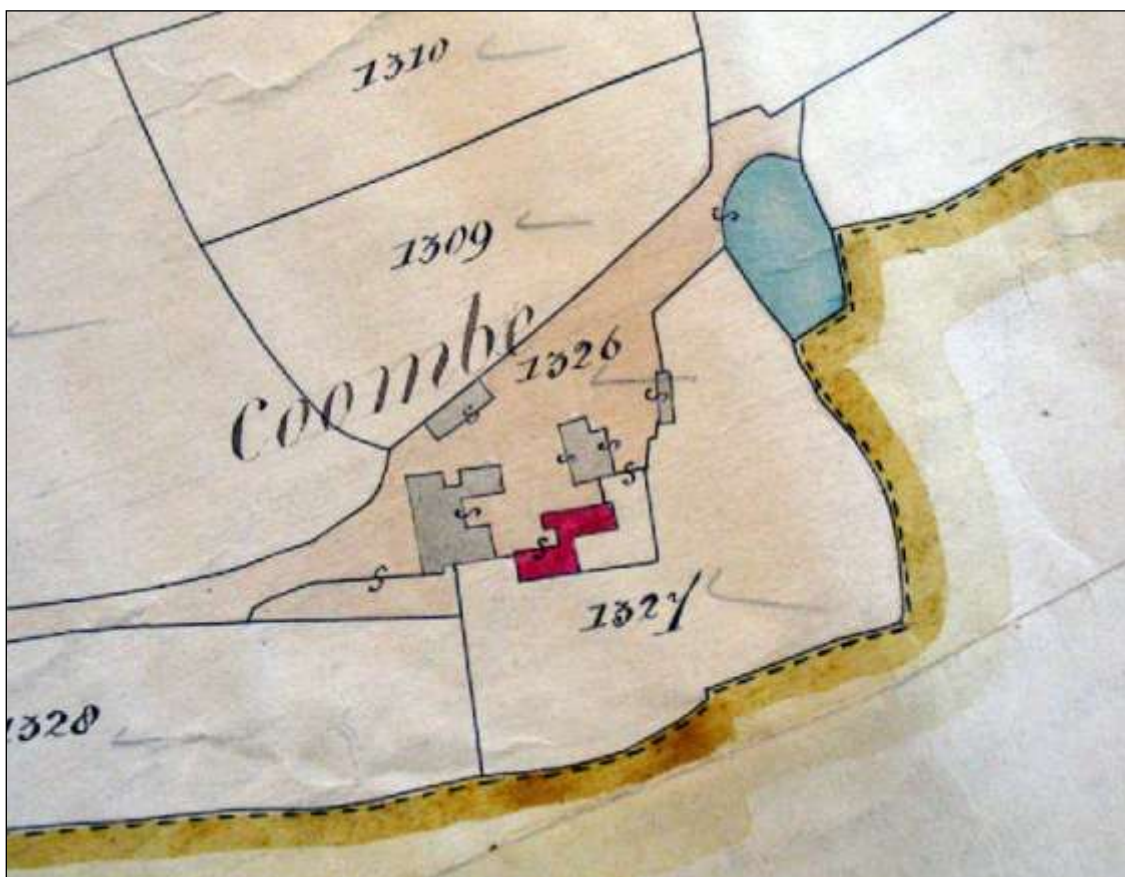


Figure 11: Extract from the Plymstock tithe map of 1842 (DRO).

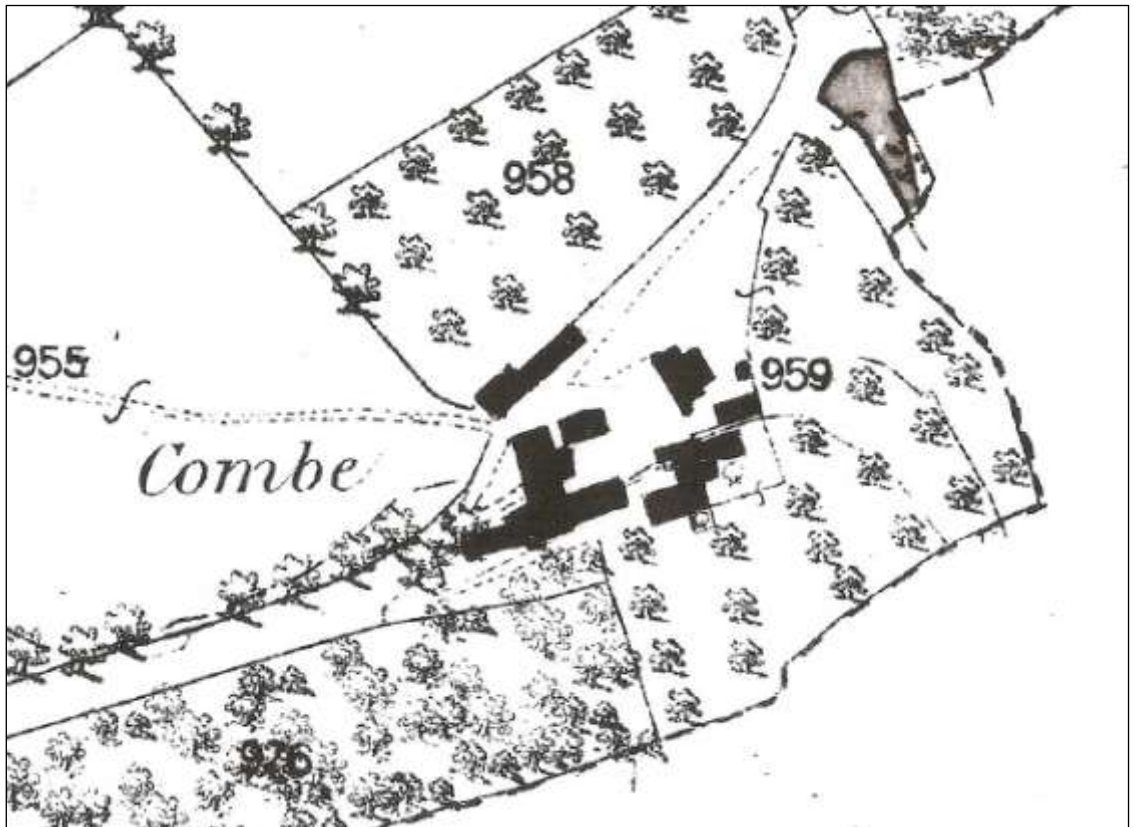


Figure 12: Extract from the Ordnance Survey First Edition map at 1:2500, surveyed 1862, published 1866. Devon sheet 124.14 (WCSL).

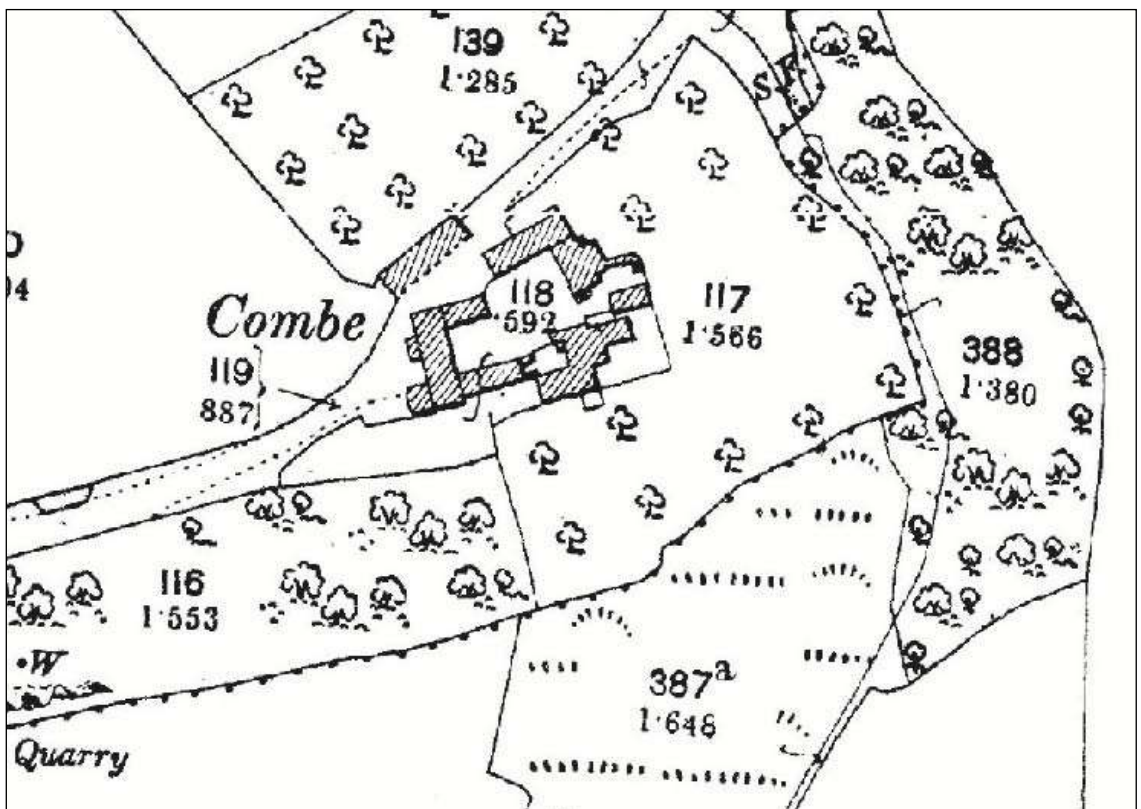


Figure 13: Extract from the Ordnance Survey Second Edition map at 1:2500 revised and published 1905. Devon sheet 124.14 (DRO).

A comparison of the tithe map with later 19<sup>th</sup> century records indicates an era of change in mid-century. Figure 12 is an extract from the Ordnance Survey 1:2500 map surveyed in 1862 and published in 1866. From this it appears that in the 20 years since 1842, the building to the north-west had been extended, and the small building to the east had been replaced or reduced. The Cider Cellar appears to have been constructed. Meanwhile, the Great Barn acquired a long east-west extension attached to its south-west corner and may also have had its south-east wing extended.

Revised maps of 1905 (Figure 13) and 1913 (Figure 14) indicate loss of the east-west extension of the Great Barn. This appears to have been replaced by – or to have revealed – what must be the Horse Engine House which is still present today. The main north-south range of the building had also by 1905 acquired a small outshut on the west. Quite new on the map of 1905 is a long building to the north of the complex – the Shippon – which effectively created an enclosed yard around which all but one of the buildings are ranged. The map of 1905 (Figure 13) clearly indicates that the building to the north-west was open-fronted for its entire length. The revised Ordnance Survey map of 1913, however, (Figure 14) indicates that in the intervening years the building had been divided, with only the north-eastern half remaining open-fronted.

Developments between 1913 and 1933 (Figure 15) include a substantial eastwards extension of the farmhouse (the ‘studio’ of Miss Clay – MacBean *pers. comm.*) and small additions on the east side of the northern group, including a ‘sheepwash’. The Great Barn remained unaltered at this date, but an enclosed yard appears to have been created within the angle formed by the main range and the north-east wing. The Shippon and Milking Parlour also appear largely unchanged, with the exception of the addition of several small buildings to the north-east.

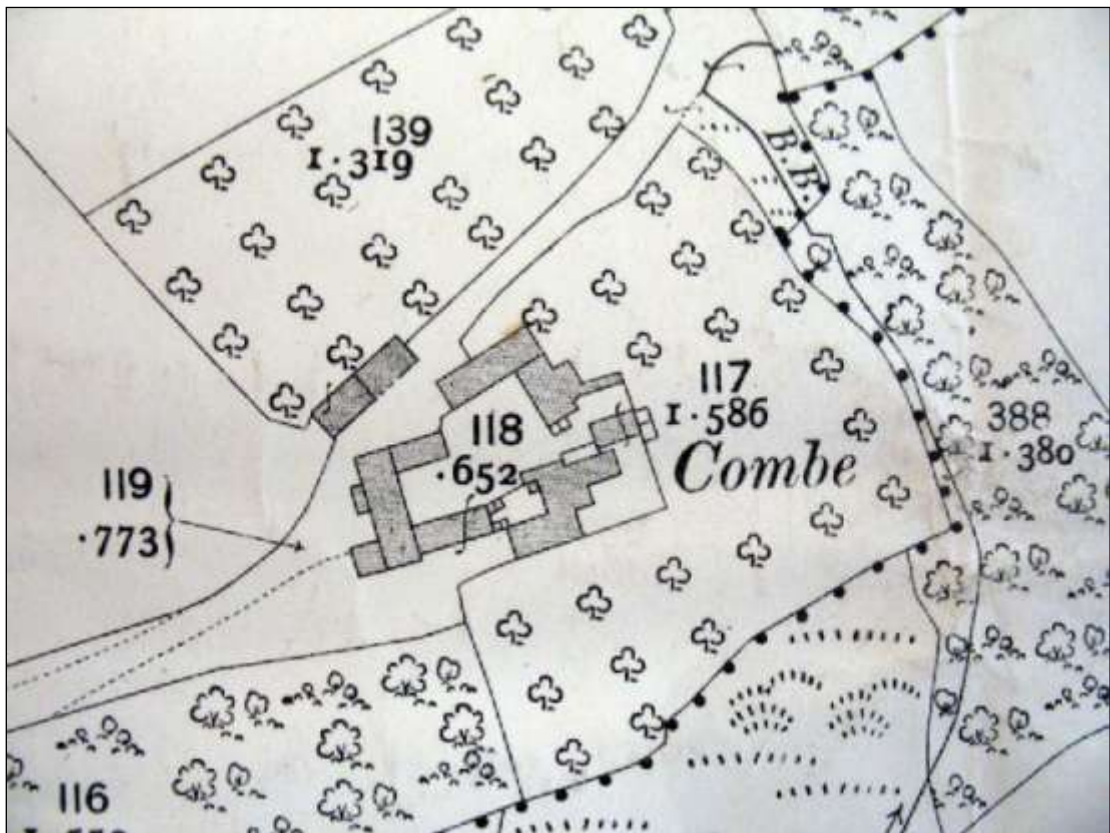


Figure 14: Extract from the Ordnance Survey Revised map at 1:2500 surveyed 1912, published 1913. Devon sheet 124.14 (DRO).

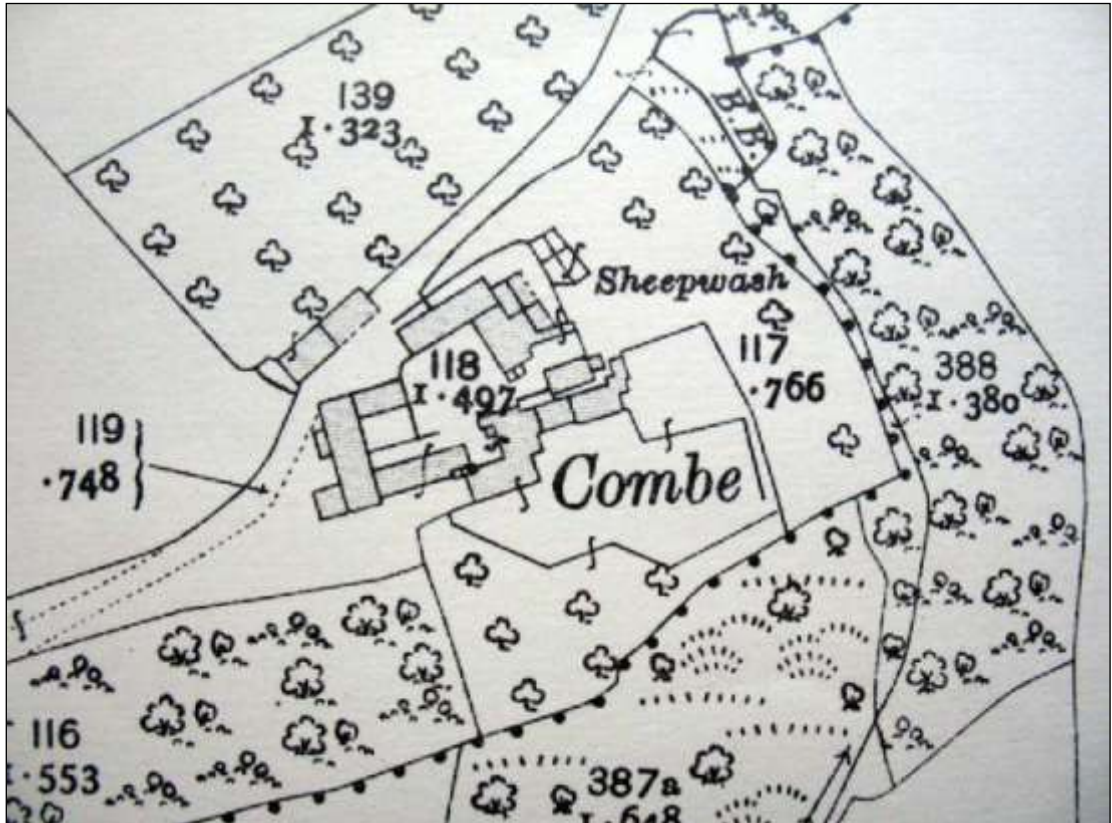


Figure 15: Extract from the Ordnance Survey Revised map at 1:2500 resurveyed and published 1933. Devon sheet 124.14 (WCSL).

Later 20<sup>th</sup> century developments include the erection of a large double-pile building to the west and two buildings to the east. Some roofs have been replaced with modern materials. The historic core, however, remains essentially unaltered (see Figure 16 and Figure 17).



Figure 16: The farm buildings at Coombe Farm, during the later 1960s (MacBean family).

## 3.0 The Desk-Based Assessment

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Much of the early history of the farm is summarised in a document drawn up for or by Edmund Pollexfen “about the 15<sup>th</sup> of March 1693” (PWDRO 74/96/10). The pre- and post-Dissolution history is complicated by the succession of John Blakes who held the farm, of whom there must have been at least four. The contribution of Ivy Langdon’s work (1995) is gratefully acknowledged, as is the help of Mr. and Mrs. R. MacBean.

### 3.1 Medieval History

#### Early 13<sup>th</sup> century

The first reference to Coombe Farm is held to be the grant of *duo feorlingas terre de Cumbe* (two furlongs), given to Plympton Priory by Hugo (Hugh) Peverell. While the charter itself is undated, its palaeography suggests it dates to the 13<sup>th</sup> century (Langdon 1995, 149). This reference also appears in a summary account of conveyances produced in 1693 [PWDRO 74/96/10].

It is of particular interest that in a different (and undated) charter we find Hugh confirming donations “which the lady Matilda Peverell had given before” at “Buelle”. Matilda Peverel, the wife of Robert Fitz Martin of Dartington, was an important 12<sup>th</sup> century benefactor of the Priory, and this could imply the original grant of the land at Coombe was made earlier in the 12<sup>th</sup> century. If so, one would have expected Coombe to appear in the confirmation charter of Henry II dated to 1155, but it does not.

Yet it is not clear precisely how the Peverell family were in a position to grant *duo feorlingas* in Plymstock. There is no other record that they held land in the Hundred of Plympton during this period, though Hugh Peverell did briefly hold an estate in the neighbouring Hundred of Roborough at Weston Peverell (later Pennycross) for one Knight’s fee in 1241 (Reichel 1942, 126).

The Peverell family held most land in the Hundred of Ermington, along with the important manor of Ermington itself. Richard Peverell is recorded in 1201, succeeded by Hugh before 1228. By 1275, John Peverell was the lord of the manor (Reichel 1942, 320), and was the last of that line (Pole 1791, 333).

The land at Ermington included ½ knight’s fee in *Cumb Spridel* (Spriddlescombe in Modbury parish), and in 1346 the Prior of Plympton is recorded as holding 2 furlongs of land there in perpetual alms. Reichel (1942, 323) argues these lands appear in the charter of 1155 as “fee lands in the township of Ermington, *Swineston*”. This strongly suggests the undated charter of Hugh Peverell does *not* refer to Coombe Farm, and would indicate the scribe of 1693 had also been misled.

Yet it is clear that some confusion remains. ‘Swineston’ is associated with a place called *Halswill* in 1303, 1346, and 1428; *Combe Pridel* was held by Ralf [Spryde(1)] in 1303, and he also held Spriddleston in Brixton Parish, of which the Prior held three furlongs of land (Reichel 1942). Further research may yet clarify the matter.

Plympton Priory was an Anglo-Saxon collegiate church re-founded in 1121 by Bishop William Warelwast of Exeter as a house of Augustinian Canons. Confusingly, while Plympton did hold some land in Plymstock (including Coombe Farm and Hooe Barton), as well as the chapel and the tithes, the *manor* (comprising perhaps a third of the parish – see Figure 5) was held by the Abbey at Tavistock. The revenues arising from the manor, the chapel, and the tithes were considerable, and the two monastic institutions jealously guarded their rights (see Fizzard

2008, 120-7). The ecclesiastical parish of Plymstock contained a number of other manors: Gooseford, Radford, Staddon, Staddiscombe, and Elburton, the latter a nucleated settlement with a common open field system almost as large as Plymstock itself.

### **11<sup>th</sup> November 1227**

The Easter 1228 sitting of the Curia Regis heard a case concerning the land of the Priory in Plymstock. Ada Forestarius alleged he had been assaulted by Geoffrey le Hostiller (the King's serjeant) and Walter de Durevill, and that they had stolen nine shillings, his horse and a sword and placed him in the stocks. Geoffrey and Walter, together with Thomas Splot, testified that Ada and others had previously torn down a legal enclosure around a curtilage the Priory owned. On the 11<sup>th</sup> November 1227 Ada returned to destroy the enclosure a second time and was intercepted by Walter and the men of the *uthesium* (hue-and-cry) and apprehended at a church (Fizzard 2008, 122-4).

While this incident makes no reference to the location of the said curtilage, the Augustinians do have something of a reputation as agricultural improvers (Fizzard 2008, 71-2). It is possible that, given the peripheral location of Coombe within the parish (and see Figure 3 and Figure 5), the original grant of two furlongs was of unenclosed common pasture which they then subsequently enclosed. Such a move would have enraged those people with an existing right to the land – including the manorial lord, the Abbot of Tavistock – and this could have prompted Ada's direct action.

### **1264**

In a charter of this year Walter de Cumba, Lord of the manor of Spriddlestone, granted the Priory a right to "take water from Cullewelle Lake through his land of Spridelstone to their land of Comb".

### **1291**

The *Taxatio* of Pope Nicholas IV lists the extensive properties belonging to the Priory, and several places named *combe* are mentioned. Reichel (1942) suggested *Combe Rowaldon* may refer to Coombe Farm, but given its high valuation (18 shillings) compared to Halwell (5 shillings), Coombe Farm is more likely to be listed as simply *Cumbe* (4 shillings).

### **1481**

A (now lost) Priory rental of 1481 contained a short list of *grangia*, farms run directly by the Priory for the Priory. However, this probably refers only to holdings within the Priory's *Manor of Plympton Grange*, and in fact the Dissolution computes roll (*Monasticon* no.XXX) for the Priory lists only two *grangia*: Boryngdon (Plympton St. Mary) and Maristow (Tamerton Foliot), both of which went on to become important gentry seats in the post-monastic era.

### **1511**

The Priory probably oversaw the management of the farm directly for most of the medieval period, and the next reference to Coombe is in 1511, when the Prior John David leased the "Manor of Combe Pryor" to John Blake and his wife for £6 a year. A John Blake is listed in the rental of 1481 as a tenant in South Wembury, with a Johannes Blake recorded as holding four acres at *Widcombeheade*. Going even further back, in a charter of Richard Redvers, Earl of Devon (dated 1155×1162), he confirmed the grant of extensive lands and 'a man called Edwin Blackman with his children' – implying the Blakes may have been long-term tenants of the Priory (Bearman 1994, no.45).

When the Abbot of Tavistock leased the grange of Werrington, the leaseholder he chose was his bailiff, John Clotworthy (Finberg 1951, 256), so we may surmise on that basis that John Blake was a known and trusted tenant, and perhaps even the former bailiff or steward at Coombe.

The shift away from direct management in favour of leasing properties is a distinctive feature of this period, as the great monastic landowners found it increasingly difficult to generate an income from farming. Tavistock Abbey, for example, leased out all but one of its granges during the period 1497-1525 (Finberg 1951, 256).

### **1524-7**

The Lay subsidy, an enforced loan to the government that was in practice a non-refundable tax, listed individuals according to their ability to pay. In Plymstock, two John Blakes are listed and liable to pay £2 and £10 according to a valuation of their goods ('all goods and chattels moveable') and David Blake paid £1 on his wages. In the case of the John Blake liable for £10, this was a relatively large sum – only six other men in the parish paid more – and this indicates he was a man of considerable wealth (Stoate 1979, 164-5).

## 3.2 Dissolution

### **1534**

In the *Valor Ecclesiasticus* – the comprehensive survey of church estates and income drawn up by Henry VIII's commissioners – the *Firma de Comb Prior* is listed among the possessions of Plympton Priory, with a yearly income listed at £6. It is of note that Coombe is the only *firma* to receive its own entry – all the others listed are manors, even where the actual income is comparable – which would imply Coombe was regarded as being something a little different.

### **3<sup>rd</sup> May 1536**

Aware that Dissolution was imminent and unavoidable, and for a consideration of £20, the last Prior at Plympton, Prior John Howe, issued a 96 year lease to John Blake and his wife Elizabeth for the farm at Combe Prior. This lease explicitly excluded "the Prior's mansion place called lower Comb with the apull gardyn and a lytle arber to the same mansion place adjunct and a dove-house to the same mansion place belonging and all the wood, groves and quarrys there with free libertye for the Priors, their servants, workman and labourers to goe and to come at all tymes with all manner of carriages for their business necessary and profitable at their will and pleasure".

When the Tavistock grange of Werrington was leased in 1500, the Abbot there retained the use of the manor house, but at Coombe the wording strongly implies the farm possessed two houses: the farmhouse of Lower Combe and the 'mansion house' reserved for the Prior. These buildings need not have been separate structures, but the existence of separate holdings does account for the profusion of names for the farm in the various sources.

The 96 year lease on Coombe Farm is a reflection of wider trends. The inevitability of the Dissolution encouraged many monastic authorities to issue generous annuities (pensions) and corrodies (food and clothing allowance) in the foreknowledge that the Crown would ultimately be responsible for honouring these agreements (Fizzard 2008, 238-9). Perhaps John Blake realised this and sought to secure his leasehold against future uncertainty.

### **November 1544**

In 1544 the body set up to deal with confiscated monastic properties – the Court of Augmentations – received a request from a George Keynsham of Brixton to purchase the farm of Comb Prior (leased to John Blake) with the mansion house called Lower Combe and its orchard, garden, dovecote, woods, groves and quarries. "The yerelye valowe of one ferme called Comb Ferme with a mancion called Lower Combe parcel of the possessions of the late monasterie of Plymton ys £6 10s." (Yoiungs 1955, 49-50)

It is of particular note that, out of all the monastic properties in Devon, Coombe is one of the two sites (the other being the Plympton grange at Maristow) in the Dissolution documents that

is listed as possessing a ‘mancion house’, a clear indication of its superior status (Yoiungs 1955).

#### **6<sup>th</sup> December 1544**

The King, by his letters patent, granted “combe farms old comb Pryor together with lower combe to Keynsham and his heires” for the consideration of £118 14s, together with an annual sum of £13 in substitution for knight service (Yoiungs 1955, 49-50). This grant also included lands in Cambridgeshire. George Keynsham appears to have been a lawyer of Grey’s Inn, married to one Alice, daughter of John Crocker of Lyneham in the neighbouring parish of Yealmpton, and thus part of the local gentry. He appears to have been of some importance, owning property in Tempsford in Bedfordshire and becoming High Sheriff of that county in 1577/8.

#### **June-August 1546**

Just two years later, George Keynsham obtained a licence to alienate Coombe to John Blake (senior), for the payment of £146.13s.4d. Langdon intimates that this was because the Blake family possessed a strong legal tenancy at Coombe – wisely extracted from Prior John Howe before the Dissolution – and thus he could not legally take possession of the property (Langdon 1995, 150; Yoiungs 1955, 49-50). However, it seems more likely that, as a lawyer with greater interest in London and the Home Counties, Keynsham was actually a financial speculator, buying up Coombe in 1544 and selling it back to the tenants for a healthy profit obtained through legal intimidation. This is certainly the impression one gets when one notes in June 1546 one of the legal documents concerns Keynsham’s commitment to John Blake’s ‘quiet enjoyment’ of the property (PWDRO 74/96/10). The inevitable outcome of this purchase must have been the material impoverishment of the Blake family and a lack of subsequent investment.

#### **8<sup>th</sup> July 1555**

John Blake drew up a deed setting out the ownership of Coombe for himself, John his son, and thereafter any legal heirs. Despite this attempt to settle the legal status of the farm, various gentlemen at various times made several attempts at a *common recovery*. These attempts are listed in a document drawn up for or by Edmund Pollexfen “about the 15<sup>th</sup> of March 1693”.

Common recovery was a litigious ‘collusive action’ that took advantage of an insecure conveyance. Essentially, common recoveries were used to break entails (i.e. the conditions stipulated in wills or settlements that limited the descent of freehold land to certain individuals) and allow land to be sold, mortgaged, or transferred according to the wishes of the litigant (see <http://www.nottingham.ac.uk/manuscriptsandspecialcollections/researchguidance/deedsindepth/freehold/commonrecovery.aspx>). Such legal measures could and did take place in collusion with the sitting tenant or owner, in order to break unfavourable outcomes.

### 3.3 Post Medieval History

#### **1569**

The Devon muster roll lists only two Blakes in Plymstock – John and William – and they are both listed as Billmen. George Keynsham of Brixton is listed as in possession of goods to the value of £10-£20, and required to provide 1 bow, 1 sheaf of arrows, 1 steel cap, 1 bill and 1 caliver (a type of primitive hand gun) (Howard & Stoaite 1977, 244).

#### **1581**

Thomas Barkley attempted a common recovery of Combe Pryor and Lower Combe. Thomas Barkley lived at, and is believed to have built, the rather impressive house at Downhorn in Plymstock (see Langdon 1995, 37 and Appendix 2), so either he was a trusted confidant of the Blakes or else he, too, coveted the ‘mancion’ at Coombe.



**June 24<sup>th</sup> 1606**

John Blake issued a covenant regarding the conveyance of Coombe, and sundry lands called Birchland in Plympton St. Mary, to his wife Eliza for her life, and thereafter to their heirs.

**1607**

Richard Waltham, Thomas Barkley, Humfry Southcott and John Stanning attempted a common recovery for Combe and other lands in Plymstock and Plympton St. Mary.

**12<sup>th</sup> February and 20<sup>th</sup> March 1639**

Nicholas Pearse and Daniel Werring attempted a common recovery of Combe Pryor, with a deed defending the recovery issued by John Blake. This recovery seems to have been issued in collusion with John and George Blake, as the deed is signed by “the said Mr John Blake, Mr Pearse and Daniel Waring”, and as a result John Blake became tenant in fee simple, with an annuity of £50 a year to Joan Blake (wife of George) should she survive both John and George. This document was witnessed by Edmund Pollexfen (PWDRO 74/96/4).

**1641**

The Protestation Returns for Plymstock list seven Blakes – Christopher, Edward, George (gent.), James, John (gent.), John (of Staddiscombe), John and William (Howard 1973, 231) – indicating they were a populous family.

**1647**

In 1647 a tax (the Assessment) was levied by Parliament for the support of its standing army. A ‘Blake G’ (presumably George Blake) paid 5 shillings, a total exceeded by only three other individuals. Elize Blake paid 6d, and Margery Blake (widow) paid 4d. These individuals need not all have lived at Coombe, but could imply the house was held in multiple occupancy.

**20<sup>th</sup> May 1654**

The last will and testament of George Blake, leaving Combe to his wife Joan(na) for her life, and then to William Corham his nephew and his wife and heirs for 99 years, reverting to Ferdinando Blake and his heirs in the event of the death of the other beneficiaries. There are two copies of George Blake’s will (PWDRO 74/96/2).

It is of interest that William Corham was married to Ellen Riche, the sole child of Thomas and Ellen Riche, who owned and occupied Downhorn Farm. This building is Listed (Grade II) as a farmhouse, but was clearly a grand 17<sup>th</sup> century residence (see Appendix 2 for Listing). By analogy the Blake family, and thus their residence, must have been seen as equally notable.

**11<sup>th</sup> January 1663**

Following the death of George Blake, and probably that of his widow Joan, his heir Ferdinando Blake and his wife Ruth sold “the capital messuage, Barton farm and demesne lands commonly called or known by the name or names of Combe als Combe Prior and Lower Combe” for a “competent sum of money” (otherwise listed as £300) to Edmund Pollexfen of Kitley in the parish of Yealmpton (PWDRO 74/96/9). The Blakes remained tenants at the property, and a John Blake was churchwarden at the church in Plymstock in 1703 and 1704 (Langdon 1995).

Given that Edmund Pollexfen appears as a signatory on the common recovery of 1639, it seems likely the Pollexfens were an important local patronal family. Unfortunately, prior to the failure of the male line in 1710, only four generations of Pollexfens are known at Kitley – Thomas, John, Nicholas and Edmund (Risdon 1970, 359). It seems that before the marriage of Anne Pollexfen to Sir William Bastard of Gerston, the history and lives of the family is obscure.

### **1663/4**

Accounts from these years survive, and list the names of the various fields of the farm. Many of the fieldnames appear unchanged in the tithe apportionment, 180 years later.

### **February 1673**

A brief survey of the lands of the farm in 1673 notes “that the great Old Orchard and some other parts of the Barton are tythe free”, which may well reflect those parts of the farm reserved to the Prior in the 1536 leasehold agreement (PWDRO 74/298/5).

### **Lady Day 1674**

The Hearth tax, first introduced in 1662, placed a fine of 2s per hearth per year on most householders; for Devon, the 1674 returns are the most complete. Unusually, the Blakes of Coombe refused to provide a written statement of liability, forcing the three parish constables – Thomas Cole, William Candish and Daniel Candish – to visit and count the number of hearths themselves. They found that George Blake’s house possessed six hearths, and Mrs. Joanna Blake’s house had five hearths (Stoate 1982, 159).

This extra detail is of especial interest as it suggests the house at Coombe was very large: a nine-hearth liability was the same as Radford Barton, the ancestral seat of the Harris family (unfortunately demolished in 1937). This might account for the reticence of the Blakes, who may well have occupied a disproportionately large dwelling they could ill-afford to maintain. Alternatively, such a large number of hearths could imply the house contained heated lodgings. This assessment may have resulted in the demolition of some of the medieval structures on the property, if the family felt unable or unwilling to pay for such an extravagant building.

The division of the house between George and Joanna Blake also implies the house was held in multiple occupancy. This was a noted contemporary phenomenon where single siblings, widows or cousins inhabited the same property, each renting their part (perhaps only a single heated room) from the current patriarch. This implies the division between Combe Prior and Lower Combe was still in effect.

### **25<sup>th</sup> August 1713**

Inside a second copy the will of George Blake is a letter addressed to Sir William Bastard. This copy of the will sports marginal notes on John Blake’s common recovery of 1639, and the author of the letter is concerned William Corham or his heirs may still have rights over the property. Clearly the legal status of the farm remained in doubt (PWDRO 74/96/2).

### **12<sup>th</sup> February 1724**

By this date the Blakes had finally left Coombe Farm, as a messuage, barn, gardens etc. in Combe, alias Combe Prior were leased to John Finch, a yeoman of Plymstock, for 99 years and an annual rent of 50 shillings. Six fields belonging to the Barton of Combe were leased separately to Silas Bickford, yeoman, for 99 years and a rent of 30 shillings (PWDRO 74/447/12-13). It is possible to identify some of those six fields: in 1842 John Harvey the then tenant of Coombe rented land from the Radford Estate; these three fields adjoin Coombe to the north and were known as *Churchway*, *Coombe Dean* and *Crosspark*. Two other fields to the west were also known as *Coombe Dean* (still the name of the local school), implying both an ecclesiastical link and a direct link to Coombe Farm itself. *Crosspark* appears in Coombe accounts for 1663/4 and on the 1755 estate map of Plymstock Manor (Figure 5) it is depicted as ‘part of Coom Barton’.

Thirteen years later those six fields are recorded as being leased to a Josias Willing, yeoman, on 7<sup>th</sup> November 1737 for 30 shillings per annum, by Sir William Morice of Werrington. Presumably these six fields were then sold to the Harris’s of Radford, but some were subsequently rented back separately.

**21<sup>st</sup> & 22<sup>nd</sup> June 1754**

In an abstract to title “Combe, otherwise Combe Prior & Lower Combe” is still referred to as two properties (PWDRO 74/185/2/7).

**12<sup>th</sup> November 1767**

William Bastard of Kitley leased the capital messuage of Combe Tenement to Alexander Edwards of Plymstock, yeoman, for an annual rent of £63 (PWDRO 74/447/5).

3.4 The Victorian Era

**23<sup>rd</sup> December 1800**

John Pollexfen-Bastard leased “Coombe Barton” to John Harvey, initiating the century-long tenancy of the Harvey family (PWDRO 74/449/7). This lease was renewed in 1815, 1828 – when the Harveys also leased the Elburton Tenement – and 1860 (PWDRO 74/389/8; 74/449/7; 74/449/19-20).

The official Census returns supply much more detail about the Harvey family. In 1841 John Harvey (aged 68) – either the original tenant of the 1800 lease or else his son – is resident with his three sons William (28), Henry (24), and Edward (22). The tithe apportionment lists Coombe as a farm of 155 acres, 3 rods and 23 perches, with over 80% of that land listed as arable. By 1851 William was the head of the family, and was running the 170 acre farm with his two brothers, and living alongside Edward’s wife Maria (30) and their three children (John, Edward and Richard). There were also three house servants (one of whom, Elizabeth Harvey, was a cousin) and three agricultural labourers.

In 1859 Maria gave birth to her fourth child, James. In 1861 there were no house servants, but still three agricultural labourers, with two sisters, Hannah and Prescilla Lavers, employed as dairy maids. Despite the presence of dairy maids, a small notebook relating to the lease of 1860 records all the fields on the farm (total area being 171 acres and 25 perches) and the state of cultivation, which, like in 1841, is overwhelming arable (PWDRO 74/389/8).

The Census of 1871 records that the farm was 184 acres in extent, and that Edward Harvey (52) had become the head of the household – having outlived his two older brothers. Edward Harvey lived at Coombe with his wife, his three sons and four servants.

By 1881 Edward was dead, succeeded by his son Edward (now aged 31). Only Maria (“widow, mother”), his brother James and a single agricultural young labourer lived on the farm. In 1891 they were joined by Edward’s brother Richard, and there was again a general house servant. By 1901, the widow Maria had moved in with her daughter and son-in-law at Pomphlett Farm, leaving only Edward (now aged 52) and his nephew Warwick Harvey (9) to be cared for by a housekeeper and two servants.

The biography of the Harvey family at Coombe suggests the heyday of the Victorian farm was 1851-81, under the care of John, William and the first Edward. The latter years of the 19<sup>th</sup> century appear to have been ones of decline or change, overseen by a bachelor and his few servants. In 1900, Robert Clay renewed Edward Harvey’s lease for the sum of £160 for only single year – after which, we may presume, the Harveys left Coombe altogether.

**June 10<sup>th</sup> 1821**

On this date, Edmund Pollexfen Bastard and Jane Bastard (widow) entered into a mortgage agreement with Sir Charles Morgan (Bart.), Richard Clark Esq., Richard Trewin Esq., Sir John Silvester (Bart.) and Robert Ray Esq. for Coombe. This marks the first in a long sequence of indentures and transfers of mortgage, during which period Coombe passes in trust to Edmund’s

heirs following his death in 1838. These mortgage agreements last until 18<sup>th</sup> May 1899, when an indenture of reconveyance was issued (MacBean title deeds).

### 3.5 The 20th Century

#### **April 27<sup>th</sup> 1900**

Following the indenture of reconveyance issued in 1899, and with due recompense to his brother William, Baldwin John Pollexfen-Bastard sold Coombe to Robert Hogarth Clay of Wembury House for £8823. Robert Clay purchased “all that the messuage or farmhouse barns and other buildings farm lands and hereditis commonly known as Coombe Farm”, a farm of 157 acres, together with Halwell Farm, borrowing £10,000 for the purpose from William Henry Earl of Mount Edgcumbe. This sum had been repaid by 1<sup>st</sup> July 1905 (MacBean title deeds).

#### **7<sup>th</sup> September 1909**

Robert Clay mortgaged Coombe Farm to the solicitors Harry Davies Bewes and Godfrey Nix Dickinson of Stonehouse for the sum of £2000, to be repaid on the 7<sup>th</sup> March 1910. On 1<sup>st</sup> November 1909 an additional £1000 was added to the mortgage, another £1000 on 30<sup>th</sup> November 1909 and another £1000 on 7<sup>th</sup> December 1909. This money, with interest, was repaid by 3<sup>rd</sup> May 1910.

#### **15<sup>th</sup> October 1910**

Robert Clay mortgaged Coombe Farm to Mr Alnod John Boger of Wolsdon in the parish of Anthony in Cornwall for the sum of £8500.

#### **27<sup>th</sup> October 1910**

Robert Clay took out a second mortgage on Coombe Farm, this time with his wife Mary, for the sum of £1500, an additional of £5500 in 27<sup>th</sup> September 1912, and an agreement to lend him further sums if necessary (PWDRO 81/c/51-2; 81/c/68). It is clear that Robert Clay was in some financial difficulty at this time, as a proposal for the sale of Coombe and Halwell was drawn up in August 1912. Lot 7, Combe Farm, is described as “a very useful farm and includes a quantity of useful timber” with a reserve price of £2850 (PWDRO 81/C43). Between 1906 and 1921, Robert Clay leased the shooting rights at Coombe and Halwell every year for between £10 and £20, to gentlemen of Plymouth, including at least one naval officer (PWDRO 81/c/35; 81/c/38-41).

#### **25<sup>th</sup> March 1922**

Following the death Robert Hogarth Clay on the 24<sup>th</sup> December 1921, his executors (his wife Mary and daughter Alice Mildred) used his estate to pay off the remaining £2500 owed to Alnod Boger (MacBean title deeds).

#### **28<sup>th</sup> December 1925**

Following the death of Mary Hogarth Clay on the 6<sup>th</sup> March 1923, the Robert Clay’s estate was divided between the three daughters: Alice Mildred, Katherine Maud and Margaret Audrey. For the sum of £7400 paid to their fellow beneficiary, Alice Mildred and Katherine Maud Hogarth Clay (spinsters) settled at Coombe (PWDRO 2777/153(1)).

#### **25<sup>th</sup> November 1930**

Katherine Maud died and bequeathed “all her real and personal property to Godfrey Nix Dickinson” – the family solicitor. Dickinson died 2<sup>nd</sup> February 1940 (MacBean title deeds).

**31<sup>st</sup> October 1931**

Mr George Trevor Carroll borrowed £2500 from Lloyds Bank Ltd. to buy Coombe Farm from Dickinson and Margaret Audrey Jones (née Hogarth Clay), for the sum of £4000 (MacBean title deeds).

**1940**

Mr. Jonathon Harris MacBean – the grandfather of the current owner – entered into a tenancy agreement for Coombe Farm (PWDRO 114/48/30). After a short period of occupancy (1940-44), one Roger Griffiths held the tenancy from the Macbean family (MacBean *pers. comm.*).

**1966**

The tenancy of Roger Griffiths came to a close, and the Macbean family resumed direct management of the property (MacBean *pers. comm.*).

## 4.0 Summary of the Farm Buildings

In 2011, SWARCH carried out a programme of historic building recording on the farm buildings prior to their conversion to domestic accommodation. The buildings were arranged around a yard with a central midden, and not unexpectedly comprised a range of 19<sup>th</sup> century and earlier structures. On the western side of the yard stands a large buttressed barn, lacking its original roof but probably built in the first half of the 15<sup>th</sup> century, when the farm was owned by Plympton Priory. Detailed descriptions of the other farm buildings can be found in SWARCH report 110131, and in Appendix 4. The layout of the farmyard is readily apparent from an aerial photograph of the 1970s (see Figure 17, below).



Figure 17: The farm buildings at Coombe Farm, during the early 1970s (MacBean family).

### 4.1 The Demolished Structures

As with any modern farmstead, a succession of buildings have been built, used and demolished, many within living memory. To the west and east of the farmyard, three large modern steel portal-framed buildings were constructed, one of which survives. The one to east of the milking parlour sits on the footprint of an earlier structure used as an abattoir (Macbean *pers. comm.*), probably a lean-to built up against the wall of the parlour. The small concrete-block building in the centre of the yard contained the milking machine and tank for the parlour, and this was built over the central farmyard midden (MacBean *pers. comm.*).

## 4.2 The Milking Parlour

The Milking Parlour is an 18<sup>th</sup> century rectangular building 13.5m by 6.2m, of rubble slate-stone construction, with ‘presentation elevations’ facing west and north of dressed, coursed slate stone with segmental arches over the openings. It is these segmental arches that the openings of the Shippon and the 19<sup>th</sup> century block of the farmhouse seek to emulate. The height of the building has been much-reduced, as the roof collapsed in the later 20<sup>th</sup> century and has been replaced with a simple mono-pitch roof of plastic-coated box-section tin sheeting. The interior of the building has been transformed into a modern pit-configured milking parlour, and no historic features are visible. Prior to that collapse, it featured a half-hipped roof supported by pegged and bolted double collar-beam trusses, with a first-floor granary entered by a stone stair on the south side.

## 4.3 The Shippon

The Shippon is a relatively large and sophisticated late 19<sup>th</sup> century rectangular building 20.5m by 6m, of rubble slate-stone construction, with a ‘presentation elevation’ of dressed stone and openings with segmental arches facing onto the farmyard. It is built on a plinth up to 1.8m high on the downslope side. The roof is of ‘slurried’ torched slate, with a patched repair at the eastern end where the roof of the Milking Parlour formerly abutted.

All but one opening faces onto the farmyard, and some care has been taken with integral projecting stone lips around the doorways to minimise draughts. The ground floor is divided by stone walls into one larger room and two smaller ones, the larger space being a six-bay stables with foaling box, later converted into a cattle byre. All surviving joists, support beams, posts and lintels are chamfered. As with the Stables (see below), the roof is supported by nine later 19<sup>th</sup> century pitched bolted scissor-trusses.

## 4.4 The Stables

Attached to the eastern side of the Great Barn is a stable 13.5m by 6m, with roughly-coursed rubble slate-stone walls under a ‘slurried’ slate roof. It is probably 18<sup>th</sup> century in date, but certain elements could be earlier. The northern elevation steps out at the base, perhaps in imitation of the farmhouse. There are several doors and window openings in the northern elevation; to the south, the ground rises, and has been artificially raised, so that the eaves are only just above ground level. The west end of the stables was historically used as a root store, with the root vegetables tipped in via a first-floor opening on the southern side.

Internally, the stables now form a single space with a hay loft above. It would appear this building was adapted to function as a cowhouse at some point, with the scars for cattle stalls and a feed passage, and plastered walls to waist height. The first floor is supported by five chamfered oak beams with simple run-out stops; the beams have two sets of joist sockets, demonstrating the floor has been comprehensively renewed at least once, or the beams come from an earlier structure. The roof is supported by five later 19<sup>th</sup> century pitched bolted scissor-trusses virtually identical to those in the Shippon, indicating this roof was renewed at a similar date.

## 4.5 The Engine House

Attached to the western side of the Great Barn is a late 18<sup>th</sup> century polygonal horse engine house 7.4m by 8m, with rubble slate-stone elevations under a hipped ‘slurried’ slate roof. A large (c.0.4×0.4m) and heavy oak beam with chamfered sides and run-out stops spans the

Engine House from east to west. This beam supports the roof structure, pitched with a pentagonal end, of tie-beam construction with a collar beam, both elements being bolted to a kingpost (with chamfered sides), which has a bolted ‘mortice and tenon’ joint at the apex. This beam also bears the scars of many pintles/bolts and sockets. None of the original machinery survives, although the blocked opening adjacent to the main beam suggests shafting originally went through the wall into the Great Barn at this point. There is an irregular oval patch of damage on wall of the Great Barn where the horse would have passed when driving the horse engine, and there are numerous sockets and blocked sockets in this wall.

#### 4.6 The Cider Cellar

This structure first appears on the 1862 1<sup>st</sup> Edition map (Figure 12), and is visible as roofless and decayed in Figure 16. It was swept away in the later 20<sup>th</sup> century. Stanley Jones noted that the roof was supported by collared rafters.

#### 4.7 The Cartsheds

There are two adjoining open-fronted Cartsheds on the north-west side of the farmyard. In total they measure 22×5m. The western Cartshed is built of roughly-coursed slate rubble-stone, with hints that the end of the gable walls facing the yard were shaped; it is roofless and appears to have had an asymmetric pitched roof. It was built between 1842 and 1866. The eastern Cartshed retains a roof of corrugated box-section plastic-coated tin sheeting supported on modern pine trusses. A similar building is shown on the earliest maps (1770s), but the style of the stonework – roughly coursed limestone rubble – would indicate the current building is probably 20<sup>th</sup> century in date.

#### 4.8 The 15<sup>th</sup> Century Barn

Judging from old photographs of the roof of the Great Barn – removed in the 1970s and replaced with steel trusses and asbestos sheeting – this building was built in the 15<sup>th</sup> century. The original roof was supported by 11+ chamfered arch-braced trusses, with plain wind-braces and intermediate collars between each set of trusses. This roof was in a parlous state by the 1970s, and was replaced with simple shallow-pitch steel trusses from the former army camp and refugee hospital Plaisterdown Camp, near Tavistock, which was being demolished at the time (MacBean *pers. comm.*). The current building is 24.5m long and 8m wide (externally), orientated north-south and with a series of openings in each elevation. There are two wide opposing threshing doors near the southern end with oak lintels and external segmental stone arches, and four narrow slit air vents with wide internal splays, two in the eastern elevation and two in the western elevation. All of the other openings would appear to be forced through at a later date. There are four buttresses in each long elevation, with a scar for a fifth; each buttress steps in twice. The building originally has a projecting stone string course just below the eaves – similar to that of the farmhouse – only part of which now survives.

The building is divided into 10 ½ equal-width bays, but had clearly been longer: the northern end has been rebuilt in a different style, and incorporates a line of pigeon holes. It is unclear how much has been lost, or when. It seems likely that there would have been at least 12 bays (*c.*26m long), but vertical breaks in build at the northern end hint that there may have been a second set of opposing threshing doors here, in which case it might easily have been 15 bays long when built (*c.*34m). The trusses sat on timber truss-pads set within the walls up to 1.2m below the level of the wallplate; most of the truss sockets are asymmetric, with a vertical northern edge and a concave or sloping southern edge. In eleven instances the asymmetric edge, and often the truss-pad socket, has been infilled with mortared stone, and this would suggest the roof had racked to the south at some point and had been re-erected or replaced.



The Great Barn would originally have been utilised for the threshing of grain and grain storage. In living memory, the southern end of the structure was used as a root store, and the shaft from the horse-engine would have driven machinery here. North of the threshing doors the internal space was originally divided into ground floor and a first floor, the latter supported by large (0.4×0.4m oak beams) spanning the building east-to-west. This floor also collapsed and was removed in the 1970s. The upper floor was used for storage, and the lower floor was used as a milking parlour, with one of the structures adjoining to the east being a dairy.

The Great Barn at Coombe Farm remains a large and impressive structure, despite the loss of its original roof. The building has since been converted into a domestic dwelling, and something of the original roofline has been restored – albeit supported on modern flimsy roof-trusses.



Figure 18: The original roof of the Great Barn, the western truss-blades at the southern end, viewed from below and to the north-east. This photo was published in Langdon (1995), and shows the 15<sup>th</sup> century arch-braced roof was in a poor state of repair by the early-mid 20<sup>th</sup> century.

## 5.0 The Farmhouse

The farmhouse at Coombe is a complex, rambling structure, comprised of four main elements: the 15<sup>th</sup> century block, the 17<sup>th</sup> century element (with the Porch), the 19<sup>th</sup> century wing, and the 20<sup>th</sup> century studio. In addition, a number of modern additions and modifications have been made. The detailed recording information for the farmhouse can be found in Appendix 3, along with additional photographs. What follows here is a summary and interpretation of the standing structure.

### 5.1 The 15<sup>th</sup> Century Block



Figure 19: North-facing elevation of the 15<sup>th</sup> century block; viewed from the north, looking south (scale 2m).

The oldest part of the farmhouse appears to be a much-altered detached block with a heated first-floor room. The ceiling of the western ground-floor room features some extravagant and clearly high status carved beams and wallplates, with the roof supported by three original arch-braced roof trusses and a fourth contemporary truss. The eastern end of the building has been partially rebuilt in the 19<sup>th</sup> century, and its roof structure has been replaced, probably in the 17<sup>th</sup> century. Rising through the centre of the building is a spiral staircase that ascends into the roofspace in such a way as to suggest it has been truncated, implying the roofline has been dropped.

Due to the significant alterations that have been made, it is not altogether clear whether the whole building is medieval in origin, or just the western end. Only one of the current external openings appears to be original – a small window in the south elevation that retains its 15<sup>th</sup> century *ferramenta* – the rest having been blocked or rebuilt, and all the current openings appear to have been forced through at a later date. The original windows are all rather small and feature chamfered granite window-frames.

Despite the arch-braced roof and the carved ground-floor beams, this building does *not* appear to be the ‘mansion’ referred to in the 16<sup>th</sup> century documentary sources. Secular and monastic

complexes of this status would have featured a range of buildings, this being the sole survivor of the domestic range(s). The elaborately carved beams and joists appear ill-fitting, and they *may* have been inserted into this building at a later date. Similarly, to find an internal spiral staircase is unusual, and again this implies it was inserted later. However, the dendrological analysis has established that the carved beams, first-floor stair and the arch-braced roof are basically contemporary, being felled in the third quarter of the 15<sup>th</sup> century (see Table 1, below). That does not prove all the listed elements belong to this single structure, rather it implies investment and development of a range of buildings, including the ‘mansion’ took place at the same time.

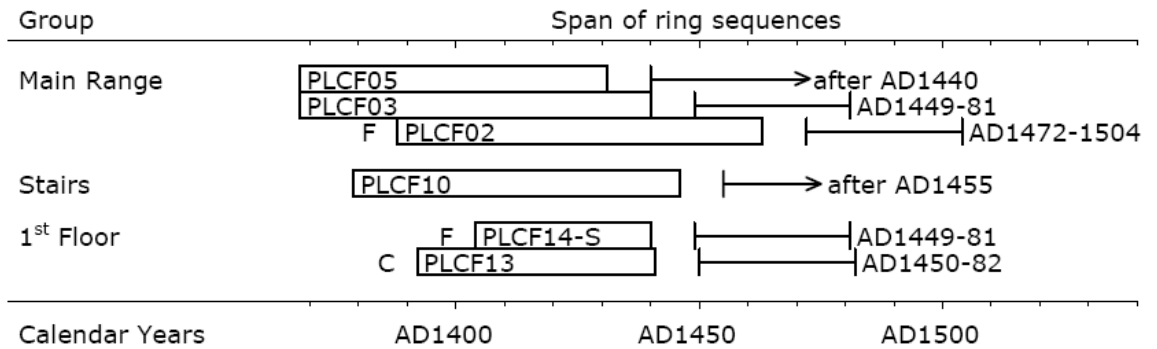


Table 1: Results of the dendrochronological analysis (Moir 2012).

It is not impossible the beams came from the Priory when its fixtures and fittings were stripped and sold off following the Dissolution. If that were the case, however, the close correspondance between the dendrological dates would be very unexpected.



Figure 20: The carved beams in R1; the central beams, viewed from the north-east.



Figure 21: The carved beams in R1; the eastern beam and Style 4 wallplate; viewed from the north.



Figure 22: The arch-braced roof in the 15<sup>th</sup> century block; viewed from the east, looking west.

## 5.2 The 17<sup>th</sup> Century Block

The 17<sup>th</sup> century part of the farmhouse is defined by its surviving roof structure and its porch. No other contemporary elements survive, or they remain as yet concealed. The northern gable wall belonged to an earlier building, very likely medieval in date and contemporary with the 15<sup>th</sup> century block; the 17<sup>th</sup> century structure being built to join the two together. It is clear that the roof-line has been raised, but it is not clear whether this implies an earlier roof was replaced in the 17<sup>th</sup> century, or that this just represents the alterations necessary to accommodate a change in roofing materials. The upper part of the west elevation has been rebuilt, *before* the roof was raised; the visible lower masonry being of better quality and not dissimilar to the medieval stonework elsewhere. The stonework of the raise incorporates a fair number of dressed pale pink sandstone blocks, probably reused from demolished medieval structures where they would have been used as architectural contrast to the general mass of grey-green slaty stone. The surviving roof structure features collars with elaborate notched half-lapped joints and through-and-through purlins.

The western elevation also features a two-storey patch of render about the same width as the current porch. It is possible this formerly contained the two-storey window of a large hall, but it seems more likely it is the scar for a two-storey porch, since reduced in height and shifted to the north.

The original building always seems to have had a first floor as there is very little evidence of smoke-blackening in the roof-space. Internally, no early features survive. The large chimney breast that would have been present within the eastern elevation is missing – and the large stone chimney above has developed a pronounced lean as a result – and the external stair turret has been reduced in height and its stair ripped out. The porch, and the doorway into the 17<sup>th</sup> century block, feature good-quality moulded granite surrounds, with decorated spandrel panels and label moulding over the porch. However, the upper part of the label moulding has been replaced with a timber lintel in a rather haphazard fashion. Overall, there are hints here that the development of this part of the farmhouse is rather complex, and certain elements may well be medieval rather than 17<sup>th</sup> century in date.



Figure 23: The west-facing elevation of the 17<sup>th</sup> century block (scale 2m).



Figure 24: North-facing elevation of the 17<sup>th</sup> century block (medieval wall).



Figure 25: The 17<sup>th</sup> century roof trusses, viewed from the south.

### 5.3 The 19<sup>th</sup> Century Block

Built onto the back of the 17<sup>th</sup> century block was a 19<sup>th</sup> century extension. This was built between *c.*1770 and 1842, and features a ‘presentation elevation’ – the windows have segmental stone arches that mimic those of the Milking Parlour – that faces onto the yard.

Again, this has been comprehensively renovated and few period features survive. This structure contained a staircase until the late 20<sup>th</sup> century, with doors through the western wall into the 17<sup>th</sup> century block and providing access between floors. The period doors survive, but are no longer in use. The hipped roof is supported by simple 19<sup>th</sup> century nailed and bolted trusses with bolted half-lapped collars. The northern door has been forced through, and features a short flight of steps of Oreston ‘marble’.

#### 5.4 The 20<sup>th</sup> Century Studio

A large extension was built abutting the 19<sup>th</sup> century block after 1913, to function as Miss Clay’s Studio. It too has a ‘presentation elevation’ facing onto the yard that features segmental stone arches. It was built of roughly-coursed limestone rubble. This building was not surveyed as part of this exercise.



Figure 26: The north-facing elevation of the 15<sup>th</sup> century block.  
Conventions: timber in grey; granite in blue; hard pinkish-red sandstone in pink.



Figure 27: The west-facing gable of the 15<sup>th</sup> century block.

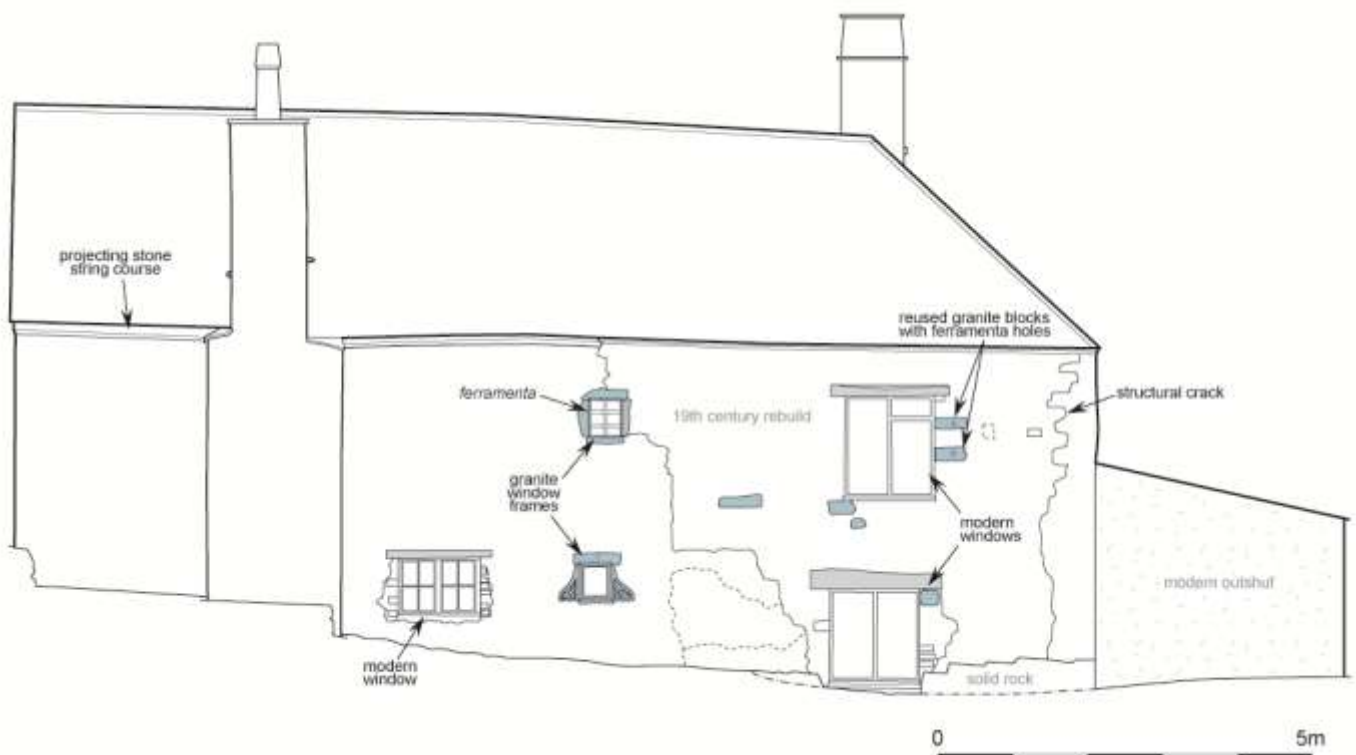


Figure 28: The south-facing elevation of the 15<sup>th</sup> century block.





Figure 29: The east-facing elevation of the 15<sup>th</sup> and 17<sup>th</sup> century blocks.

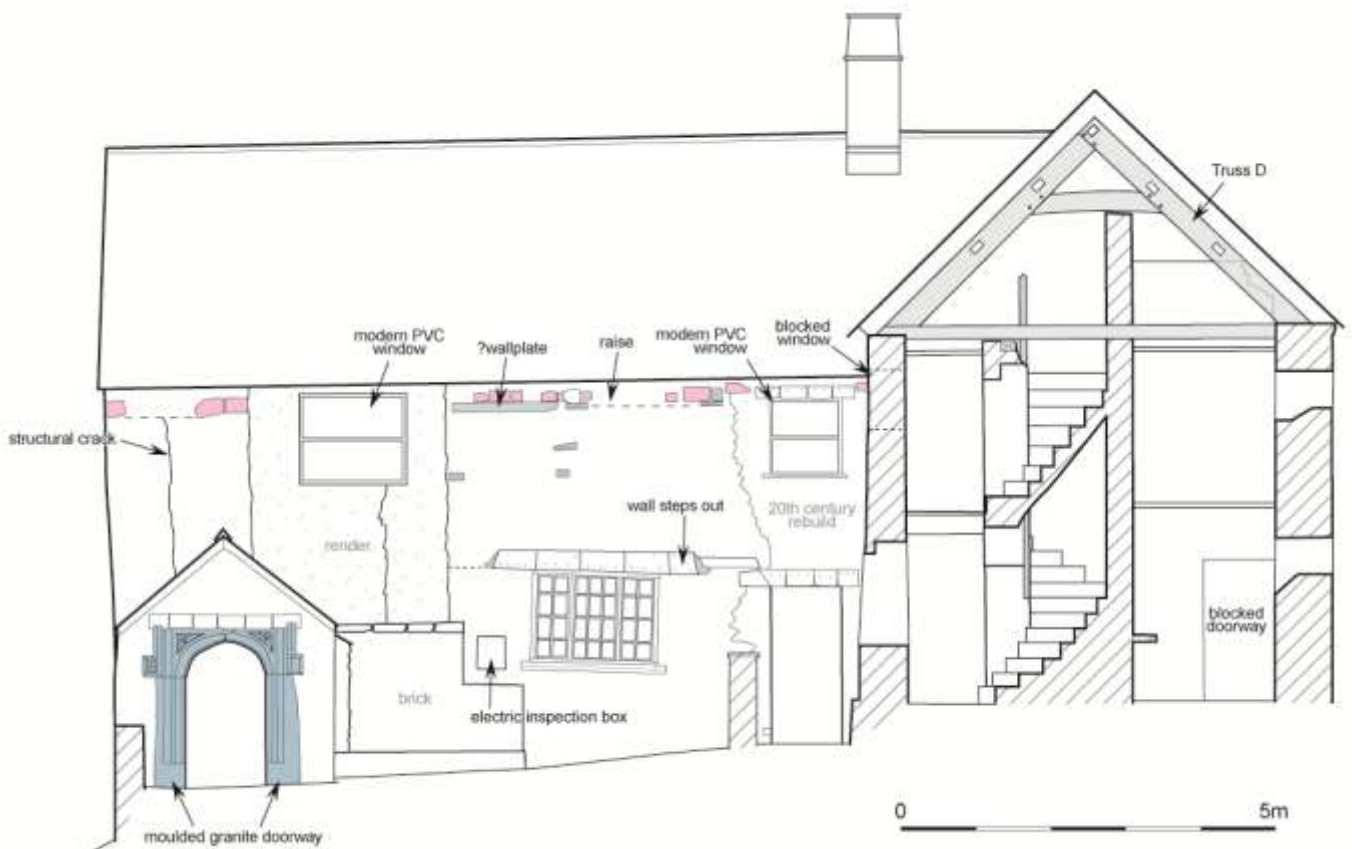


Figure 30: The west-facing elevation of the 17<sup>th</sup> block and porch, and cross-section through the 15<sup>th</sup> century block.

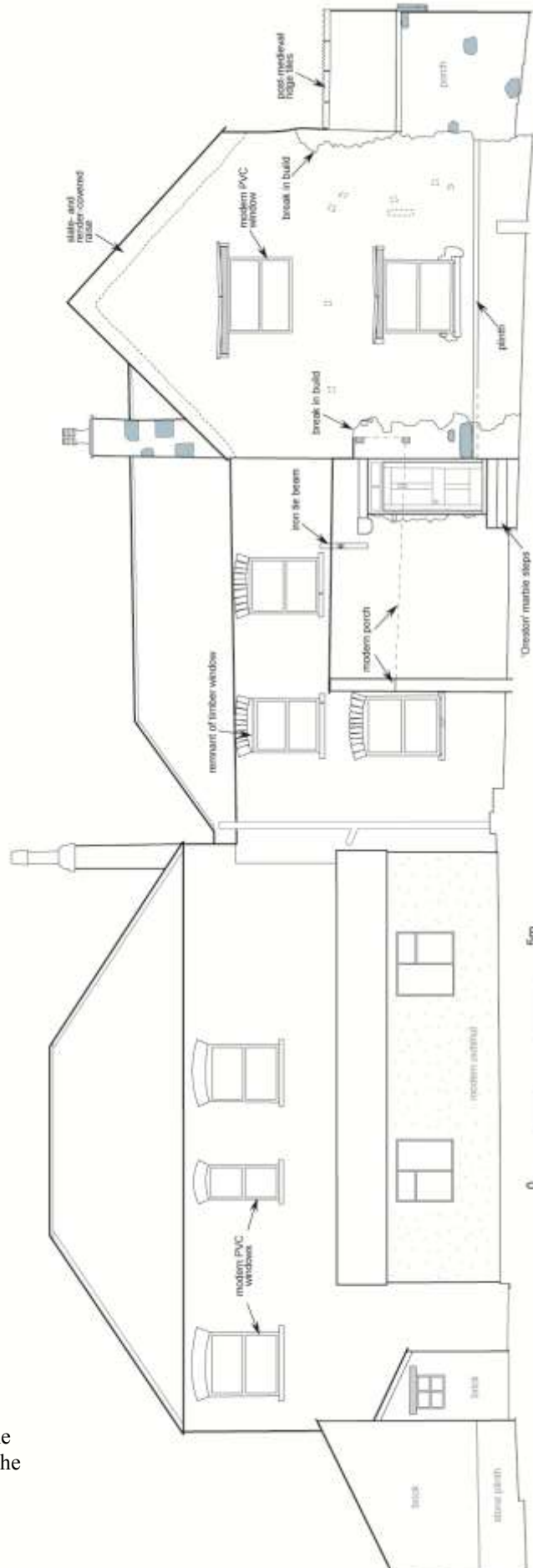


Figure 31: The north-facing elevation of the 17<sup>th</sup> block, the 19<sup>th</sup> century Farmhouse and the 20<sup>th</sup> century Studio.

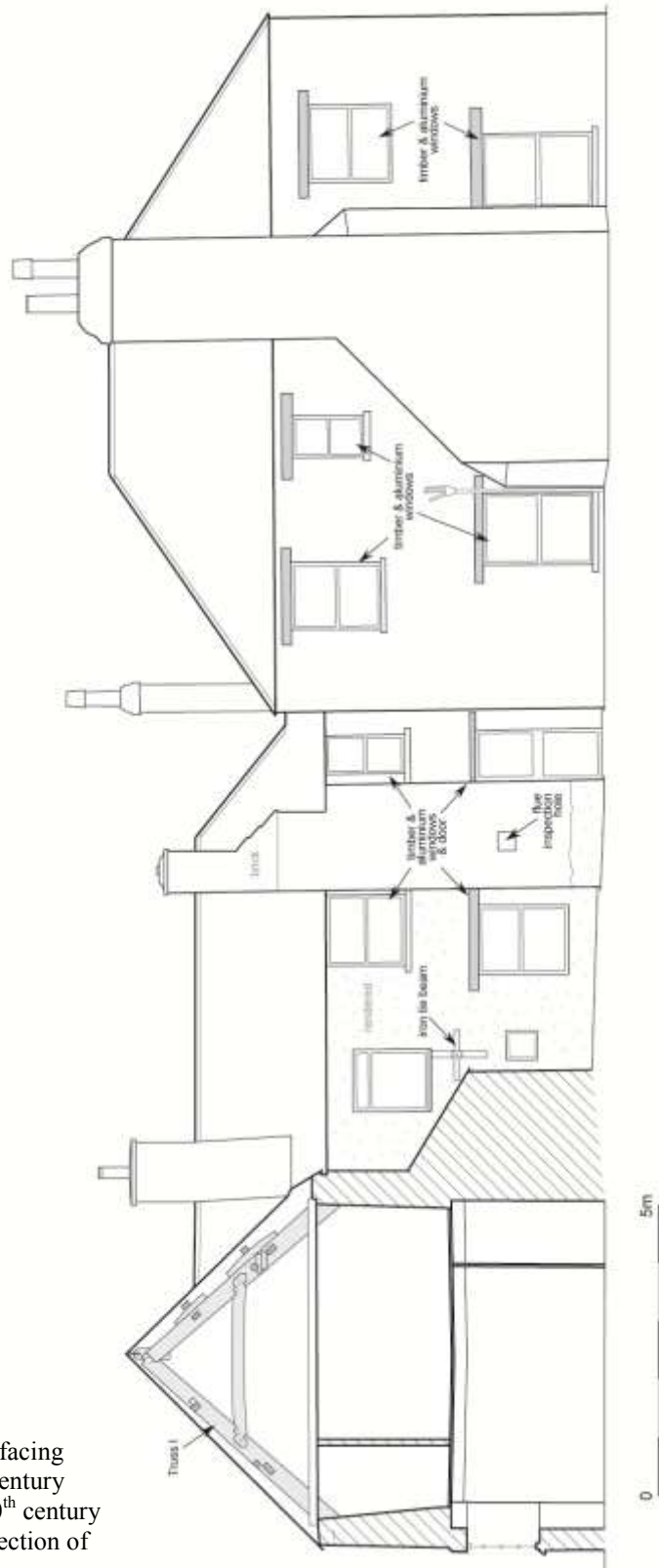
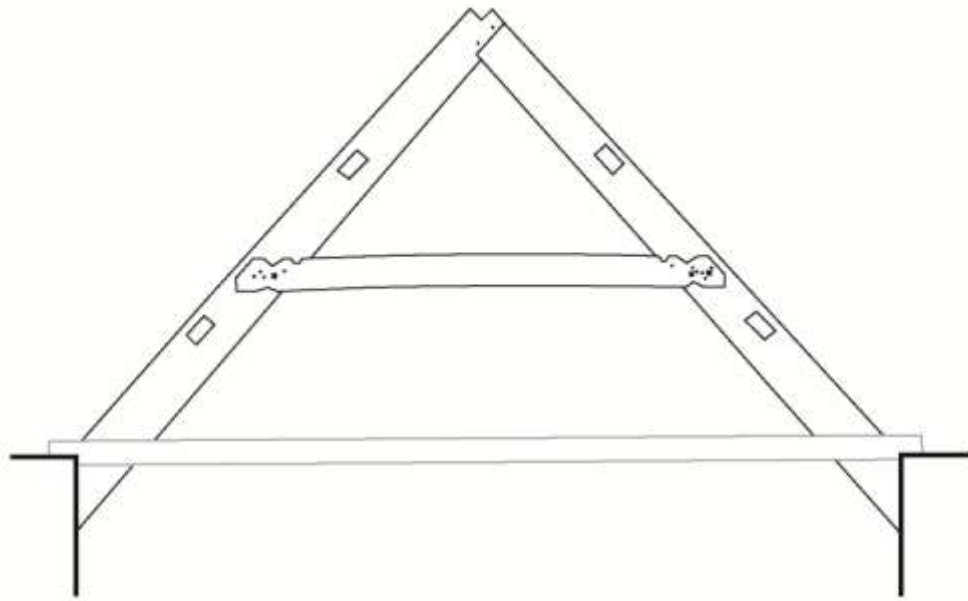
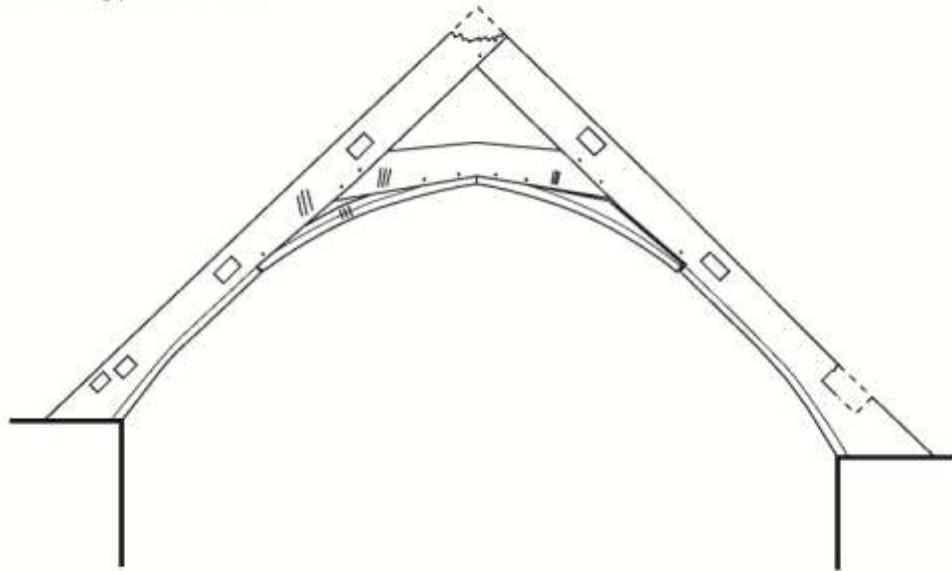


Figure 32: The south-facing elevation of the 19<sup>th</sup> century Farmhouse and the 20<sup>th</sup> century Studio, with a cross-section of the 17<sup>th</sup> century block.



South-facing profile of Truss I



East-facing profile of Truss C



Figure 33: Two representative trusses from the Farmhouse.

## 6.0 Discussion and Phasing

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### 6.1 Phasing

This phasing discussion deals with the farmhouse together with the surviving the barns that were surveyed as part of the earlier SWARCH report (see Figure 34).

#### 6.1.1 Phase 1 - medieval

The first surviving building on the site is probably the Great Barn. An arch-braced roof with wind-braces would indicate this barn was probably built in the early to mid-15<sup>th</sup> century. The use and form of the buttresses on the Barn echoes the ecclesiastical construction style and method seen in monastic vernacular and ecclesiastical structures across Southern Devon. The sheer scale of this barn indicates the immense wealth required for such a building and the inclusion of decorative architectural features – such as the shallow segmental arches to the threshing doors and the projecting wall-plate string course – suggests the motives behind construction of the barn were connected equally to both practicality and the exhibition of status.

#### 6.1.2 Phase 2 – medieval

The surviving early elements of the farmhouse are also medieval in date, but are perhaps slightly later, being mid-to-late 15<sup>th</sup> century in date. This is the last survivor of a probable range of buildings enclosing a central yard framed by the Great Barn. It is, however, certainly the case that the 15<sup>th</sup> century block has been much-altered, with the possible insertion of architectural features from other, now demolished medieval structures.

#### 6.1.3 Phase 3 – medieval

The northern end of the Great Barn was rebuilt, presumably following a partial collapse, in a style differing to the rest of the structure but one still highly technically competent. It is entirely possible that it had to be rebuilt quite soon after the barn was completed, but the stonework of this build does appear less weathered, which might suggest otherwise. It is entirely possible this is a post-medieval rebuild, but it seems unlikely such a capital expense could have been borne by the Blake family without a monastic paymaster. It is of interest that the 1536 reference (above) speaks of a ‘dove-house’ at ‘lower Comb’, and this might refer to the pigeon-holes built into this structure. If the Great Barn was originally 15 bays long, the northern end of the barn may have been taken down to facilitate access to the fields to the west.

#### 6.1.4 Phase 4 – 17<sup>th</sup> century

The 17<sup>th</sup> century part of the farmhouse was constructed, joining together two extant medieval structures. It is possible some other parts of this building are actually medieval as well, but they are not readily identifiable at this stage. The roof does appear to have been raised, so it is possible the roof trusses could be replacements.

#### 6.1.5 Phase 4 – later 17<sup>th</sup> century

Alterations to the 17<sup>th</sup> century part of the farmhouse, with the demolition of the medieval building to the north. It is possible this demolition took place in response to Hearth Tax liabilities. This phase may also have seen the original two-storey porch taken down a shifted to the north.

#### 6.1.6 Phase 6 – later 18<sup>th</sup> century

The cartographic evidence indicates at this date the Stables and probably the Horse Engine House had been built, as well as the eastern Cartshed. Another structure is shown abutting the east side of the Great Barn, and there were two other buildings to the east.

The Horse Engine House was probably constructed in the later 18<sup>th</sup> century as the mechanisation of agriculture proceeded apace. The close proximity of the farmstead to the rich and developing town of Plymouth would have meant that new developments would have been advertised and adopted here at a quicker rate than on more rural and isolated farms. The Engine House has a basic roof structure with the 'earlier' style use of a king-post. The king-post and trusses are joined by 'mortice and tenon' joints but the tie beam and collar are bolted to the king-post, and this may indicate the roof was built during the transition between traditional pegged roofing systems and the more typically 19<sup>th</sup> century bolted forms.

The Stables were probably built at a similar time, given the symmetry of construction it enjoys with the Horse Engine House. It is a relatively complex structure, and appears to have been much altered, including the replacement of its roof. Again, the *c.*1770s estate map shows a structure at this location, but it may or may not represent the extant building.

The owners of Coombe Farm at this time were the Pollexfen-Bastard's of Kitley. It may well be that these buildings were constructed during the tenancy of Alexander Edwards (1767-?1800).

#### 6.1.7 Phase 7 – 1770-1842

A cowhouse with granary over (now the single-storey Milking Parlour) was constructed on the eastern side of the farmyard. It is clearly shown on the Plymstock tithe map of 1842 and possibly on the Greenwood map of Devon published in 1820. The 19<sup>th</sup> century part of the Farmhouse had also been built by 1842. It seems likely that this building immediately preceded the tenancy of the Harvey family. One of the two buildings to the east of the farmyard had been demolished by this date. The eastern end of 15<sup>th</sup> century block may have been rebuilt during this period, possibly with gable reduction.

#### 6.1.8 Phase 8 – 1842-1862

By 1862 the Milking Parlour had gained an outshut (the abattoir), the building to the east had been demolished and the cider cellar constructed. Also, the western cart shed had been constructed, and a building lies to the west of the Horse Engine House.

#### 6.1.9 Phase 9 – 1862-1905

The barn on the east-west alignment, referred to as the Shippon in this report, was built between 1866 and 1905. It was probably built before the agricultural downturn of the last two decades of the 19<sup>th</sup> century, as the provision of quite a sophisticated stable block implies there was a great deal of confidence on the part of both the tenants and the landowners. The roof on the Stables was also replaced at or around this time, which may have coincided with a remodelling of that building.

The fact that the farm had been mortgaged since 1821, and held effectively in trust by the executors of Edmund Pollexfen-Bastard since his death in 1838, suggests that either the executors/mortgagers remained keen to invest, or the Harvey family took on the capital expense themselves.

The Lean-To adjacent to the Great Barn was also built during this period.

#### 6.1.10 Phase 10 – 1913-1933

Miss Clay's Studio was built in this period. Given the agricultural downturn, it is highly likely this was built with inherited money.

#### 6.1.11 Phase 11 – 1950+

Various modern additions to the farm, made during the latter 20<sup>th</sup> century. This included the dramatic remodelling of the Milking Parlour after the collapse of its roof in 1968/9 (the reduction of its walls, the removal of its interior features and the replacement of its roof) and

the replacement of the arch-braced roof of the Great Barn. Also, this period saw the demolition of the cider cellar and the building abutting the eastern elevation of the Great Barn, and the infilling of a shallow midden in the centre of the yard. Elements of the house were also renovated, with the removal of the 19<sup>th</sup> century staircase and granite fireplaces in the 15<sup>th</sup> century block, and many other cosmetic changes.



Figure 34: Phase plan of the farmstead. Note that the Cartsheds were not individually surveyed.



Figure 35: Phased plan of the ground floor; rooms numbered as per Appendix 3.



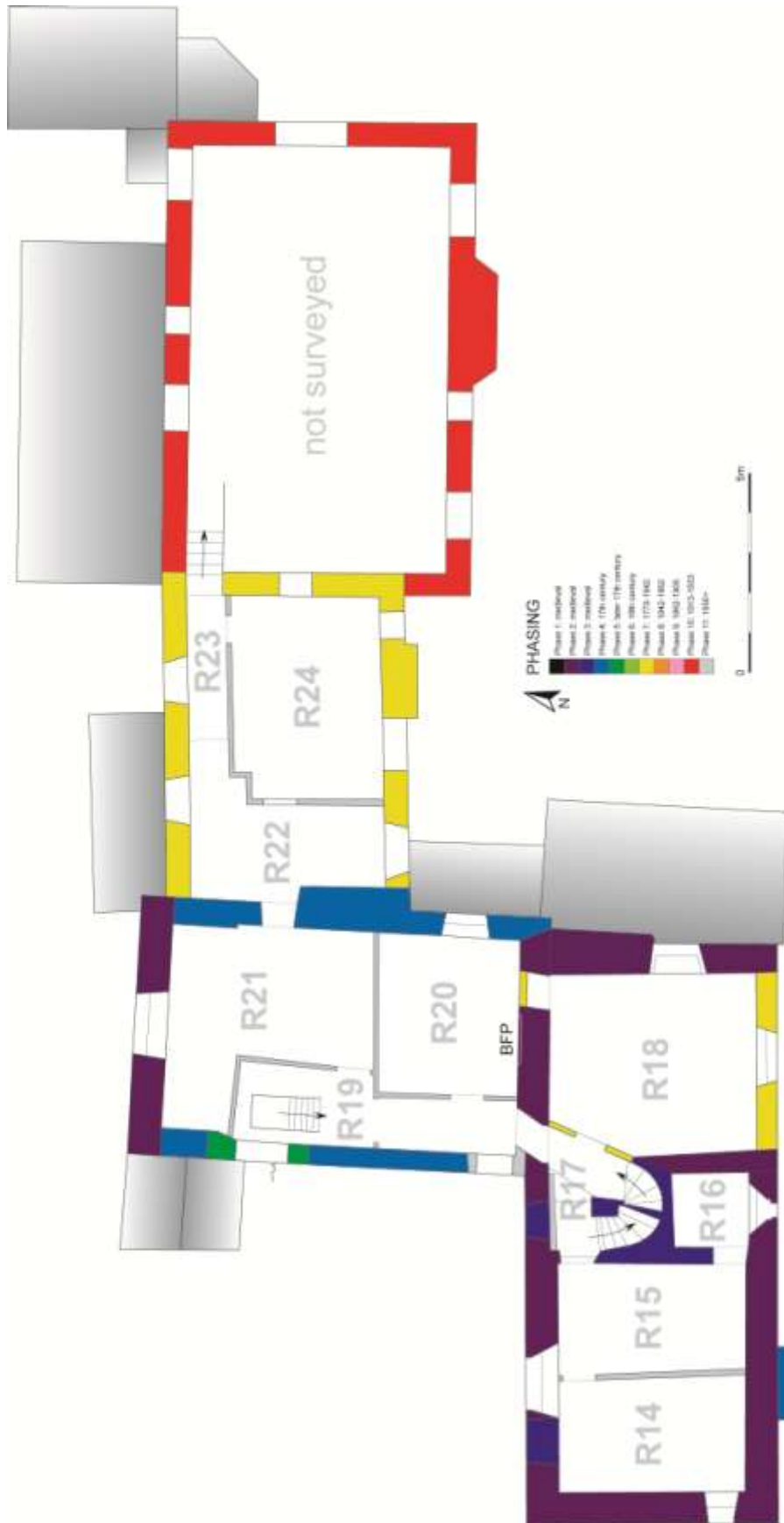


Figure 36: Phased plan of the first floor.

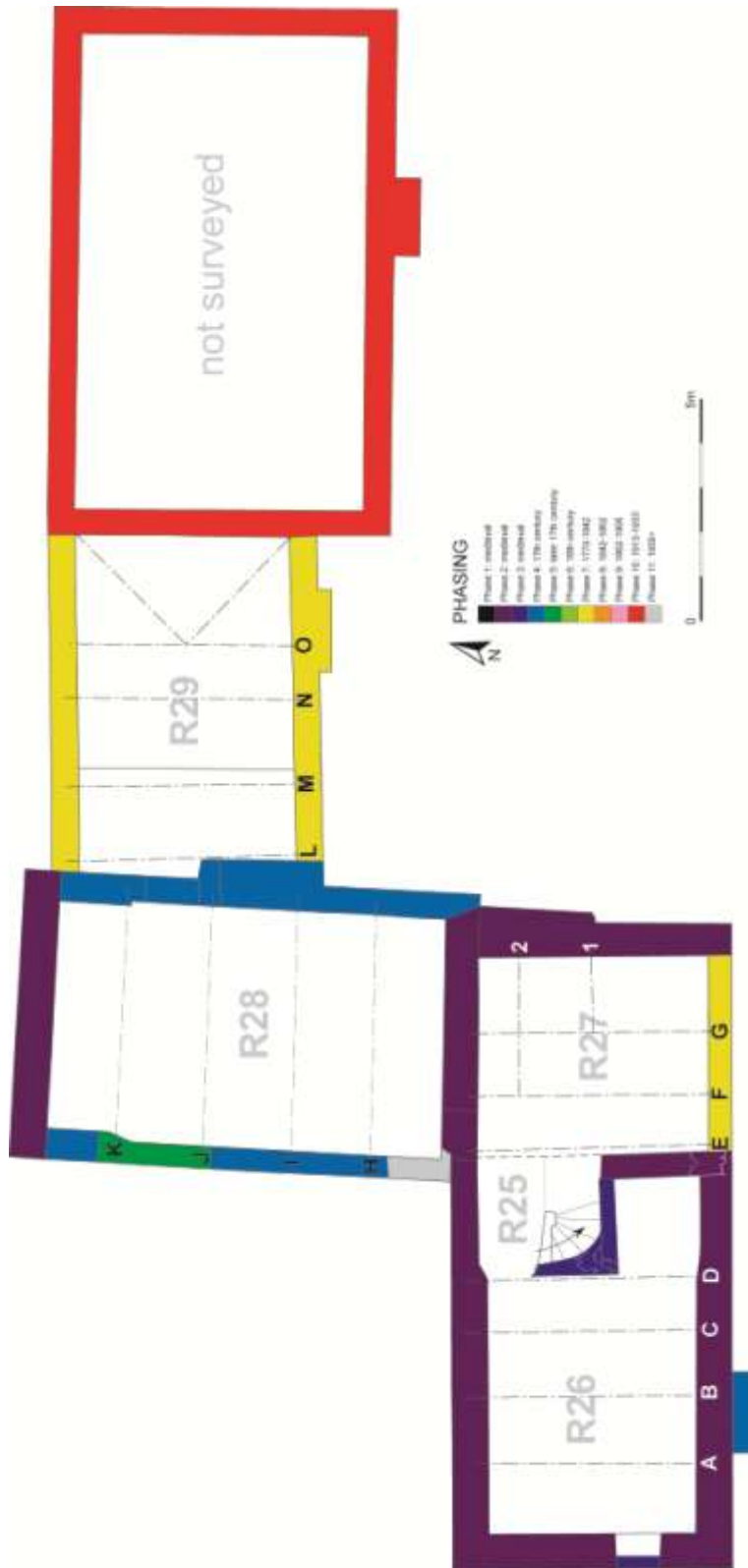


Figure 37: Phased plan of the roofspace, with roof trusses labelled.

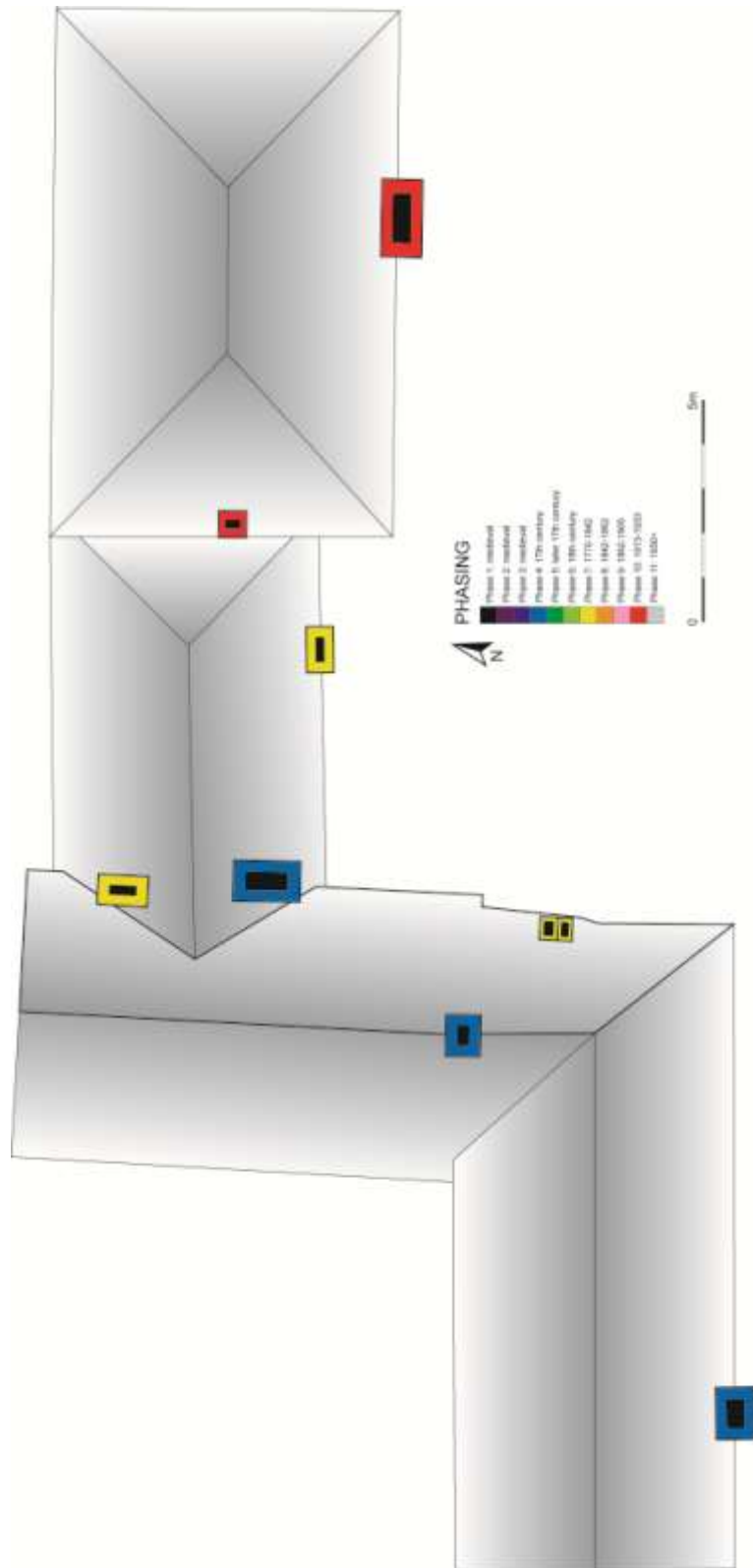


Figure 38: Phased plan of the rooftops and chimneys.

## 6.2 Discussion

It is very clear from the documentary evidence that Coombe Farm (Combe Prior with Lower Combe) was a monastic possession of Plympton Priory. Some commentators clearly believe it was an early 13<sup>th</sup> gift of the Peverell family of Ermington (Langdon 1997, 149; a late 17<sup>th</sup> century scribe PWDRO 74/96/10), the original document could not be traced or verified. The evidence would thus suggest this charter referred to another Coombe Farm in Ermington parish, where the bulk of the Peverell lands lay.

There is no indication at this date that Coombe was an estate of any individual importance – in the *Taxatio* of 1291 *Cumbe* carried the fairly low assessment of 4 shillings. Yet the scale and pretention of the surviving buildings points to an elevated status for the holding by c.1450. The presence of the Great Barn would indicate it was a *grangia*, that is, a large monastic farm held and run by the Priory itself. However, the Dissolution *computus* records only two *grangia* among the holdings of Plympton: Maristow and Boringdon.

If Coombe was not a *grangia*, and given that the Great Barn seems disproportionately large for the size of its holding, we may surmise it was built with some other purpose in mind. It is noteworthy that Coombe lies within a short distance of the most valuable spiritual and temporal properties of the Priory. The chapels at Plymstock, Wembury and Brixton were worth £142, and the manors of Wembury and Sherford, and indeed Coombe itself, were worth a total of £84. These holdings alone account for around 25% of the Priory's value in 1536, so perhaps we should regard Coombe as the Priory's southern storehouse.

The Great Barn would not have been a purely functional building – such an investment was also a clear indication of wealth, power and prestige. In Devon, comparable buildings are only encountered within the curtilage of the monasteries themselves, which would make building a barn at Coombe an odd choice indeed. However, work on the monastic holdings of Evesham and Glastonbury make clear, large barns were routinely built on *grangia* (indeed the word *grangia* originally referred to a barn), and many of the documented examples no longer exist. That would suggest Coombe was once one of many, but perhaps the sole survivor.

The presence of a local storage depot does not, however, explain why the documentary sources and the surviving elements of the medieval house point to the presence of a 'mansion'. The carved beams and joists in R1 are exceptionally fine in such a context, with few clear parallels outside of very high status secular and ecclesiastical houses. It is possible therefore that Coombe may have functioned as a country residence or retreat for the Prior and/or his fellow monks. In this context we may note the reputation of Prior David Bercele (AD 1479-1507/8):

*"In consequence of his hospitality, and the great confluence of the gentry and their retinues to the Priory, Bishop Oldham, after his first visitation to the house in 1505, authorized this superior to retire to some cell until a new system of economy could be arranged and the embarrassments be cleared away"* (Oliver *Monasticon* 132)

The dendrochronological date for the 15<sup>th</sup> century wing of the farmhouse is 1455-87, and that might suggest it was Prior Bercele's lack of economy was responsible for the 'mansion' at Coombe. It may be no coincidence that Coombe is leased out to John Blake three years after Prior Bercele's death, and it is not impossible that the Prior was retired to Coombe.

The post-Dissolution history of the farm is rather interesting, as many former monastic centres went on to become the high-status residences of important local gentry families (e.g. the Lopes and Maristow, the Parkers and Boringdon). In such instances, the medieval buildings were often torn down and replaced as the buildings failed or fashions changed. This might have been the fate of Coombe, had George Keynesham successfully taken possession of the property. As it was, he ended up selling the property to its monastic tenants – the Blakes – for a handsome

sum of money (£146). The Blakes remained in their home, but it may well have beggared them, ushering in the long, slow decline of the ‘mansion’ and its buildings. The farm at Coombe would never have generated enough money to keep up the monastic buildings, and thus most of the extant structures date to the later 18<sup>th</sup> and 19<sup>th</sup> century – when the farm was once again a small part of a larger estate.

The house was still a large one in the 17<sup>th</sup> century – an assessment of 11 hearths was almost as big as the Radford mansion – and perhaps the Blakes tore down part of the medieval house to reduce their financial obligations.

### 6.3 Comparisons

The only readily accessible contemporary structures in the area are also closely linked to Plympton Priory. The churches at both Plymstock and Plympton St. Mary belonged to the Priory, and both display familiar structural elements. The buttresses for the tower at Plymstock, but particularly those of the north aisle, are very similar to those of the Great Barn (see Figure 48-Figure 51). The aisle also features the projecting stone string course at eaves height that is a feature of both the Barn and the 15<sup>th</sup> century part of the farmhouse at Coombe. There are also similarities in the style and character of the coursed and dressed stonework of both the church and the Great Barn. The Grade II\* church is Listed as mainly 15<sup>th</sup> century in date.

It is entirely plausible that the same masons, or at least masons in the same tradition, worked on all three buildings. The implication of this would, however, be that the Great Barn was built rather earlier than its other structural features would suggest.

The richly carved beams in R1 of the farmhouse are difficult to parallel. Part of the internal wallplate in Tavistock church bears a similar scrolling vine-leaf design (see Figure 52), but there is nothing similar in the churches at Plymstock or Plympton St. Mary. More generally, this motif may be observed on 15<sup>th</sup> and 16<sup>th</sup> carved bench ends in the county (e.g. at Ashwater, see illustration in Todd 2013, 56; or Frithelstock – see Figure 53). Comparisons may be drawn with the carvings on the early 16<sup>th</sup> century roof at the Grade I Listed farmhouse at Molenick in St. Germans, described in the Listing as ‘one of the finest farmhouses in Cornwall’. However, Molenick was the seat of the locally important Scawen family from 1298 to 1712, and stood at the head of a series of manorial holdings. Comparison with Molenick is with a gentry residence, not a farmhouse, and it belongs, like Coombe, in a category with places like Orleigh Court in Buckland Brewer and Weare Gifford Hall.

Finally, the multiple sockets incorporated into the Style 4 carving are reputed to have held ‘acorns’, which had reputed been removed to a monastery in Northern France (MacBean *pers. comm.*). However, it is perhaps more likely they held tiny armorial motifs; this would be an exceptional find for Devon of a fashion now restricted to the Channel Islands and northern France.



Figure 39: The south-west elevation of the great barn at the Bishop's Palace, Clyst St. Mary (Alcock 1966, plate XIII).



**Top:** Figure 40: The west elevation of Buckland Abbey barn, viewed from the north-west.  
**Bottom:** Figure 42: The south gable of Buckland Abbey barn, viewed from the south.



Figure 41: The interior of the barn at Buckland Abbey. Unlike the Great Barn at Coombe, the arch-braced roof rises from the wall plate and lacks wind-braces.



**Top:** Figure 43: The western gable end of the Spanish Barn at Torre Abbey, viewed from the north-west.  
**Bottom:** Figure 45: The south elevation of the Spanish Barn at Torre Abbey, viewed from the south-west.



Figure 44: The interior of the barn at Torre Abbey. The barn itself is reputed to date from the late 12<sup>th</sup> century, with a (restored) roof structure of the 1450s. Here the arch-braced roof trusses rise from a wall plate set into the upper part of the wall; again, it lacks wind-braces.



Figure 46: The western elevation of Dunster Tithe Barn; viewed from the south-west, looking north-east.



Figure 47: The eastern elevation of Dunster Tithe Barn; viewed from the north-east, looking south-west.



Figure 48: The tower at Plymstock Church; viewed from the south-west, looking north-east.



Figure 49: The west face of the tower, viewed from the south-west, looking north-east.



Figure 50: Detail of one of the buttresses on the north aisle. Note also the projecting string course above.

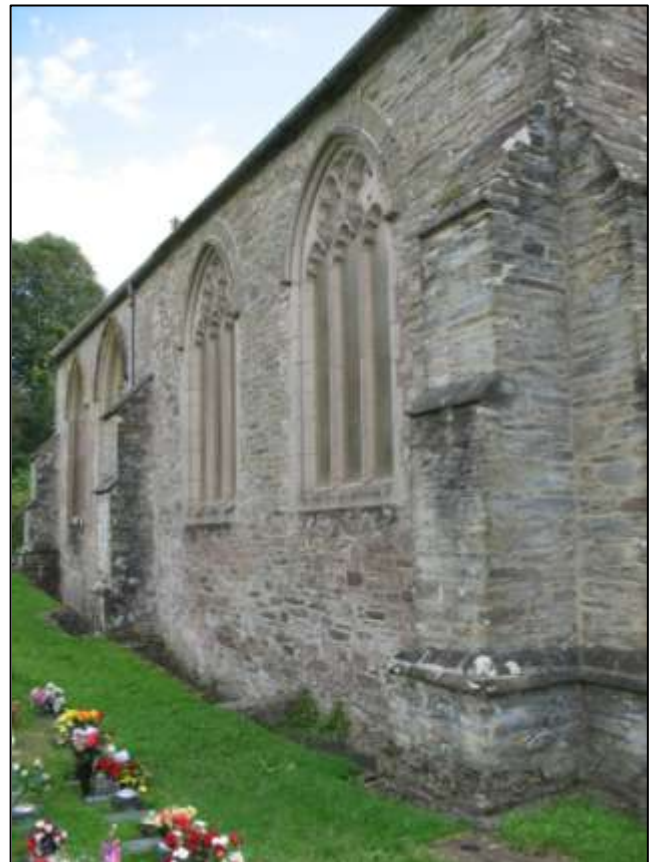


Figure 51: The buttresses on the northern aisle of Plympton St. Mary Church.





Figure 52: Detail of the scrolling vine-leaf decoration on the wallplate within the nave of Tavistock Church.



Figure 53: Carved bench end at Frithelstock Church; note the curving vine scrollwork.

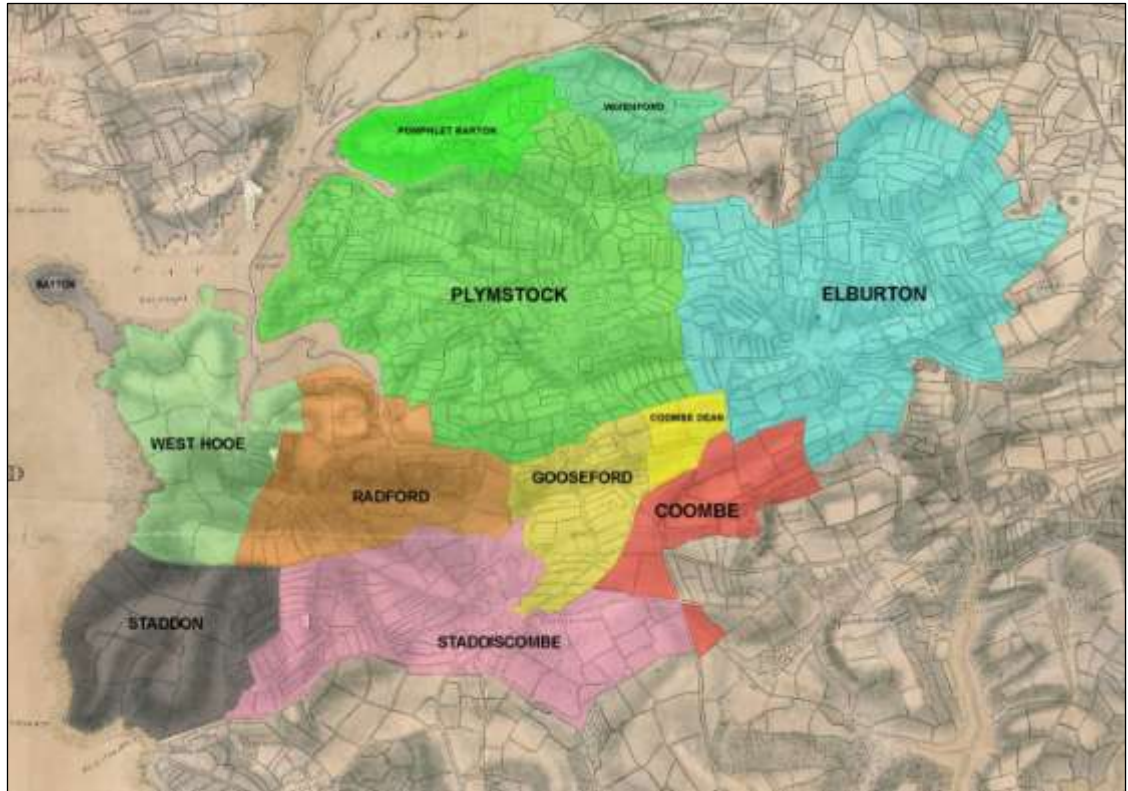


Figure 54: The manors of Plymstock ancient parish; based on the tithe apportionment information.

### 6.3.1 The Significance of Coombe Farm

Surprisingly, relatively little work has been done on ‘tithe barns’, despite the fact that they are often the most visible and best-preserved elements of the extensive and widely dispersed monastic estates. Those few detailed studies that have been undertaken (Bond 1973; Bond & Weller 1991) indicate that such barns were once relatively common (e.g. Glastonbury Abbey had 15 documented barns), and that only a small proportion survive.

In terms of comparable structures to the medieval buildings at Coombe, a growing number of medieval detached blocks are being identified at the core of later buildings in Devon (e.g. Lower Alworthy, Green & Humphreys 2005; Bull House, Pilton in Barnstaple, Green *et al.* 2012). It is highly likely the surviving buildings were arranged around a courtyard, and thus conformed to the wider regional fashion, followed by secular and religious alike.

Comparisons for the Great Barn are more difficult to identify. Large monastic ‘tithe’ barns survive at Buckland Abbey, Torre Abbey, Dunster and the Bishop’s Palace at Clyst St. Mary, but in each case they form part of the monastic precinct – not part of a collection of buildings remote from the estate centre. Other large, buttressed late or early post-medieval barns survive on secular estates – in varying states of repair – but in the main these are much smaller in overall size (e.g. Buckland-Tout-Saints, Higher Ashton, Keynedon Barton, Norton in Churchstow and Stadbury in Aveton Gifford). Had the 15<sup>th</sup> century roof survived, the Great Barn would have been a match for Torre or Clyst St. Mary, yet even so, it remains a building of great importance to the history of Plymstock, Plympton and the South Hams.

## 7.0 Summary and Conclusion

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### 7.1 Conclusion

Coombe Farm represents an important group of structures that not only reflect changing fortunes and fashions in agriculture over the last two hundred years, but also contains at least two late medieval buildings: the Great Barn and the farmhouse. The story of Coombe is a clear one, with periods of investment and confidence, followed by depression and decline.

Given the scale and ambition of the two medieval structures, it is clear that they can only have been built by a landholder of great wealth and definite purpose. The documentary evidence clearly states that the farm was held by the Priory at Plympton, even if the date and nature of the original grant remains unknown. The scale of the barn would naturally lead the layman to believe it was a 'tithing barn', i.e. the place where the tithes owed to an ecclesiastical body were deposited and stored. However, while Plympton Priory did have the right to the tithes of Plymstock and adjoining parishes, such a large barn would usually be built to store the produce of the monastery's own demesne farms and would be found on a monastic grange (*grangia* - Aston 2000, 125). Coombe Farm is located among the Priory's most valuable holdings, and may have stored goods and provender from several manors.

That Coombe Farm *should* be a grange – possessing a great barn, 'mansion house', dovecote and orchards etc. – is clear, but the quality of the surviving carved beams points to a medieval house of exceptional quality. It may well be that the spendthrift Prior Berclé was responsible for this grandiose 'mansion'.

The Great Barn is not the only buttressed late or early post-medieval barn in the South Hams, but it is certainly one of the largest surviving examples. It sits within the wider tradition of large buttressed monastic barns, the closest parallels being with those of Buckland Abbey and Torre Abbey. The fact that all three featured arch-braced roofs may suggest they were part of a regional, perhaps even competitive, fashion. These other examples probably survive because they were located within the monastic precinct; Coombe appears to be only grand monastic barn on a remote monastic estate to survive substantially intact. It is a great pity the resources could not be found to preserve its fine 15<sup>th</sup> century roof.

The sub-rectangular curtilage of the farm – suggested in the Devon HLC to be a post-medieval enclosure – is almost certainly a medieval one, and perhaps even the one Ada and his men were guilty of attempting to destroy. This being the case, the other fields around Coombe may be of similar antiquity. The pool – now almost entirely silted-up – to the east of the farm and reached via a rock-cut holloway, sits in an artificially-widened depression at the base of a narrow valley and is retained by a curving bank. There is clearly much in this landscape that could relate to the monastic occupation of the land, and requires further investigation.

As returns from demesne farming declined, Plympton Priory, along with many other monastic houses and their granges, chose to lease the property for a cash rent rather than run it themselves. When John Blake went from leaseholder to landowner in 1544, he assumed the responsibility for running and maintaining a house and buildings that were never intended to be supported on the profits of a single farm. The strenuous response of the Blakes to the Hearth Tax of 1674 – when the house was assessed as one of the largest in the parish – implies the scale of the house was not proportionate to the wealth of its owners.

The sale of the property to Edmund Pollexfen in 1663 may simply reflect ill fortune or avarice, but it did see further investment in the property, particularly towards the end of the 18<sup>th</sup> century. As the agricultural revolution gathered pace, Coombe Farm was well-placed within the ambit of Plymouth to profit from growing civilian and naval demand. This saw the

construction of new buildings and mechanical innovation in the form of the new horse engine. The fact that the farm was mortgaged from 1821, and held by the trustees of Edmund Pollexfen-Bastard's will from 1838, does not seem to have affected this at all. This may well be due to the dynamism of the Harvey family, four or five generations of whom all lived and worked there. They were the family for whom the Shippon – with its sophisticated stabling arrangements – and probably also the Milking Parlour were built, and it is notable these buildings have 'presentation faces', indicating that the look of the farm was just as important as the function.

After 1880, the declining returns from agriculture are reflected in the fortunes of the Harvey family: where once the father with three sons and servants ran the farm, only the bachelor Edward Harvey (junior), his young nephew and a couple of servants were left. The history of Robert Clay's involvement suggests he quickly ran into financial difficulties and would have been unable to invest much in the fabric of the farm. Only in the post-War period, and the return of the MacBean family in the late 1960s, does investment return to the property. Declining agricultural fortunes from the early 1990s, coupled with the perceived redundancy of traditional farm buildings, has led to the latest reflection of contemporary practice: the sale of the buildings for conversion to dwellings.

The farm at Coombe represents an important and valuable group that contains at least two exceptional structures. Within many historic Devon houses lies a medieval core, but the carved beams at Coombe are regionally significant, and exceptional in the context of a Devon farmhouse, monastic or otherwise. The Great Barn may have been one of many on the estates of Plympton Priory, but it appears to be the sole survivor, and its closest parallels are exceptional buildings in their own right.

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### *Internet Resources*

British Geological Society 2012 *Geological Viewer*:  
[www.bgs.ac.uk/opengeoscience](http://www.bgs.ac.uk/opengeoscience)

Devon Historic Landscape Characterisation:

<http://www.devon.gov.uk/landscape-characterisation>

University of Nottingham Manuscripts and Special Collections

<http://www.nottingham.ac.uk/manuscriptsandspecialcollections/researchguidance/deedsindepth/freehold/commmonrecovery.aspx>

UK Census Records 1841-1901

<http://www.Ancestry.co.uk>

*Unpublished Sources:*

Plymouth and West Devon Record Office:

Various title deeds, wills, claims etc. relating to Coombe Farm:

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74/185/2/7

74/298/5

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74/447/5; 74/447/12-13

74/449/7; 74/449/19-20

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81/C43

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Devon County Historic Environment Service:

HER 39135, 39136, 39137

RAF 1946 aerial photograph

MacBean Family:

1960s aerial photograph

1970s aerial photograph

MacBean title deeds

## Appendix 1

### Text of English Heritage Listing Documents (Coombe Farm):

**1. IoE Number: 100292**

**Location: COOMBE FARMHOUSE, WEMBURY ROAD, BRIXTON, SOUTH HAMS, DEVON**

Date listed: 19 July 1984

Date of last amendment: 19 July 1984

Grade II

SX 55 SW BRIXTON WEMBURY ROAD 3/11 Combe Farmhouse GV II Farmhouse. C16 with early C17, C18 and early C19 extensions. Slate rubble, partly rendered and with granite dressings. Slate roof with gabled ends, early C19 extension has hipped roof. Two storeys. The original C16 house to the north west has been shortened at the lower (north) end from the cross passage. The cross passage (to left) has hollow chamfered four-centred arch doorway with carved spandrels and ovolo outer order. The gabled porch has similar doorway with remains of label. Slate rubble ridge chimney stack at higher end of the hall and another (formerly external) stack at the rear and now within the rear wing. Early C17 wing to south west forming L-shaped plan, retaining remains of granite window frames, some reused and mostly blocked. External chimney stack on the south wall. At the rear, circa C18 wing with hipped roof and external chimney stack on the south side. Early C19 extension on the east end of the C18 wing, is taller and has low pitched hipped roof and large external chimney stack on south wall. Various windows, mainly, C19 casements and some sashes. Interior: Early C17 south west wing has intersecting ceiling beams with carved running leaf and ribbon decoration and heavily moulded joists. Stone newel staircase probably originally projecting from the original range. Fire places are blocked.

**2. IoE Number: 100293**

**Location: SHIPPEN APPROXIMATELY 15 METRES NORTH NORTH WEST OF COMBE FARMHOUSE, WEMBURY ROAD, BRIXTON, SOUTH HAMS, DEVON**

Date listed: 19 July 1984

Date of last amendment: 19 July 1984

Grade II

SX 55 SW BRIXTON WEMBURY ROAD 3/12 Shippen approximately 15 metres north north west of Combe Farmhouse GV II Shippen with hay loft over. Late C18 or early C19. Slate rubble. Slurried slate roof with gables ends. Segmental stone arch shippen doors on ground floor. Loft doors and ventilation slits above. Included for group value.

**3. IoE Number: 100294**

**Location: BARN, SHIPPEN AND HORSE ENGINE HOUSE APPROXIMATELY 30 METRES WEST OF COMBE FARMHOUSE, WEMBURY ROAD, BRIXTON, SOUTH HAMS, DEVON**

Date listed: 19 July 1984

Date of last amendment: 19 July 1984

Grade II

SX 55 SW BRIXTON WEMBURY ROAD 3/13 Barn, Shippen and Horse Engine House approximately 30 metres west of Combe Farmhouse GV II Barn with shippen wing and attached house engine house. Circa C16 or C17 barn. Slate rubble. Low pitched corrugated asbestos roof. Ten bay barn with buttressed walls at back and front, with set-offs to the buttresses. Ventilation slits high up in walls and pigeon holes below. Ventilation slits also in north gable end and loft door in south end. Opposing segmental arched cart entrances at centre. Collar-braced roof of ten bays has been replaced with steel trusses clad in asbestos sheeting. Circa early C19 shippen adjoining south east at right angles, forming L-shaped plan. Slate rubble. Slurried slate roof with gable end. Shippen doorways with wooden lintels and loft door above. Circa late C18 horse engine house on south west side of barn, slate rubble, polygonal on plan with hipped slurried slate roof.

## Appendix 2

### Text of English Heritage Listing Documents (Downhorn Farm):

1. IoE Number: 473538

Location: DOWNHORN FARMHOUSE, HORN LANE, PLYMSTOCK, PLYMOUTH, DEVON

Date listed: 29 March 1960

Grade II

SX 5153 HORN LANE, Plymstock, GV II Farmhouse. Rendered front, otherwise rubble walls plus slate-hanging to upper part of left-hand gable end; steep dry slate roofs with central part taller and including 2 hipped projections at the front; C17 rubble stacks: 2 end stacks and 1 axial stack towards left. 3-room and through-passage plan plus 2-storey entrance porch in front towards right and stair tower towards left, also there is an outshut to part of rear. 2 storeys; overall 6-window range. 1 late C18 centre-opening 3-light casement with glazing bars to 1st-floor right, otherwise late C19 or C20 horned sashes with glazing bars and C20 hall window. Porch has complex-moulded basket-arched granite doorway with niche containing cross over and there is a planked door to inner moulded oak doorway. Left-hand gable end has original 2-light granite mullioned window to 1st-floor left containing leaded casements.

INTERIOR: of hall has C17 moulded granite fireplace and C17 plaster entablature with moulded architrave, carved frieze and moulded ceiling cornice. Partial inspection only.

**ADDENDUM:** It is evident that Downhorn was *not* a farmhouse – it was clearly built as a fairly grand Elizabethan residence. Unfortunately, the roof appears to have been replaced in the 19<sup>th</sup> century (or later). In addition to the Listing, it possesses a cellar, and Ivy Langdon (1995, 37) states that early 17<sup>th</sup> century polychromatic delft-type tiles have been discovered at Downhorn. If they do come from this property, it would place the house in a highly exclusive group with places like Buckfast Abbey, Torre Abbey, Shilston Barton, Poole Farm (Slapton) and Tawstock Abbey.



Figure 55: The carved plaster frieze running around the inside of the main reception room at Downhorn.



Figure 56: Polychromatic Delft-type tiles from Downhorn Farm (from Langdon 1995, 37).



## Appendix 3

### Detailed Building Description – The Farmhouse

The farmhouse at Coombe is a large and rambling structure that has grown – and doubtless shrunk – in an organic fashion over time. The following discussion divides the building into its component elements by date. Many of the windows were replaced in the later 20<sup>th</sup> century, but it has been possible to add additional detail from slide photographs taken by Mr Stanley Jones in 1960. In addition, the antiquarian G.W. Copeland visited the property in 1938/9 and made notes of the property (see Appendix 5). The labelling of the roof trusses follows that of the dendrochronological report.

#### The Fifteenth Century Block

A rectangular rubble slate-stone building under a recent slate roof, partly set back into the slope of the valley side. It measures 18m by 6.3m. The northern, western and southern elevations feature partly dressed and coursed masonry up to 1m thick; externally pointed with a soft off-white lime mortar, although internal evidence would suggest it was originally clay-bonded throughout. The eastern part of the southern elevation, and probably also the eastern elevation, have been rebuilt, probably in the 19<sup>th</sup> century. The western part of the building clearly dates from the mid-late 15<sup>th</sup> century, but has been much altered, and there is considerable confusion about the age of the eastern third of the building (see below).

#### Exterior Description North-Facing Elevation

This elevation is abutted and partly obscured by the west-facing elevation of the 17<sup>th</sup> century block. A coursed rubble and partly-dressed slate-stone elevation under a recent slate roof, the eastern part of the wall has begun to belly-out. Steps rise up on the western side to allow access to the garden behind. The base of the wall steps out to form a plinth. A few dressed and squared blocks of hard pink sandstone are present within the elevation, with some irregular granite stones (blocked openings only).

The elevation has eight openings: four blocked windows, the splay for a fifth blocked window, two modern windows and a doorway. The three surviving openings are probably all forced through, and have oak lintels protected by hung slates.

On the ground floor is a central door with reasonably good quoins, but as it is flanked by blocked windows, this cannot be relied upon. The current modern timber ‘stable’ door, with faux lower panels with cat-flap and upper nine-light window, is narrower than the opening, with brickwork on the western side and rendered cement on the eastern side. The two-light window on the ground floor has a simple modern timber frame and is smaller than the opening [in 1960 it was a simple two-light window subdivided into six panes each by iron glazing bars]. There are two neatly-blocked windows on the ground floor either side of the current door.

On the first floor, and directly above the door, is a simple modern three-light window with a slate sill [in 1960 it had a similar wooden frame subdivided by iron glazing bars]. A blocked window to the west, with surviving chamfered granite surround; the upper part has been reset when the window was blocked, but there would have been a central mullion. A second, smaller, blocked window to the east, with complete if weathered granite surround and surviving central mullion. Below this window and to the east is the edge of a well-built window splay, now largely concealed behind the wall of the 17<sup>th</sup> century block.

#### West-Facing Elevation

The gable end of the house; the upper part is lightly-rendered and conceals detail (e.g. blocked opening in roof-space), the lower part is concealed by vegetation. Slight raise to roof indicated by line of hung slates, with recent capping to apex [in 1960 this elevation was not rendered, was partly smoke-blackened and had an inspection box and a short chimney]. There is a clear gouge down the western part of the wall, probably for a cable.

This elevation has three openings: two blocked windows and one open one. On the ground floor (and partly buried) is a blocked window with chamfered granite surround and central mullion. On the first floor and

directly above the other one is a similar window with chamfered granite surround, lacking the central mullion and with a simple 19<sup>th</sup> century wooden window frame inserted. On the second floor is a blocked window, visible only from the interior. All three windows are very similar in terms of size and style.



Figure 57: West-facing elevation of the 15<sup>th</sup> century block; viewed from the west, looking east (scale 2m).

### South-Facing Elevation

A coursed rubble and partly-dressed slate-stone elevation under a recent slate roof, the eastern part has been rebuilt in the 19<sup>th</sup> century. There is a large structural crack at the eastern end of the elevation, running from ground to eaves height; this appears to mark the eastern side of the rebuilt section. To the west, the change of build is less obvious, but appears to incorporate a vertical joint.

There is an inserted external chimney breast on the western side, with shoulders at eaves-height and surmounted by a concrete plinth and 20<sup>th</sup> century yellow ceramic chimney pot [in 1960 this appears to have been surmounted by a 17<sup>th</sup> century top]. There is a projecting stone string course at eaves height (similar to the Great Barn) to the west of the chimney breast; to the east the string course is less well-preserved or absent/lost. Granite is present in the rebuilt section, presumably reused from granite window surrounds.

The elevation has five openings, all windows. There are three windows on the ground floor, at ground level externally. All three have probably been forced through. The western window has a simple wooden frame containing two four-light windows, with a narrow painted wooden lintel over and cement sill. Bricks are incorporated into the quoins. To the east is a small square window with chamfered granite surround; the surround to east and west bears a floral decorative motif. There are holes in the granite for *ferramenta* bars. This window opens onto R2 and may have been used as a coal chute, although the use of decorative granite elements might suggest otherwise. The window to the east has a modern two-light timber frame, with a painted oak lintel over. It has some brick quoins and a slate sill [in 1960, opening had a two-light timber frame subdivided by iron glazing bars in eight panes each].



Figure 58: The south-facing elevation of the 15<sup>th</sup> century block; viewed from the south-west, looking north-east (scale 2m).



Figure 59: The single surviving original window in the southern elevation. Note the chisel marks on the knuckles of the *ferramenta*.



Figure 60: The lower window in the southern elevation, showing the decorative clusped mouldings and floral motif.

On the first floor there are two windows. The western window is quite small, with chamfered granite surround and surviving *ferramenta*. The knuckles of the *ferramenta* bear chiselled decoration. To the east, another modern three-light window with a narrow sawn oak lintel above and thin slate sill. Two quoins on the eastern side of the opening are from a granite window surround, and bear holes for *ferramenta*.

## East-Facing Elevation

A coursed rubble slate-stone elevation under a recent slate roof, the ground floor concealed behind a 20<sup>th</sup> century outshot containing a bathroom. It incorporates a projecting chimney stack, with two 19<sup>th</sup> century tall narrow abutting brick chimneystacks above eaves height surmounted by terracotta chimneypots. There is a single opening, a modern PVC two-light window with narrow timber lintel and thin slate sill, probably forced through. Stanley Jones noted a blocked granite opening at this location. There are several vertical structural cracks at the southern end of the elevation, matching those on the south-facing elevation. This elevation is abutted by a rendered modern outshot with monopitch pantile roof. It has openings in its eastern elevation, both modern windows. This outshot contains a bathroom.



Figure 61: The eastern end of the 15<sup>th</sup> century block; viewed from the south-east, looking north-west (scale 2m).



Figure 62: The eastern wall of R4, showing the exposed fine stonework; viewed from the west, looking east.

## Interior Description

The interior is comprised of four ground-floor rooms (R1-R4), five first-floor rooms (R13-R17), and the roof space is divisible into two sections (R24-R25).



Figure 63: R1; viewed from the north-east, looking south-west (scale 2m).

## Ground Floor

### Room 1

*Floor:* Concealed beneath carpeting.

*Walls:* Painted plastered walls, with 20<sup>th</sup> century false concrete-block wall to west to protect against damp and hollow plaster-boarded wall to north concealing blocked window openings.

*Ceiling:* Elaborately carved oak beams and wall-plates support deeply carved joists, cavetto over ovolo moulding. The wall plate to the west is concealed behind the false wall. The pattern of carving on the beams and wall plates is coherent, but overall does not seem to fit very well, implying all elements bar the eastern wallplate have been inserted into this structure at a later date. In addition, one of the central beams is supported by an upright. There are four different patterns of scrolling vine leaves and/or linen scrolls, with an additional three minor variations (see Figure 64 - Figure 67). The western 'panel' of carving has a repeating motif of a pair of leaves separated by a curving vine (Style 1a and 1b). The central 'panel' has a horizontal vine around which a linen scroll is wound, with paired leaves either side of the vine 'inside' the linen scroll (Style 2). The eastern 'panel' is similar to the western 'panel', but less well executed (Style 3a and 3b). At the northern end of the central beam, a tiny Tudor-type rose is incorporated into the pattern, this is directly opposite and visible from the door into R3. The variation in Styles 1 and 3 concern the small triangular area between the paired leaves. In Style 1b, this space contains a small set of paired leaves; in Style 1a it is a simple 'V' pattern. In Style 3a, that space again contains paired leaves (or the Tudor-type rose), whereas Style 3b has the simple 'V' pattern, and overall the carving is larger and less well executed. The eastern wallplate in the room is similar, but the execution is much better (Style 4). Again, there is the repeating pattern of paired leaves around a curving vine, but this time the leaves incorporate four small peg holes (c.8-10mm diameter) per 'down' leaf, two peg holes per 'up' leaf, probably for further decoration. The story goes that these holes held 'acorns', but they were removed at some point in the past and taken to a monastery in northern France (MacBean *pers. comm.*). Whereas the joists are fitted into bespoke sockets in the central beams, the Style 4 wallplate has central rectangular sockets adapted to take the current joists. This, together with its overall quality, would suggest this wallplate is rather earlier in date than the other parts of this ceiling. Beams, joists and ceiling painted black.

*Openings:* External stable-type door forced through north wall, doors in east wall lead to R2 (door forced through) and R3, both are light modern timber affairs with iron latches. One window in the south wall.

*Other Features:* Fireplace in south wall, a medium-sized opening with late 20<sup>th</sup> century wood burner inserted, modern pine lintel and slate flagstones. Traces of earlier ?1960s fireplace surround survive to either side. G.W. Copeland (1938/9) notes this room “retains a granite hearth and raised curb”.



Figure 64: The west face of the western beam, Style 1a.



Figure 65: The west face of the eastern beam, Style 2.



Figure 66: The east face of the eastern beam, Style 3a.



Figure 67: Eastern wallplate, Style 4. Note the holes at the joints of the leaves, and the ill-fitting joists.

*Interpretation:* A ground-floor room, later modified by the insertion of a chimney and ?carved beams/joists.

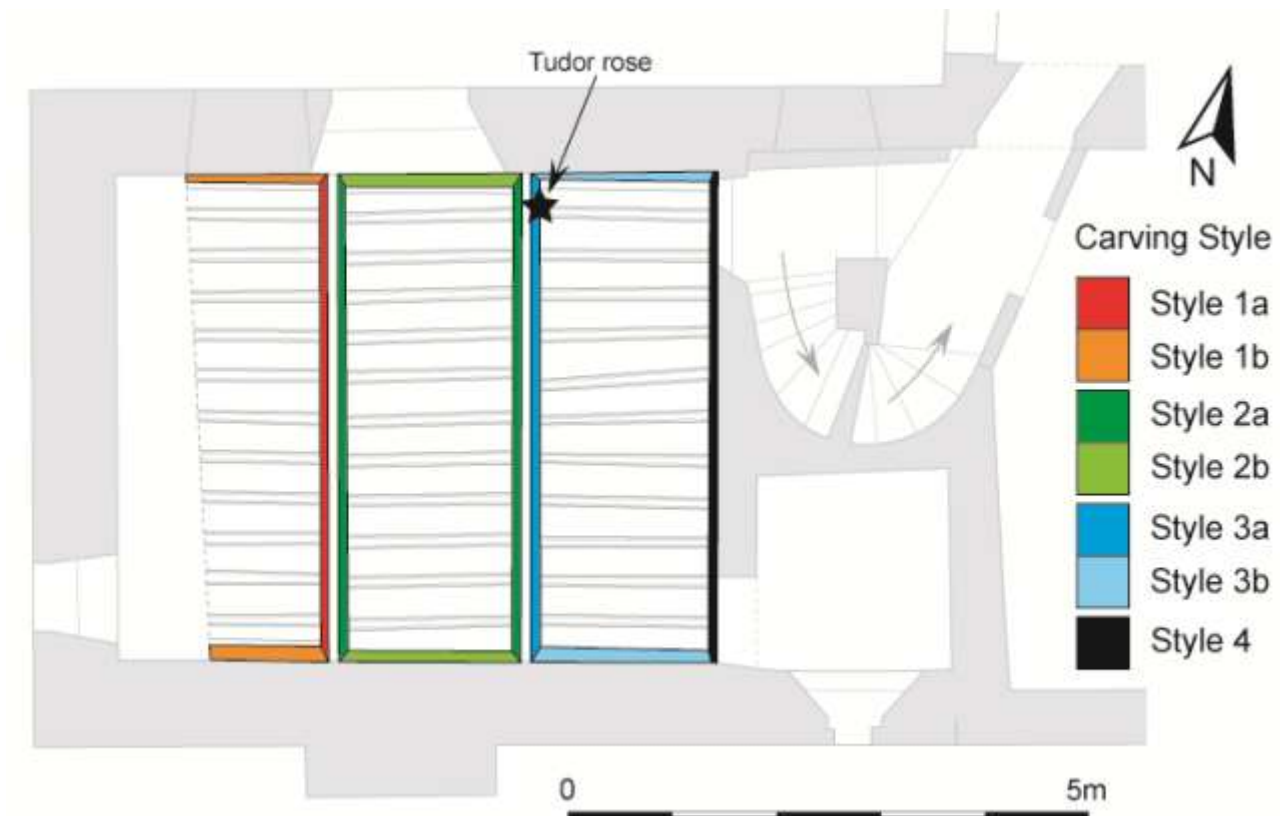


Figure 68: Diagram of the carved beams and joists, projected against the first-floor plan and showing the layout of the various different Styles.

## Room 2

*Floor:* Worn stone flagstones.

*Walls:* Plastered and exposed rubble stone.

*Ceiling:* Plain wooden joists support exposed planks; iron hooks on joists.

*Openings:* Single door to R1 in west wall. Blocked doorway in east wall formerly led into R4. Single small window to south, high up in the wall with a long sloping sill.

*Other Features:* Remnant of slate shelf on north wall.

*Interpretation:* This was originally a pantry accessed from R4 via the blocked door. Modified for access from R1 and converted to a coal cellar.



Figure 69: Detail from Style 3a, northern end of the beam, showing the Tudor-type rose motif.

### Room 3

*Floor:* Worn stone flagstones, lower ones concreted level since the initial survey. Spiral staircase of thick pine floorboards under carpeting.

*Walls:* Plastered and painted white.

*Ceiling:* Plain plastered ceiling.

*Openings:* Five openings: single window in north wall, with base of spiral staircase opening onto south. Open doorway into R4 to the east, locked doorway to R5 to north, narrow doorway to west into R1. Door to R5 is a 19<sup>th</sup> century four-pannelled door.

*Other Features:* A wide spiral staircase rises up to first floor level; unusually, this stair rises to the left.

*Interpretation:* Narrow corridor between R1, R4 and R5, with access to the internal stair.

### Room 4 (see Figure 62)

*Floor:* Suspended wooded floor with laminate covering over ?original flagstones.

*Walls:* Kitchen tiles with painted plastered walls above.

*Ceiling:* Three plain painted narrow east-west pine beams with base of plain pine joists visible, painted black.

*Openings:* Three openings: a single window in the centre of the south wall, open doorways through to the rear bathroom to the east and to R3 to the west. Blocked opening to R2 is not visible.

*Other Features:* Kitchen units; partial timber screen between kitchen units and access to rear bathroom. Rayburn stove with chimney breast to east To the south of chimney breast is a rectangular alcove with exposed stonework at the back. The exposed stonework is of coursed fine slaty stone.

*Interpretation:* Modern kitchen; original function unknown.

### First Floor

Note that Rooms 14 and 15 are divided by a recent thin partition wall, and the single window in the north wall is shared between them.

#### Room 14

*Floor:* Equal-width floorboards with carpet above; floor slopes to the eastern side of the room.

*Walls:* Plain plastered walls painted white. Extensive scarring on western wall suggests a large fireplace formerly positioned here. G.W. Copeland (1938/9) notes "in an upper room is a small granite hearth and raised curb".



*Ceiling:* Plain plastered ceiling; the base of the truss blades are visible.

*Openings:* Three openings: a door to R15 to the east, a small window in the west wall and half a window in the north wall. The door is a 19<sup>th</sup> century four-pannelled door. The window in the western wall has a slight splay and a window seat.

*Other Features:* No other features.

*Interpretation:* Part of a heated upper chamber, with later ceiling and partition wall inserted, perhaps in the 19<sup>th</sup> century.

### **Room 15**

*Floor:* Equal-width floorboards with carpet above; floor slopes to the western side of the room.

*Walls:* Plain plastered walls painted white.

*Ceiling:* Plain plastered ceiling; the base of the truss blades are visible.

*Openings:* Four openings: doors to R16 and R17 to the east, and to R14 to the east; half a window in the north wall. All three doors of equal-width boards with modern hinges and iron latches. The window is modern, with wide splays and window seat.

*Other Features:* No other features.

*Interpretation:* Part of a heated upper chamber, with later ceiling and partition wall inserted.

### **Room 16**

*Floor:* Plain equal-width pine floorboards.

*Walls:* Plain plastered walls painted white.

*Ceiling:* Plain equal-width pineboards, painted red.

*Openings:* Two openings: single door to R15 to west and small window with *ferramenta* in the south wall. Window of a single glazed probable cupboard door, with crude iron fittings and latch.

*Other Features:* No other features.

*Interpretation:* Antechamber to heated room R14-15?

### **Room 17**

*Floor:* Carpeted over floorboards.

*Walls:* Plain plastered walls painted white. Wall to north is dry-lined and hollow, concealing two blocked window openings. The wall to the east R18 is a late partition.

*Ceiling:* Plain plastered ceiling.

*Openings:* Five openings: opening onto top of spiral staircase to south, open doorway to east R18, doors to north R19, west R15 and south R25. The door to R19 is a four-pannelled door. The doors to R15 and R25 are of plain equal-width planks with iron latches.

*Other Features:* The floor steps up two steps from the top of the stair to the entrance to R15.

*Interpretation:* Corridor created between various rooms.

### **Room 18**

*Floor:* Carpet over equal-width pine boards.

*Walls:* Plain plastered walls painted white.

*Ceiling:* Plain plastered ceiling.

*Openings:* Three openings: doorway from R17 to east, and windows in east and south walls. Both window frames are modern; the openings have splays and a window seat.

*Other Features:* Recess in north wall behind the airing cupboard is a blocked doorway into R20. This cupboard has a flimsy equal-width pine plank door with one early 19<sup>th</sup> century H-hinge. The cupboard contains surviving 18<sup>th</sup> century coat hooks.

*Interpretation:* A bedroom; original function unknown.

### **Roof Space**

#### **Room 25**

*Floor:* Solid oak steps, rising to wall top.

*Walls:* Plain plastered walls over stone rubble. Thin skim of white plaster over pale yellow lime-rich cob plaster. South wall of stair rises free-standing to collar height, with a ragged western side revealing clay bonding. It seems probable this wall turned to enclose the stair on the west side, but this has been removed. To the east, the tall south wall appears to abut the end of a north-south wall. The north-south wall is plastered on the eastern side, and the north-east corner has an integral vertical corner beam, a reused rafter or partition beam. A central beam rises vertical within the centre of the stairwell, and stands proud of the top of the stair by c.0.6m

*Ceiling:* Open to the roof (see R26-27).

*Openings:* Doorway to R17, below.

*Other Features:* Unlike the storey below, the treads of the stair are comprised of solid triangular oak beams.  
*Interpretation:* Spiral stair to roofspace. It is not entirely clear why it should continue up into the roofspace, nor why the walls should appear so ragged. The various elements suggest the stair led to a third storey of a structure to the east, which was subsequently reduced in height, perhaps in the 17<sup>th</sup> century as the roof trusses would suggest. The plain roof truss would suggest this was the blocked-in end of the room below (a possible smoke hood?), but as the western gable does not feature an abutting truss, it implies the stair is inserted into an earlier structure.



Figure 70: The south wall of the stairwell; viewed from the west.



Figure 71: The wall abutting the 17<sup>th</sup> century trusses; viewed from the north, looking south.

## Room 26

*Roof Structure:* Four 15<sup>th</sup> century trusses with through-and-through purlins but no windbraces. Six of the original 16 purlins survive, with 1-5 squared treenails in each. Three arch-braced trusses (A-C) with simple chamfers to the west, Truss D adjacent to the stairwell has a collar and wall-height tie-beam but no arch-braces. There is a square socket for a ridge pole (now missing) at the apex of each truss. The three trusses have separate upper arch-braces inset into the principal rafter; instead of a lower arch-brace the lower part of the principal rafter is chamfered. Simple mortise-and-tenon joints held by treenails. Each of the four trusses bear carpenters marks on the eastern side. The northern half of the upper face of the tie beam for Truss D has a line of five shallow rectangular sockets cut into the upper surface, probably for panelling. They cross the tie beam diagonally, perhaps to avoid the wall of the stairwell. The 15<sup>th</sup> century structure now carries recent pine purlins and rafters for the current slate roof.

*Openings:* The roofspace is open to R25 to the east. There is a single blocked window opening with simple timber lintel in the west gable, at the southern end. A granite widow surround is visible within.

*Other Features:* The stones of the west gable are smoke-blackened, but there is no scar for a lost chimney stack.

*Interpretation:* R14/15 probably open to the roofspace, perhaps with an integral stack or possibly a smoke hood on the west gable. Truss D probably blocked in by panelling, with stair inserted later. The fact that the stairwell appears to have been reduced in height might suggest the roof height has been dropped.



Figure 72: The top of the stairwell; viewed from the west. Note the stairs appear to continue up to the left.

### Room 27

*Roof Structure:* A thoroughly bodged roof structure, originally comprised of three 17<sup>th</sup> century trusses but much altered. The three original trusses (E-G) have collars with complex notched half-lapped joints. The original purlins have been lost, leaving open sockets in the upper part of each truss. Truss E has failed – the collar has been replaced with a 19<sup>th</sup> century pine collar and the north blade has cracked above the original collar joint. Truss F has failed – the collar has been replaced twice, once with a 19<sup>th</sup> century oak roundwood collar (sawn through and removed), now with 20<sup>th</sup> century sawn pine collar; the north blade has cracked just above the original collar. Truss G has failed – the collar has been replaced with a 20<sup>th</sup> century sawn pine collar and the south blade has broken above the collar joint and hangs down from the apex of the truss. It has been replaced by a 19<sup>th</sup> century pine principal rafter. Note that the half-lapped joints on Trusses F and G face west, that of Truss E faces east. Each truss has a square socket at the apex for a ridge pole, now missing, and replaced by a narrow pine ridge board. It seems possible the eastern wall of the 15<sup>th</sup> century building originally had a gable; this has been removed (probably in the 19<sup>th</sup> century when the south wall was rebuilt) to create a hipped roof that continues the line of the 17<sup>th</sup> century roof adjacent. Two single principal rafters rise from the eastern wallplate: Rafter 1 rises to the apex of Truss G, and appears to be a reused truss blade. Rafter 2 rises to the apex of the roof between Rafter 1 and the gable wall of the 17<sup>th</sup> century block, and again appears to be a reused truss blade. At the apex it is jointed to a reused purlin from the 15<sup>th</sup> century roof, which springs from an awkward joint with the north blade of Truss F.

*Other Features:* The lath-and-plaster ceiling of R18 below has been raised in the 19<sup>th</sup> century.

*Interpretation:* The bodged roof structure might suggest a gable wall to the east, since removed. The plastered western wall might suggest that R18 (below) formerly had a raised, possibly decorative, ceiling that extended up to the first purlin. The 17<sup>th</sup> century trusses have identical notched lap-joints to the 17<sup>th</sup> century block, so presumably this roof was replaced or inserted at this date.



Figure 73: Detail of the roof structure in R 26; viewed from the east, looking west.

### **The Seventeenth Century Block**

A rectangular rubble slate-stone building under a recent slate roof. It measures 9.5m by 6.5m, with an outshot stair turret on the eastern side measuring 1.8m by 3.6m. The northern and western elevations feature partly dressed and coursed masonry up to 1m thick; externally pointed with a soft off-white lime mortar. The eastern elevation is abutted by the 19<sup>th</sup> century part of the farmhouse, and is otherwise concealed beneath render; the southern elevation is concealed by the 15<sup>th</sup> century block. The north elevation appears to be medieval in date, with the east and west elevations constructed between two earlier structures to create the 17<sup>th</sup> century building. The stair turret has been gutted and reduced to a single storey in height. As with the 15<sup>th</sup> century block, this part of the building has been much altered, but in this instance there are hardly any surviving original features apart from the roof.

### **Exterior Description**

#### **North-Facing Elevation**

The gable elevation faces out across the coombe. Coursed small rubble slate-stone build, with a projecting plinth at the base. Clear vertical breaks of build exist in both the east and west elevations, and the wall lacks good quoins, particularly on the western side. This implies the north gable actually formed part of a (medieval) building that lay to the north, and this one surviving element was retained because it formed an integral part of the 17<sup>th</sup> century structure. There is no clear break of build at eaves height, as might be expected if the gable was additional, but this wall is heavily weathered and as an internal face would not expect to be weathered. Two openings: two large central rectangular windows with oak lintels, with crude slate-stone label moulding, probably forced through later. The ground-floor window has a recent thick slate sill. The windows are modern two-light PVC frames [in 1960 the first-floor opening contained a hornless-sash window, with two lights divided into four panes by wooden glazing bars; the ground-floor opening contained a two-light window, divided by iron glazing bars into six panes each]. The gable has been raised, with a cement-bonded stone infill with slate over. [In 1960 a cast-iron ventilation pipe rose from a hole adjacent to the ground-floor window].

## West-Facing Elevation

This elevation abuts the 15<sup>th</sup> century block to the south, and is partly concealed by the single-storey porch at the northern end. A coursed rubble slate-stone elevation under a recent slate roof, this wall contains several stretches of wall of differing date. The ground rises from north to south. A few dressed and squared blocks of hard pink sandstone are present within the elevation, just below eaves height, indicating the wall has been raised.

At the northern end of the wall there is a clear vertical break in build, and the corner lacks good quoins. There is a vertical panel of grey cement render, perhaps concealing an opening for a two-storey window or the scar from a lost/moved two-storey porch. The visible ground-floor wall is markedly wider than the first-storey wall, and its stonework is comprised of larger and better dressed rubble slate-stones. This implies the upper part of the wall has collapsed in the past and been rebuilt, but before the roof was raised. There are exposed timbers in this part of the elevation, perhaps part of the original wallplate. The section of wall abutting the 15<sup>th</sup> century block has been rebuilt in the later 20<sup>th</sup> century.



Figure 74: The west-facing elevation of the 17<sup>th</sup> century block (scale 2m).

There are five openings: two doors and a window on the ground floor, and two windows on the first floor. The original ground-floor door lies within the porch, and has a granite-moulded frame with decorated spandrel panels (as per the porch), although the internal spandrel panels (in R7) lack decoration, and there is no label moulding. This doorway is blocked with 20<sup>th</sup> century concrete blocks, although there is a catflap. The current ground-floor door is a modern PVC affair; although the opening was original, it appears forced through. The ground-floor window has a wide three-light frame, each light divided by iron glazing bars into eight or 12 (central light) panes. It has a heavy moulded concrete sill and oak lintel protected by hung modern slates. This window is not level, and slopes to the south. The two first-floor openings contain modern two-light PVC windows. The southern window was created when the wall was rebuilt in the later 20<sup>th</sup> century; the northern window was original [in 1960 this opening contained a two-light horned sash, three panes in each light].

[In 1960 one of the lean-to sheds abutting this elevation was partially built of dressed pink sandstone blocks, as found elsewhere in the elevation, and the southern doorway featured a simple lean-to porch.]

## East-Facing Elevation

Only two small elements of the east elevation are visible. Adjacent to the door into the 19<sup>th</sup> century block, the lower part of the elevation is exposed. A vertical break in build (see *north-facing elevation*) is visible here. It is plausible, as has been suggested elsewhere (Stanley Jones; *Listing*) that this would have been a cross-passage opening. South of the 19<sup>th</sup> century block is the 17<sup>th</sup> century stair turret; this has been reduced in height and the scar rendered over. The ground-floor part of the turret survives, also rendered, with a modern slate roof over. There are two openings, both in the southern part of the elevation. The ground-floor window is a recent three-light window subdivided by light wooden glazing bars. The first-floor window has a two-light PVC frame and heavy slate sill. There are two chimneys within this elevation, both concealed within the 19<sup>th</sup> century block. The northern chimney is square, incorporates granite quoins, and is surmounted by a cement cap with a grey ceramic chimney pot; this corresponds with an inserted 19<sup>th</sup> century chimney. The southern chimney is much more substantial, and leans visibly to the west; it has a cement cap surmounted by a yellow chimney pot. It appears to be original, if reduced, but no fireplaces or chimneybreast survive within the 17<sup>th</sup> century block, and this accounts for the lean.

## Southern Elevation

This is contained entirely within the structure, but is surmounted by a chimney that rises through the thickness of the wall. The original 17<sup>th</sup> century coping for this chimney survives.

## Interior Description - Summary

The interiors of the 17<sup>th</sup> century block have been thoroughly and repeatedly renovated, and very few original features survive.

On the ground floor, all rooms are divided from one another by thin, light timber and plaster partitions with modern doors. R5 is essentially a corridor, and the former stair turret R6 has been gutted and converted into a bathroom. The floor in R7 and R8 is of equal-width pine boards, raised up above the original ground level by up to 0.5m at the northern end. There is a 19<sup>th</sup> century door from R8 into R10, and a blocked doorway into the porch. R8 also features a fireplace with a mid 20<sup>th</sup> century tile surround. The expected large central chimneybreast in the east wall is missing, and in fact the wall is narrower on the ground floor than it is on the first floor. Access to the first floor is via a modern open staircase in R8. The ceilings are held up by three large transverse beams, but these are boxed in and the joists are not visible. The wide window in R7 is recessed.

On the first floor, all rooms are divided from one another by thin, light timber and plaster partitions and modern doors. R18 is a corridor; the cupboard at the southern end is actually the doorway through into R17. The south wall in R20 bears the scar for a blocked fireplace, and the blocked doorway into R18. The bases of the principal rafters are visible. There is a 19<sup>th</sup> century door from R21 into R23. The floors slope noticeably into the middle of the building. The west wall is relatively thin and sounds hollow, as if panelled. Access to the roofspace – R28 – is via a hatch in the ceiling of R18. An opening from R27 into the roofspace of the 19<sup>th</sup> century block – R29 – has been created between the two chimney stacks. Various small openings have also been created in the south gable wall.

R28 contains four 17<sup>th</sup> century trusses (H-K). The four trusses have collars with complex notched half-lapped joints, as per Trusses E-G. These joints were originally pegged, but these pegs have been reinforced with iron coach-bolts. Unlike Trusses E-G these trusses have through-and-through purlins, of which 11 of the original 20 survive. Truss H has failed towards the base, and is supported by a horizontal beam and a replacement half-round pine principal rafter. Note that the half-lapped joints on Trusses I-K face south and H faces north, that of Truss E faces east. Each truss has a square socket at the apex for a ridge pole, now missing, and replaced by a narrow pine ridge board. Trusses H and I feature the intermittent use of carpenter's marks, chiselled rather than scored.

The 17<sup>th</sup> century structure now carries recent pine purlins and rafters for the current slate roof.



Figure 75: Detail of the joint at the top of the 17<sup>th</sup> century trusses.



Figure 76: Detail of the complex notched half-lapped joints on the collars, and the chiselled carpenter's marks (Truss I, north blade).



Figure 77: Detail of failing Truss H; viewed from the north-west.



Figure 78: The north-east corner of the northern gable of the 17<sup>th</sup> century block, showing the vertical change of build.



Figure 79: The inside of the porch, showing the internal face of the moulded doorway and spandrel panel.

## The Porch

The porch is a small single-storey structure with a pitched slate roof over roughly-coursed slate rubble-stone walls; the walls contain occasional sub-rounded granite blocks. The north wall is roughly tied into the north gable wall of the 17<sup>th</sup> century block. The roof is supported by recent pine rafters, with a slate roof over. Unlike the roofs of the rest of the buildings, the four ceramic ridge tiles feature 5-8 crests and are of 16<sup>th</sup>-17<sup>th</sup> century date. The interior of the porch features built rubble-stone benches either side of the door, topped with thin smooth slate slabs. The principal feature of the porch is the moulded granite doorway with partial label moulding. The lower part of the label moulding is present, with label stops decorated with a four-petalled flower in relief. The upper label moulding is missing, replaced by a timber lintel protected by hung slates. The spandrel panels contain a three-petalled flower in relief, similar to the label stops and the granite window surround in the south elevation of the 15<sup>th</sup> century block. The spandrel panels on the internal face also feature the same three-petalled flower motif.

## The Nineteenth Century Extension

A rectangular rubble slate-stone building under a recent hipped slate roof. It measures 8.2m by 6.1m, with an external chimneystack on the south side. The northern and southern elevations feature roughly-coursed slate rubble stone; externally pointed with a soft off-white lime mortar. The western elevation is formed by the 17<sup>th</sup> century block; the eastern elevation is abutted by the 20<sup>th</sup> century studio. As with the 15<sup>th</sup> century block, this part of the building has been much altered, and there are hardly any surviving original features apart from the roof.





Figure 80: The granite-moulded doorway, showing the blocked internal doorway (scale 2m).



Figure 81: The north-facing elevation of the porch (scale 2m).

## Exterior Description

### North-Facing Elevation

A roughly-coursed slate rubble-stone elevation under a slate roof. There are four openings: one door and window on the ground floor, and two windows on the first floor. The three windows have squared segmental stone arches in imitation of the presentation elevation of the Milking Parlour. The ground-floor door has been forced through and lies at the top of a short flight of steps, of mottled Oreston 'marble'. It has an exposed timber lintel and rectangular two-light fanlight over the door. The door itself is a earlier 19<sup>th</sup> century four-panelled door with plain moulding; it has an iron doorknocker shaped like wellington boot. The three other openings contain PVC two-light windows and slate sills. The eastern first-floor window retains the upper part of an earlier timber window frame [in 1960 this opening contains a wooden two-light window, each light divided into 10 panes by iron glazing bars]. This elevation is abutted by a simple open-fronted mono-pitch porch, supported by galvanised steel pillars and by a painted concrete block wall at the eastern end [in 1960, a small mono-pitch timber lattice-work porch protected the doorway].



Figure 82: The north-facing elevation of the 19<sup>th</sup> century block.

### South-Facing Elevation

A roughly-coursed slate rubble-stone elevation under a slate roof, although most of the elevation is concealed beneath a coat of render. There are six openings: two windows and a door at ground floor level, and three windows on the first floor. An external rubble-stone chimneybreast rises through this elevation, built in brick above eaves height and surmounted by a concrete slab; the chimney has an inspection box at ground-floor level. The door is a modern aluminium two-light affair in a wooden frame. Four two-light windows with aluminium frames, and one older small square window (to R11) is set in a wooden frame. A large cross-shaped iron tie bar is visible in the elevation.

### Interior Description - Summary

The interiors of the 19<sup>th</sup> century block have been thoroughly renovated, and very few original features survive. On the ground floor, the rooms are divided up by recent thin block walls. R10 and R11 held a

stairwell, removed in the later 20<sup>th</sup> century. R11 is a kitchen, R12 a corridor. On the first floor, a former landing R22 has been converted into a bedroom. In the roofspace R28m the roof is supported by four regular sawn trusses (L-O), with simple nailed half-lapped joints at the apex, and half-lapped bolted collars.



Figure 83: The 19<sup>th</sup> century roof trusses in the 19<sup>th</sup> century block; viewed from the west.

## The Twentieth Century Studio

As this building was built relatively recently, this building was not fully recorded as part of this exercise. It was built in the 20<sup>th</sup> century by 'Miss Clay' (McBean *pers. comm.*) as a studio, and most of the ground floor comprised a single room with large windows (now subdivided into a living room and a dining room). A rectangular rubble limestone building under a hipped slate roof. It measures 11.7m by 7.6m, with a large external chimneystack on the south side. The western elevation abuts the 19<sup>th</sup> century block. A modern rendered monopitch outshut abuts the studio on the north side; this has a door in the west elevation, and two steel-framed three-light windows in the north elevation. This structure partly occupies the footprint of a structure shown as ruinous in Figure 16. Other outshuts are present at the north-east angle, including: a brick toilet, a brick (English Bond) over stone rubble monopitch outshut with two tall, narrow PVC windows in the east elevation. Between the brick outshut and the Studio is a rendered polygonal lean-to with PVC windows and door.

### Exterior Description

#### North-Facing Elevation

A limestone rubble-stone elevation under a hipped slate roof. Five openings: a window and door on the ground floor (concealed behind the modern outshut), three windows on the first floor. The three first-floor windows have modern PVC two-light frames and slate sills. They also have squared segmental stone arches in imitation of the presentation elevation of the Milking Parlour and the 19<sup>th</sup> century block.

### **West-Facing Elevation**

A limestone rubble-stone elevation under a hipped slate roof. The western elevation is mostly comprised of, or concealed by, the 19<sup>th</sup> century block. It contains a narrow stone-rubble chimney surmounted by a concrete slab and yellow ceramic chimney pot. On the southern side there is a window (originally a doorway?) on the ground floor, with an aluminium frame. There is a small modern dormer window.

### **South-Facing Elevation**

A limestone rubble-stone elevation under a hipped slate roof. Five openings, all windows. Two on the ground floor and three on the first floor, all with heavy timber lintels and concrete sills. All the openings contain modern aluminium frames. There is a large central external chimneybreast, surmounted by a raised cement cap that mimics the 17<sup>th</sup> century style, and two yellow/orange chimney pots.

### **East-Facing Elevation**

A limestone rubble-stone elevation under a hipped slate roof; it contains two large window openings with heavy timber lintels and concrete sills. The windows themselves have six-light aluminium frames.

### **Interior Description**

This interior of this building was not surveyed. However, on the ground floor there are two large rooms, (formerly a single large studio), with corridor and stairs adjacent. On the first floor there is a long landing, two bedrooms and a bathroom.



Figure 84: The north-facing elevation of the 20<sup>th</sup> century Studio and modern outshut.



Figure 85: The south-facing elevation of the 20<sup>th</sup> century Studio and the 19<sup>th</sup> century block.

## Appendix 4

### Detailed Building Descriptions – The Farm Buildings

#### The Great Barn Complex

Rubble slate-stone buildings under corrugated asbestos or 'slurried' slate roofs, set into the slope of the valley side. The Great Barn dates from the 15<sup>th</sup> century, having undergone gable reduction and the replacement of the historic arch-braced roof, with steel trusses and asbestos sheeting in the 20<sup>th</sup> century. The modern roof came from the former army camp and refugee hospital Plaisterdown Camp, near Tavistock which was being demolished in the 1970s (MacBean *pers. comm.*). The Great Barn exhibits the sophisticated use of buttresses in its construction. The Stables and Horse Engine House appear, on the basis of the cartographic evidence, to be later 18<sup>th</sup> in date, and the other additions are of 19<sup>th</sup> century date. The individual buildings within the barn complex display a number of specific agricultural uses: the Great Barn would originally have been utilised for the threshing of grain and grain storage, the Stables for the housing of horses or livestock with hay loft above, and the Horse Engine House would have contained a horse-powered engine system used to run a threshing machine(s) in the neighbouring Great Barn. The use of the barns has changed over the course of the 20<sup>th</sup> century with agriculture developments, and a number of lean-tos and other structures were built up against the buildings; these have now been demolished and any modern internal structures have been removed apart from the concrete feed trough against the north wall of the Great Barn.

#### The Great Barn Exterior Description

The Great Barn is a buttressed structure 24.5m long by 8m wide externally, with walls up to 6m in height (9.5m at the north gable). It has a modern shallow-pitched corrugated asbestos roof with no guttering. The rubble slate-stone walls are up to 1m thick and bonded with a hard, heterogeneous, mid-brown clay mixed with a varying proportion of lime mortar.

#### East-Facing Elevation

The long elevation of the Great Barn, facing east (see Figure 86), is abutted by the Stables to the south, fronting onto the enclosed farmyard, with the farmhouse to the south-east. A rubble slate-stone elevation under a corrugated asbestos roof, built into the slope of the hillside at the south end.



Figure 86: East Elevation of the Great Barn, viewed from the east (scale 2m).

The elevation has six openings: a blocked slit air-vent within the Stables; a large threshing door with shallow segmental arch; a surviving slit air-vent opening and three ground floor forced doorways, with timber lintels. The elevation is buttressed, with stepped buttresses; the first at the north end has been removed, the second and third intersect the forced doorways, the fourth and fifth flank the threshing door.

There is a projecting string course at wall-plate height (also found on the west elevation), although this survives only within the Stables. The elevation has a number of put-log holes arranged in parallel lines along the length of the barn, either side of the buttresses. At the north end there are two small pigeon holes at the same height of those on the north elevation. The elevation is partly rendered and white-washed at the north end, where modern concrete block buildings, including a dairy, have been removed. There is a large vertical structural crack at the north end of the elevation, where the north gable was rebuilt.

### North-facing Elevation

The gable-end elevation of the Great Barn, facing north (see Figure 89), fronts onto the modern driveway to the main farmyard and valley to the north. A rubble slate-stone elevation, stepped out at the base, under a corrugated asbestos roof, abutted by the farmyard wall to the east. Ground levels have been reduced to expose the rougher foundations of the gable at the north-west corner. With three slit air-vent openings, in a triangular arrangement, with a single row of 16 pigeon holes running above the bottom two openings. A large central buttress running out beneath the central upper opening, this is also stepped at its base. There is only one small possible put-log hole to the right of the main buttress. The obvious vertical structural cracks at the northern end of east and west elevations, the difference in stonework, the presence of pigeon holes, and the markedly different style of buttress indicate this elevation has been rebuilt. The rebuild of the northern gable indicates the Great Barn has either been extended (from 10 bays to 10.5 bays), or was reduced (from 12 bays to 10.5 bays). It is possible the vertical cracks on the west elevation belong to a second set of threshing doors in a much larger structure, but given the fall of the land this seems unlikely.

### West-Facing Elevation

A long elevation of the Great Barn, facing west (see Figure 89, Figure 87 and Figure 95), abutted by the Lean-To and the Horse Engine House, fronting onto a small grassy area to the west of the complex adjacent to the modern drive to the farm. A rubble slate-stone elevation under a corrugated asbestos roof, built into the slope of the hillside at the south end. There is an incomplete projecting string course at wall-plate height. The elevation has five openings: a surviving slit air-vent opening above the Lean-To, a forced doorway within the Lean-To, a large threshing door with a shallow segmental arch, a blocked slit air-vent opening and a large forced opening within the Horse Engine House. Above the threshing door are four sockets that formerly held the timbers for a pentice (see Figure 95).

The elevation is buttressed, with stepped buttresses: the first buttress has been removed from the north end and the scar can be seen on the wall, the second is built into the north wall of the Lean-To and the third is located within the Lean-To, its top portion having been removed above the roof-line. The fourth and fifth buttresses flank the threshing door. The elevation has a number of put-log holes arranged in parallel lines along the length of the barn, either side of the buttresses, and there are two pigeon holes at the north end at the same height as those on the northern elevation. There is a large vertical structural crack at the north end of the elevation, this appears to show some evidence for quoins, and the straight join is poorly tied into the rest of the wall.



Figure 87: West elevation of the Great Barn, viewed from the west.



Figure 88: The west elevation of the Great Barn and Horse Engine House in 1960. Note the pentice over the western threshing door of the Barn (courtesy of Stanley Jones).



Figure 89: North and west elevations of the Great Barn, viewed from the north-west.

### South Elevation

A gable-end elevation of the Great Barn, facing south (Figure 91), built into the slope of the hillside, fronting onto a small levelled upper yard area. A rubble slate-stone elevation with lime mortar, showing repairs towards the apex of the roof, with substantially larger more blocky stone quoins to the western corner and a large central opening with timber lintel, which is partly blocked above, with a secondary timber lintel. The roof is corrugated asbestos. This elevation has a number of put-log holes arranged in parallel lines either side of the door. The ground level appears to have been artificially raised.





Figure 90: The north elevation of the Great Barn in 1960 (courtesy of Stanley Jones).



Figure 91: South elevation of the Great Barn, viewed from the south (scale 2m).

### **The Great Barn (internal)**

The interior of the Great Barn forms a single open space 22.5m long by 6m wide (see Figure 92). The roof structure is modern, with steel bolted struts and trusses and corrugated asbestos sheeting. The internal floor surface slopes down from south (where bedrock is exposed) to north (where the internal floor level is c.1.5m above exterior levels). The northern wall steps in c.0.2m at c.1.2m above the floor, and there is a small blocked opening in the middle of the wall just below the step. There are large vertical structural cracks

between the east and west walls and the northern gable. The floors to the north of the threshing doors are concrete over rough cobbling and to the south they are earthen over bedrock.



Figure 92: The interior of the Great Barn, the north end of the west wall, viewed from the south-east.



Figure 93: Detail of one of the asymmetric truss sockets and later infill.

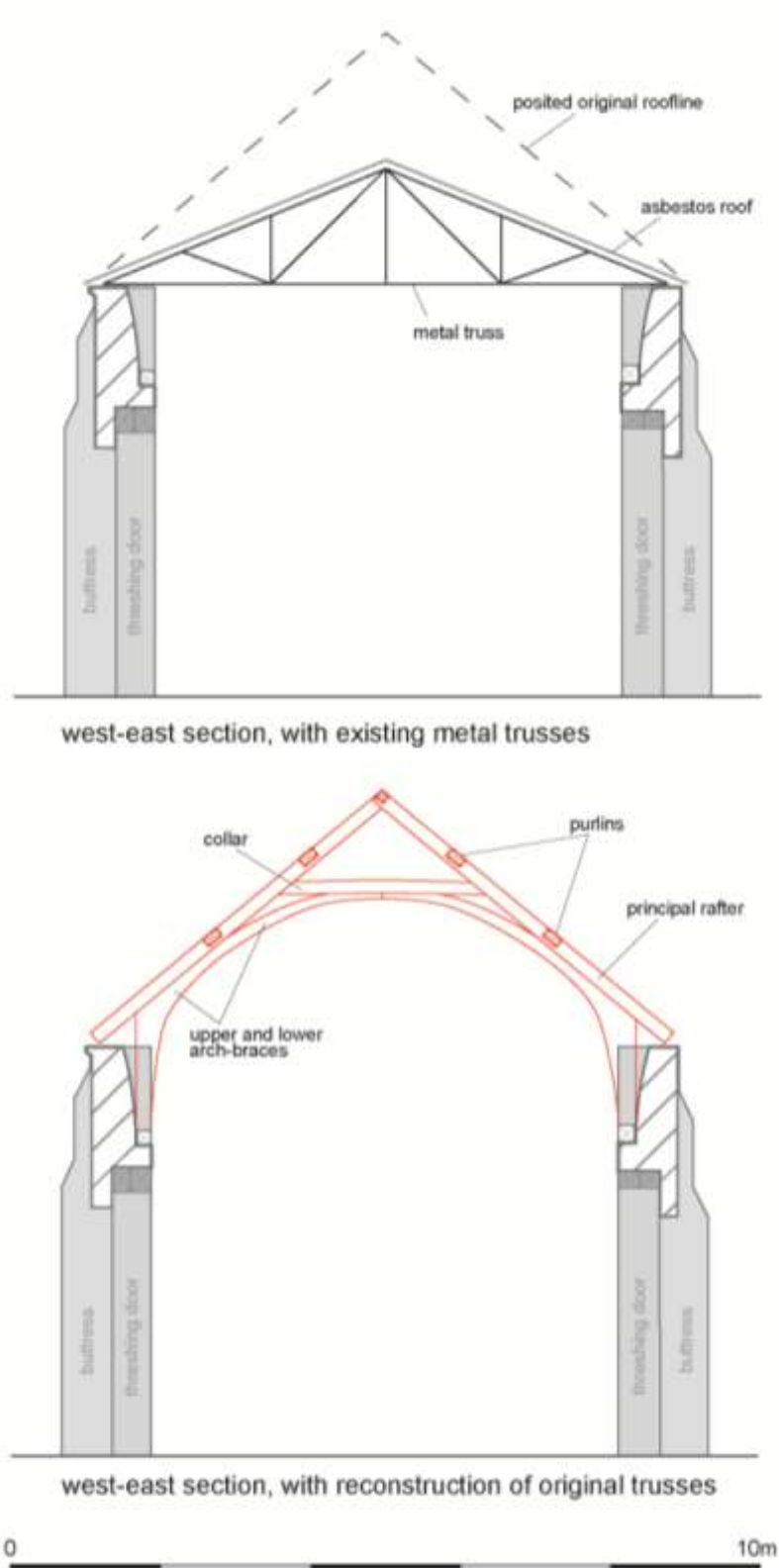


Figure 94: East-west cross-section through the Great Barn, viewed from the south.



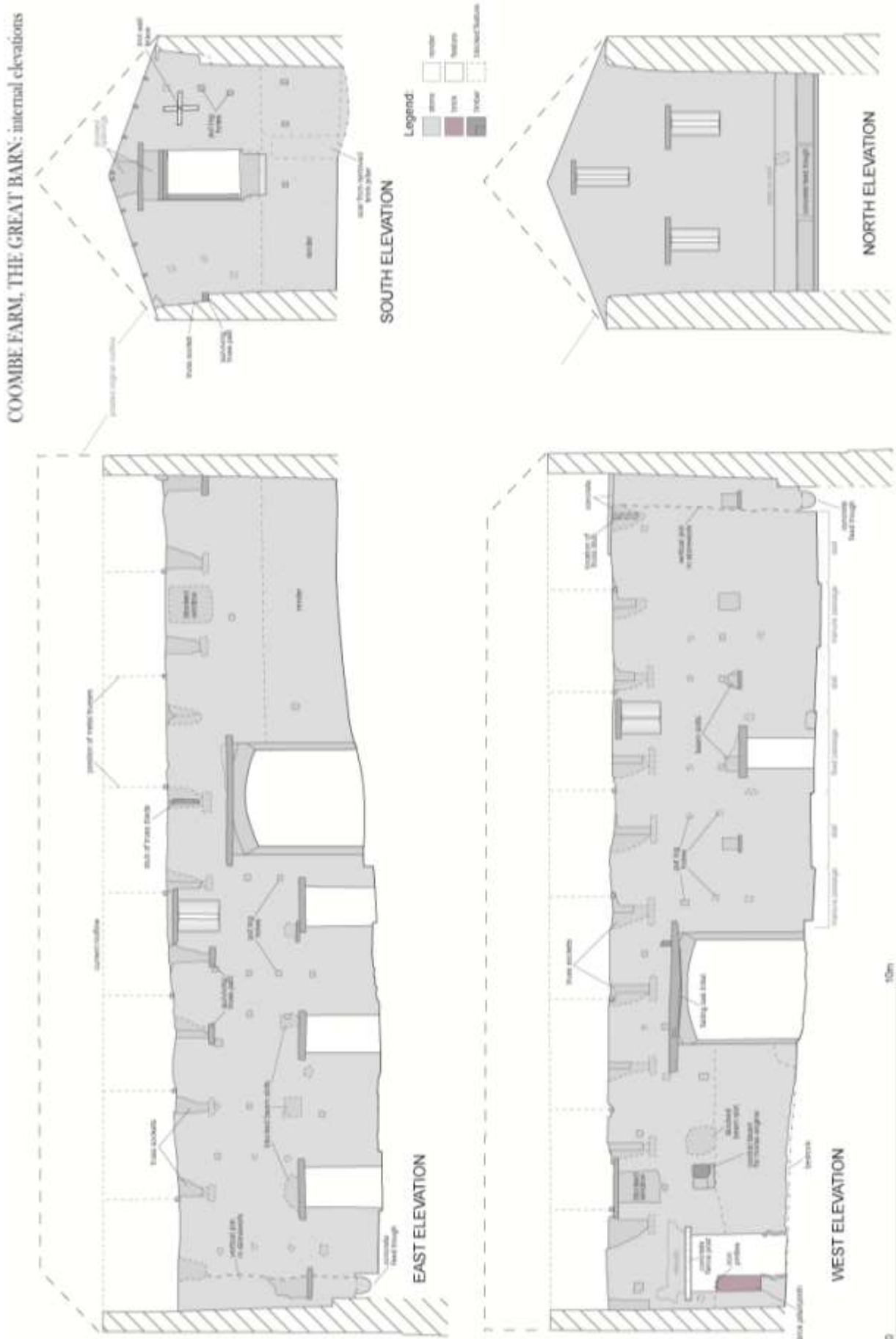


Figure 96: Internal elevations of the Great Barn.

To the north of the opposing threshing doors, the internal space was divided up into stalls for cattle. The surviving concrete floors, laid onto earlier rough sub-angular slate-stone cobbling, show that two sets of cattle stalls, each holding six cattle, flanked a central east-west feed passage, with a third set of stalls facing the surviving concrete feed trough at the base of the north wall. The doors forced through the east and west walls of the barn gave access to these stalls and feed passage.

Above the cattle stalls, five corresponding beam slots in the east and west walls held substantial oak beams (c.0.4×0.4m) that supported a hay loft. This floor collapsed and was removed in the 1970s (MacBean *pers. comm.*). There is no visible evidence for a floor at the southern end. Put-log holes, corresponding to those visible externally, are visible on the west and east walls, approximately half of which are blocked.

At eaves height in both east and west walls are two slit air-vent openings, with wide splays and timber lintels, the ones to the south end are blocked while the ones to the north are intact. The south wall has one opening, a large loading door at first-floor height, partly blocked, with a timber lintel. None of the doors of this structure survive. At the southern end, the lower part of the wall is rendered.

The large opening forced through into the Horse Engine House is flanked by a brick pillar that would have supported shafting from the horse engine; a scar in the render of the south wall indicates where a second brick pillar would have stood. None of the associated machinery has survived. A blocked opening in the west wall, adjacent to the main beam for the Horse Engine House, indicates the shafting originally passed through there, and that the doorway (with its concrete fence-post lintel) and brick pillar were later developments.

None of the original timber trusses remain *in situ* (see Figure 18), although the stubs of two lower arch-braces, and three truss-pad timbers, do survive. The roof was pitched, but with a half-hip at the northern gable. The sockets indicate the trusses were set c.1.4m into the tops of the wall, and that the bays were c.2m wide. In most instances, the sockets are asymmetric, with a vertical northern edge and a concave or sloping southern edge. In eleven instances the asymmetric edge, and often the cavity left by a truss-pad timber, has been infilled with mortared stonework. This unusual morphology could relate to how the trusses were originally raised (i.e. built, then slotted into the truss sockets and raised), but more probably indicate that the original roof racked to the south, displacing the stones of the wall in this distinctive manner, and was later pushed upright again and the cavities infilled.

## Lean-To

A Lean-to is attached to the west wall of Great Barn, to the north of the central threshing door, fronting onto the grassed area to the west of barn complex and driveway to the farm. It is rubble slate-stone construction under a mono-pitch corrugated asbestos roof. The structure stands on a slightly larger stone plinth (see the Shippon, below). The internal faces of the walls are exposed stone, with whitewash to eaves height. The north wall of this Lean-to has been built up against the second buttress on the west elevation of the Great Barn, with the break in the stonework clearly visible. The lower portion of the third buttress survives inside the Lean-to, although it has been demolished above the roofline. A large column, constructed of platey rubble slate-stone in a lime mortar, has been built up against the west wall of the Great Barn, at the open-front of the Lean-To, to carry the roof. The floor is cobbled, and a removed partition formerly closing the open-front of the barn has left a stain on the whitewash on the west wall of the barn near the entrance.

## The Stables

The north elevation (see Figure 97 and Figure 98) of the Stables fronts onto a large yard now surrounded by a wall. The north elevation is constructed of roughly-coursed rubble slate-stone, with stepped base to wall with shale ledge at the west end. There are six openings: a small window to the east end with timber lintel and slate sill, a large doorway with long timber lintel, a blocked slate-framed opening in the centre, a tall narrow forced doorway with timber lintel, partly blocked, with loading door with slate sill and timber lintel above, and at the west end a large (?)forced opening with timber lintel abuts the east wall of the Great Barn.

The south and east elevations are of rubble slate-stone construction, but are largely obscured by artificially raised ground levels or adjacent structures/garden plants. There is a single large opening with a sloping sill in the south wall at the west end, which is situated at ground floor height externally but first floor height

internally. The west end of the Stables was used historically as a root store and the roots were tipped through this opening (MacBean *pers. comm.*). There is also a single square blocked opening in the middle of the south wall opposite the first floor window in the north wall.

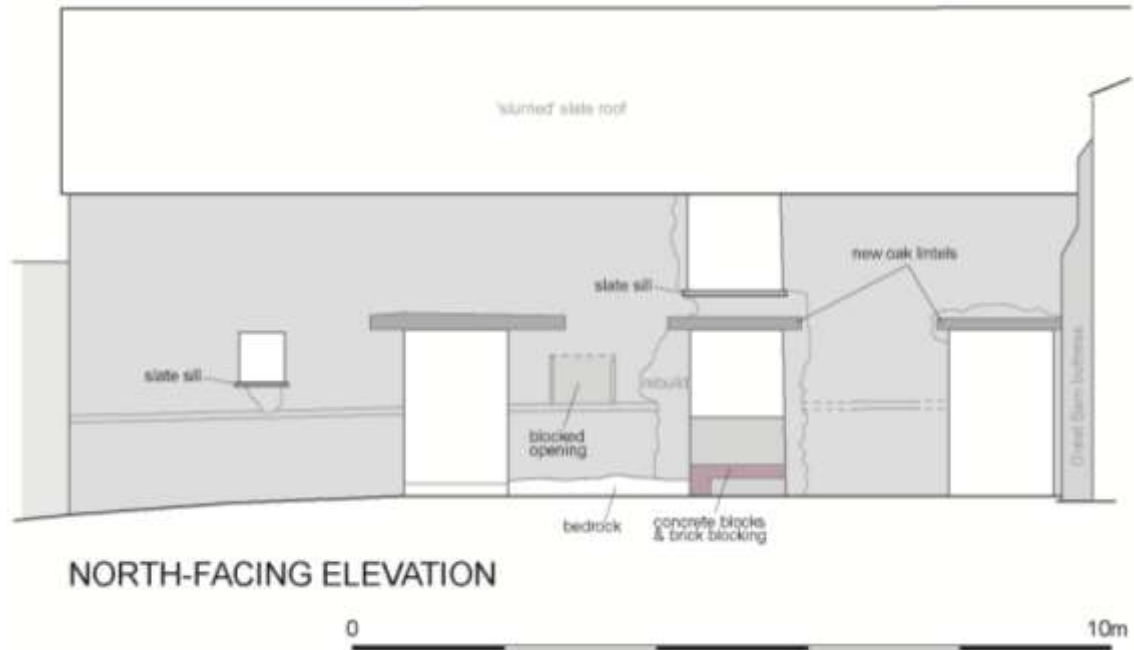


Figure 97: North-facing elevation of the Stables.

Internally, the Stables form a single space with hay loft over (see Figure 99). The floor is of concrete, with cobbles and/or bedrock showing through where the concrete has failed. The step in the floor indicates stalls for eight cattle originally lined the northern wall, with a manure passage to the north. Scarring on the floor indicates the presence of a feed passage along the north wall. The walls and ceiling of the ground floor are white-washed, and the lower part of the north wall is plastered, suggesting this building has been used as a cowhouse/dairy in the past.



Figure 98: North elevation of the Stables, viewed from the north (scale 2m).

There is a small alcove in the middle of the north wall, framed in slate slabs, created when an original opening was blocked. Access to the loft is via a wooden ladder fixed to the south wall.

The first floor is supported on five chamfered oak beams with simple run-out stops that cross the building north to south. These beams rest on a step in the northern wall. The current joists run on top of the beams or lie in shallow sockets, but there are further joist sockets on all of the main beams, suggesting that either the joists have been renewed, or that the beams may be reused. Four of the beams have failed at their southern end, presumably because raised external ground levels left them vulnerable to rot; three of the beams are now supported by lengths of re-used telegraph pole. No floorboards remain from the hay loft at first-floor level.

The roof structure is of pitched bolted scissor-truss construction, the roof covering is slate. The 'slurried' slate roof has red clay ridge tiles, terracotta pan tile repairs in the centre, and corrugated asbestos repairs to the western end, where the roof adjoins that of the Great Barn. Lathes are attached directly to the top side of the rafters, with a layer of lime plaster under the slates. This roof structure appears to have been replaced in the 19<sup>th</sup> century with trusses similar in style and date to those of the Shippon (see below).



Figure 99: The ground floor interior of the Stables, viewed from the north-east (scale 2m).

## Horse Engine House

A polygonal Horse Engine House is attached to the south end of the Great Barn, fronting onto grassy area to the west of barn complex and drive to the farm (see Figure 100). The rubble slate-stone elevations under a hipped 'slurried' slate roof were built into the slope of the hillside. There are four openings: a large opening abutting the west wall of the Great Barn with (failing) timber lintel, a large opening on the north-west angle with modern planked door, a partly blocked opening in the south-west angle, and an opening forced through into the Great Barn to the east. The partly blocked opening in the south-west angle was originally a doorway, blocked to c.1m by stone, and by concrete blocks to c.2m. The original blocking may have taken place immediately after the construction of the Engine House, being the adaptation of a set design to the awkward location.

Internally, the floor has been extensively disturbed and appears to lie directly on the bedrock. A large (c.0.4×0.4m) and heavy oak beam with chamfered sides and run-out stops spans the Engine House from east to west (Figure 101).

This beam supports the roof structure, pitched with a pentagonal end, of tie-beam construction with a collar beam, both elements being bolted to a kingpost (with chamfered sides), which has a bolted 'mortice and tenon' joint at the apex. An additional rough-profiled beam has been inserted adjacent to the kingpost and



bolted to the tie-beams for support. The slate roof is laid on a layer of lathes covered in lime plaster ('slurried').



Figure 100: The Horse Engine House, viewed from the north-west (scale 2m).



Figure 101: The interior of the Horse Engine House, viewed from the north-east.

This beam also bears the scars of many pintles/bolts and sockets, indicating its main function would have been related to the horse engine that would have sat in this room. None of the original machinery survives, although the blocked opening adjacent to the main beam suggests shafting originally went through the wall into the Great Barn at this point, later diverted or superseded by the forced opening with the brick pillar and

pintles (see above) to the south. There is an irregular oval patch of damage on wall of the Great Barn where the horse would have passed when driving the horse engine, and there are numerous sockets and blocked sockets in this wall.

### The Shippon Complex

A complex of stone barns in an L-shaped arrangement; with the later 19<sup>th</sup> century Shippon to the north of the courtyard, being built up against an earlier 18<sup>th</sup>/19<sup>th</sup> century shippon barn (now the Milking Parlour) to the east of the yard. Both are of rubble stone, although the 'presentation side' (i.e. the side facing the farmyard) of the Milking Parlour exhibits a far finer quality of stonework than that of the Shippon. The roof structure of the milking parlour has been replaced following its collapse in 1968/9, removing the clearest indicator of date, but the cartographic evidence (see above) indicated it must have been built between c.1770 and 1842 (see Figure 10 and Figure 11). This building was converted into a modern milking parlour, and has lost all other period features. The Shippon retains its high quality late 19<sup>th</sup> century scissor-truss roof (as seen in the Stables), and first appears on the 1905 OS 2<sup>nd</sup> edition 1:2500 scale maps (see Figure 13). The Shippon was constructed with its presentation side to the courtyard, with more basic stonework to the north, east and west. Internally, this building is largely intact, apart from the removal of the horse stalls. Details such as chamfered timbers and recessed doorways to block drafts show a high level of consideration was put into its construction.

### The Milking Parlour

The presentation side of the Milking Parlour faces west onto the farmyard, and features dressed coursed stone walls with three symmetrical doorways with dressed stone segmental arches and stone reveals (Figure 102 and Figure 106). Note that this is the only building on the property to feature such well-dressed stone, and may therefore come from a demolished medieval building. This elevation has been reduced in height following the collapse of the roof. The two doorways to the south have been blocked with concrete blocks, although the blocking is set back flush with the interior face of the wall, revealing white-washed uppers and part-rendered lower walls to the depth of the door splay. A small window opening has been forced through the elevation at the north end immediately adjacent to the south wall of the Shippon. This opening has ragged edges and missing stones and has been partially rendered and cemented.



Figure 102: West elevation of Milking Parlour, viewed from the south-west (scale 2m).

The southern elevation is of stone rubble of inferior construction, reduced in height following the collapse of the roof. The bottom half of a first-floor door survives, converted into a window; this was originally reached via a flight of stone steps to access the original granary above. There is a doorway on the ground floor to the east. This doorway has been widened on the west side and expanded upwards, with a new modern internal lintel and brick; the eastern reveal looks correct.

The east elevation is of the same stone rubble construction and faces down the valley. There is a large and obvious repair in concrete blocks to the centre, with other patches of repaired stonework. The concrete repair also features a window, with timber lintel and glazed with a single sheet of corrugated plastic. There are a few possible put-log holes to the north end of the elevation, but these are more likely to be the sockets for the rafters of earlier lean-to structures (see Figure 16). The wall of the Milking Parlour has been partially tied into the east elevation of the Shippon at the north end.

The northern elevation lies within the Shippon, but is comprised of large dressed coursed stone blocks, with a central loft loading door. There is blocked drainage hole in this wall at the west end. The fact that this elevation also seems to have been a 'presentation side' strongly implies that when this structure was built, access to the farm was via the holloway leading up from the pool below the farm.

The roof is a modern mono-pitch structure sloping to the west, covered in box-profile plastic-coated tin sheeting. It has large tie-beams crossing the roof from east to west and flat boards used as purlins running north to south. Externally, there are deep fascia boards to the eaves. Stanley Jones noted the original half-hipped roof was supported by pegged and bolted double collar-beam trusses.

Internally, the building was comprehensively transformed during its conversion to a modern pit-configured milking parlour. The walls at the north end are exposed stone, white-washed with rendered lowers. There is a change in thickness of the wall at first-floor height, with a thinner upper, as can be seen in the Stables. The loft loading door in the north wall has been blocked with concrete blocks. The loft has been removed with all associated internal structures. The east and west walls of the barn have been lined with a concrete block skin, concealing any historic detail.

## The Shippon

The southern or presentation side of the Shippon faces onto the farmyard, comprised of roughly-coursed blocky slate stone, with dressed stone quoins set in a yellowish-cream lime mortar. A number of the stones in this elevation are not 'set on bed' but are laid 'on edge', making them more susceptible to weathering and usually regarded as poor building practice.

There are four openings, all with segmental stone arches and internal timber lintels, on the ground-floor, with a loft loading door and ventilation slits above (see Figure 103 and Figure 106). All of the openings have stone reveals; the loft door has a replacement slate sill and the window on the ground floor has an earlier slate sill. The two ground floor doorways to the west are wider on the outer face of the wall, with a projecting inner wall to the left; on the stable door to the east, the inner wall is recessed behind the projecting outer face of the wall on both sides. This would have ensured a wind-tight seal to the doors and protected the animals within from unnecessary drafts.

The ventilation slits are narrow to the outer face of the wall, with roughly dressed stone reveals, with a wide splay to the interior and an interior timber lintel and slate sill. All three doors retain timber boarded doors (with beading to the stable door), and while they feature uneven width planks and strap hinges and thus may date to the 19<sup>th</sup> century, they appear to have been re-used. The loft loading door has no *in-situ* door, and the ground floor window has an existing frame only, which is also a replacement. There is some surviving cast-iron guttering to the centre of the elevation with ovolo moulded brackets, but no downpipes or hoppers survive.

The stonework of the north, west, and east walls is of inferior quality. In the west gable wall there is a single ventilation slit at the apex of the roof, with sockets for a mono-pitch roof (a garage?) sloping south-to-north cut into the stonework. This gable end features slates pressed into a cement or render mix at eaves level, to protect the wall plate from weathering, forming a slated form of a 'barge board'.

The northern elevation faces across the valley, and contains no openings or features apart from a line of five sockets arrayed in a line at ceiling height (internally). These could be put-log sockets, but are more likely to be ventilation holes, and now sport 4" ceramic pipes.

The eastern elevation was built against, and partially tied into, the wall of the Milking Parlour. There is a single opening, a window, built adjacent to corner of the Milking Parlour, with a segmental stone arch and internal timber lintel and a slate sill. Part of the 19<sup>th</sup> century timber-framed window remains, with an upper hopper window with three surviving glass panes. The window below has been removed and partially blocked with mesh and wood. There is a single ventilation slit at the apex of the roof and there are a number of ragged sockets, partly blocked with mortared brick, presumably for lean-to structures since removed. Several drains exit the elevation at ground level.



Figure 103: South elevation of the Shippon, viewed from the south-east (scale 2m).

The whole building is built on a stone plinth that wraps around from the north; this was built to compensate for the fall in slope at this point, and is up to c.1.8m high. The character of this plinth is very similar to a section of wall abutting the north-eastern corner of the Great Barn, which also belongs to a late 19<sup>th</sup> structure visible as shown on the early OS maps (see Figure 13). The Lean-To also stands on a similar stone plinth. The roof of the Shippon is of slurried slate with terracotta ridge tiles. There is a substantial repair at the eastern end where the roof of the Milking Parlour formerly adjoined, in modern roofing materials.

Internally, the ground-floor is divided into three units: the two to the west comprise single cell rooms with internal stone rubble walls to first-floor height only, white-washed walls and a concrete floor. There is a ceramic sink and metal hayrick cemented into the south-west corner of each cell and the doorway enters at the south-east corner. The internal walls have been patched with concrete blocks in places.

The western section is a six-bay former stable with internal stalls, later converted to a cattle byre, with white-washed walls (Figure 104). To the south, the floor is concrete with a central drain; the floor to the north wall is comprised of flat bricks, two to three courses deep, with textured 'cobbled' terracotta tiles in-between, within the former stalls. The brick plinths and stone post-bases for the horse stalls can still be seen. The stall to the east was far wider than the rest and may have been the foaling box. The concrete block divisions of the later cattle stalls are also present, although only one partition survives now at the west end.

The loft is accessed by a wooden ladder to the left of the door into the stable. The majority of the loft floorboards have been removed except for a strip along the south wall for access. There is a projecting course of stones along the north wall at first-floor height into which the joists are set, possibly being a supportive plinth for the loft floor above, or perhaps a draft-exclusion measure. All of the joists, support beams, posts and lintels are chamfered.

The floor of the loft was built with access to hay boxes built against the north wall on the ground floor, respecting the position of the former horse stalls and not those of the cattle stalls. Scars in both the west and east wall suggest a feeding-trough may have run down the entire length of the stable against the north wall. To the west, part of the hayrick frame survives, attached to the floor joists above. A central beam runs down the length of the stable, it was supported on posts which respected the horse stalls and the posts were bracketed to the beam. The beam has been removed towards the east, where there is an unusual joint: the solid timber has been split vertically with opposing scarf joints.



Figure 104: Floor of the stable in the Shippon, viewed from the west. Note the dressed, coursed stonework of the north elevation of the milking parlour (scale 2m).



Figure 105: Roof structure of the Shippon, viewed from the west.

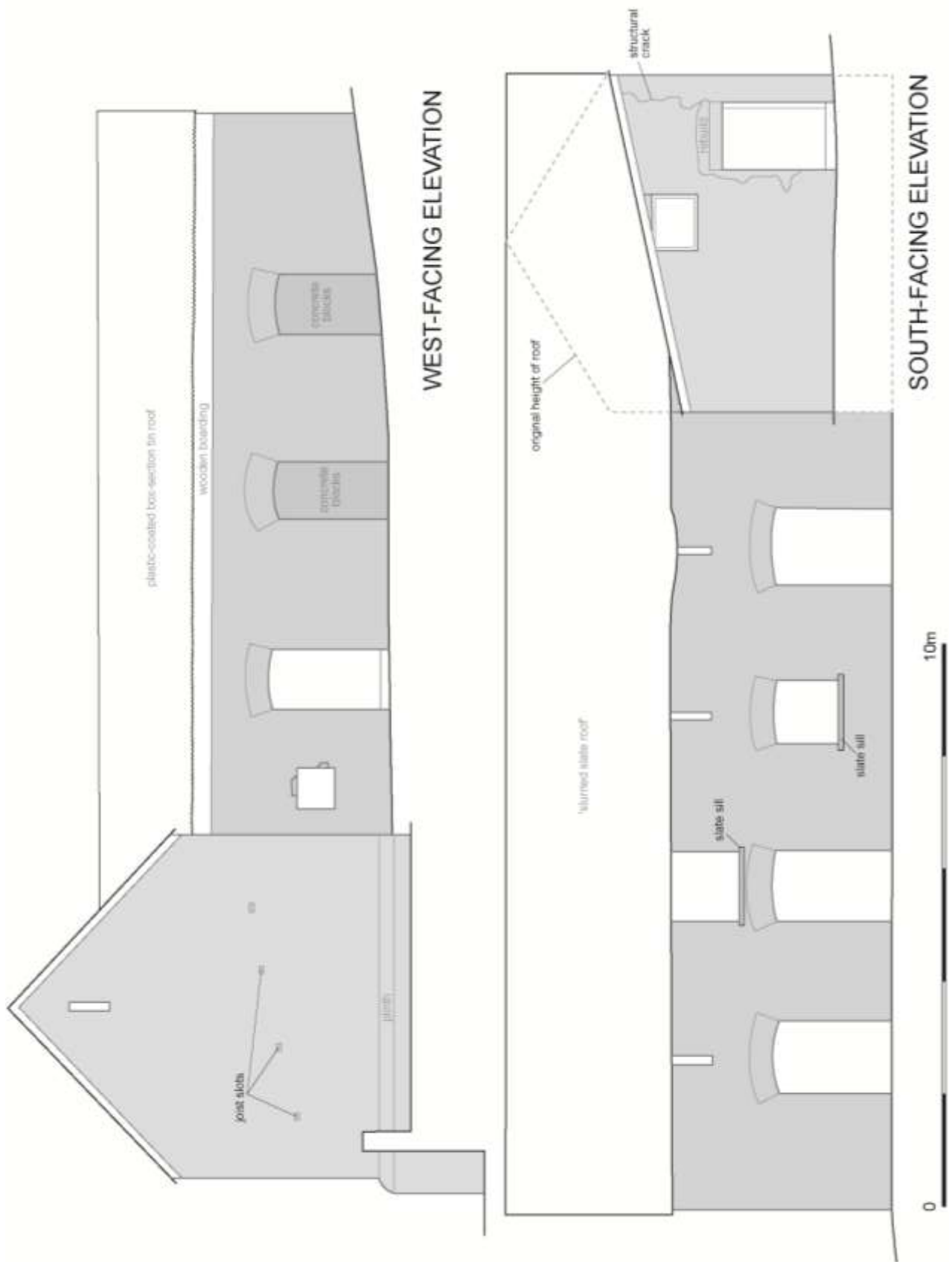


Figure 106: The west- and south-facing elevations of the Shippon complex.

The window to the east has a slate sill surviving internally. There are five of holes in the north wall, just below first-floor height, that provide some ventilation.

The roof structure is of pitched scissor-truss construction, with 'mortice and tenon' to the apex and bolted joints; the purlins are set into the back of the truss blades with two to each pitch (Figure 105). The underside of the slate is torched, with lathes lying directly on the rafters.

### The Cartsheds

Two abutting open-fronted buildings located on the north-western side of the farmyard. The western Cartshed is of roughly-coursed slate rubble-stone construction, with an asymmetric pitched roof (reduced to match the roof of the eastern Cartshed), now missing. The open ends of the gable walls were rounded, although only traces remain; a number of the stones are not 'set on bed' but are laid 'on edge', making them more susceptible to weathering. This building has a concrete floor. There are no obvious openings or details in the east and north wall, but there appears to be a small blocked opening in the western gable. This structure was built between 1842 and 1862.



Figure 107: The western Cartshed; viewed from the north-west, looking south-east (scale 2m).



Figure 108: The eastern Cartshed; viewed from the south-east, looking north-west (scale 2m).



Figure 109: The western cartshed: the rounded end of the west gable (scale 2m).

The eastern Cartshed is built of roughly-coursed limestone stone rubble, with a pitched roof of corrugated box-section plastic-coated tin sheeting. The roof is supported by simple bolted trusses; the open front is supported by a line of telegraph pole sections partially infilled with concrete blocks. A building is shown at this location in c.1770, but the stonework is tied into that of the western Cartshed, and in build and style matches that of the Studio, implying it was rebuilt in the 20<sup>th</sup> century.



## Appendix 5

From the Notebook of G.W. Copeland (PWDRO 712/1/5), dated 1938/9

## Lower Comb

Extract from Oliver's "Monasticon" (1846 edit.; page 133): "...the farm of Comb Prior in Plymstock, reserving to the Prior (of Plympton) the mansion place called Lower Combe with the 'apull garden... and a dove house to the same mansion house belonging'.

The house is now a farm enlarged so that it is double L-shaped in plan, the conjoined faces of the Ls forming the middle wing which runs N and S. The entrance part was apparently the W side of this wing, for near the N angle is a 1-st. gabled porch + a bl. gran. dw of L. Tudor type: dep. can + acute ptd. 3-p. in spans., and a hw. (pt. missing) to the rect. outer arch, + sq. stops wd. + 4-pet. "fls".

The E wing is long and later + a mod. dw. N, to W. The middle and the W. wing are the oldest parts of the house and may have eve. partly a court. N. of the mid wing are rems. of 2 prob. 3-L sect. mull. ws., but only the hws. remain (1 up and 1 down). On the N. side of the W. wing, to. E, are traces of a sm. upper sect. 2-L st. framed w. (and possibly of another upper one S. of porch). E. of the mid. wing is a sm. bl. sq. lower w. S. of the W. wing are a pro. sect. chim. stack; and 2 sm. sq gran. he. ws. which light 2 sm. sq. rooms, one above the other; in the lower are the rems. of a st. shelf: and the upper w. retains its iron bars (?) [illustration of the 'crossing of w. bars'].

The room on the ground floor of the W. wing is entered thro' a pl. mod. door. N, reached by steps; and has a fine low timb. ceil. (?chestnut): 2 wd. beams, 1+ a wavy spir. ribbon, wide about a horiz. stem, and + fol.; the other + a wavy fols. stem and a horiz. stem; wd. fols. com., wavy, and wd. fols. bors in N.W.L.\* The firepl. S is ptly bl., but retains a gran. hearth + raised curb. One grd.-floor room retains its st. paving and a curved settle; there is a curv. wdn staircase. In an upper room is a sm. gran. hearth + raised curb. One airg. chim + a cou. cap. remains.

\*The rafters are well – wld: he. and og.

Reached by a causeway fr. the porch is a very fine barn, which is very lofty N and sk in the hillside S. It has a cliff. plin., hipped roof N., 4 buts. E., one in the centre N. dep. entrances E. and W., rows of sq. opes. ext. (?pigeon-holes) and a very fine hp. O.T. roof, arched-braced, of 11 bays, the braces XXX. into the walls and + wind-beams (many of which are missing); tall rect. slits in walls.

N., on the slope, is an orchard, in which is a wre. pig-trough. On the other side of the valley, near the bottom, and opposite, is a sm. eve. "garden".

There is no sign or evidence of a "dove-house".

## Appendix 6

### List of jpegs contained on CD to the rear of this report

1. Coombe Farmyard, showing the farmhouse, viewed from the north-west.
2. The farmhouse and its porch, viewed from the west.
3. As above.
4. Eastern threshing door of the Great Barn, viewed from the east.
5. As above, detail of segmental arch.
6. East-facing elevation of the Great Barn, viewed from the east.
7. As above, detail of buttresses.
8. As above, detail of one of the forced doorways, viewed from the east.
9. As above, detail of rebuild above forced doorway, viewed from the east.
10. North end of the east-facing elevation of the Great Barn, viewed from the east.
11. As above, detail of the vertical structural crack adjacent to the north gable, viewed from the east.
12. North-facing wall of farmyard abutting the Great Barn, featuring the plinth of a demolished 19<sup>th</sup> structure, viewed from the north-west.
13. North-facing elevation of the Great Barn, viewed from the north.
14. As above, from below.
15. As above, detail of the pigeon-holes.
16. West-facing elevation of the Great Barn, also showing the Lean-To, viewed from the west.
17. West-facing elevation of the Great Barn, showing the Lean-To and the Horse Engine House, viewed from the west.
18. North end of the west-facing elevation, with detail of the vertical structural crack adjacent to the north gable, viewed from the west.
19. As above.
20. North-facing elevation of the Lean-To, viewed from the north.
21. As above, detail of the plinth the Lean-To stands on, viewed from the north.
22. As above, detail of the repair to the base of the buttress, viewed from the north-west.
23. As above, detail of the wall of the Lean-To where it abuts the buttress of the Great Barn, viewed from the north-west.
24. The west-facing elevation of the Lean-To, viewed from the west.
25. As above, detail of the roof, also showing the slit window and projecting wall-plate string course of the Great Barn.
26. As above, viewed from the south-west.
27. As above.
28. South-facing elevation of the Lean-To, viewed from the south.
29. Interior of the Lean-To, viewed from the south.
30. As above, viewed from the north.
31. Western threshing door of the Great Barn, viewed from the west.
32. As above.
33. As above, detail of the segmental arch and sockets for timber porch structure.
34. South-facing elevation of the Great Barn, viewed from the south.
35. Modern roof structure of the Great Barn, internal, viewed from the south.
36. As above, viewed from the north.
37. West wall of the Great Barn, southern end, internal elevation, viewed from the south-east.
38. As above, northern end.
39. As above, detail of the internal lintel of the western threshing door.
40. As above, detail of the blocked window at the southern end, viewed from the east.
41. As above, detail of forced opening into the Horse Engine House, viewed from the east.
42. West wall of the Great Barn, northern end, internal elevation, viewed from the south-east.
43. As above, detail of the splayed opening of the slit window.
44. As above, detail of forced opening into the Lean-To and slit window, viewed from the east.
45. West wall of the Great Barn, internal elevation, the northern end of the west wall, showing the vertical structural crack, viewed from the east.
46. As above, detail of surviving lower arch-brace stub.
47. North wall of the Great Barn, internal elevation, viewed from the south.
48. As above.
49. As above, detail of one of the splayed windows.

50. East wall of the Great Barn, internal elevation, northern end, showing the vertical structural crack, viewed from the west.
51. East wall of the Great Barn, internal elevation, northern end, viewed from the south-west.
52. As above, detail of put-logs holes, viewed from the west.
53. As above, showing truss sockets.
54. As above, detail of forced doorway.
55. East threshing door of the Great Barn, internal elevation, viewed from the south-west.
56. As above, detail of the timber lintel.
57. East wall of the Great Barn, internal elevation, southern end, viewed from the south-west.
58. As above, viewed from the west.
59. As above, detail of blocked window, viewed from the west.
60. As above, detail of surviving lower arch-brace stub.
61. South wall of the Great Barn, internal elevation, viewed from the north.
62. Detail of the floor of the Great Barn, showing the cobbling beneath the concrete, viewed from the north-east.
63. North-facing elevation of the Stables, viewed from the north-east.
64. As above, viewed from the north.
65. As above, east end.
66. As above, west end.
67. As above, detail of blocked window.
68. As above, detail of partially blocked central door and loft window, viewed from the north.
69. As above, detail of Stable wall abutting the Great Barn, viewed from the north-east.
70. South-facing elevation of the Stables, viewed from the south-west.
71. Roof structure of the Stables, viewed from the east.
72. As above.
73. The Stables, detail of the beams, viewed from the south-east.
74. As above.
75. As above, showing a beam propped up by a section of telegraph pole, viewed from the north.
76. Interior of the Stables, viewed from the north-east.
77. As above, viewed from the east.
78. As above, viewed from the south-east.
79. North wall of the stables, internal elevation, detail of window at east end, viewed from the south.
80. As above, detail of the alcove formed by the blocked opening, viewed from the south.
81. As above, detail of the partially blocked central door with loft window above, viewed from the south.
82. As above, viewed from the south-west.
83. As above, detail of the eastern door, viewed from the south.
84. As above, showing the north wall of the Stables abutting the east wall of the Great Barn, viewed from the south-east.
85. East wall of the Great Barn, within the Stables, detail of the blocked window, viewed from the east.
86. The south wall of the Stables, internal elevation, showing the window with sloping sill, viewed from the north.
87. The floor of the Stables, viewed from the east.
88. North-facing elevation of the Horse Engine House, viewed from the north.
89. The north-west facing elevation of the Horse Engine House, viewed from the north-west.
90. West-facing elevation of the Horse Engine House, viewed from the west.
91. The west wall of the Great Barn, showing the relationship with the roof of the Horse Engine House, viewed from the west.
92. South-facing elevation (roof only) of the Horse Engine House, viewed from the south.
93. Roof structure inside the Horse Engine House, viewed from the north-east.
94. As above, viewed from the south-east.
95. The interior of the Horse Engine House, viewed from the north.
96. As above, viewed from the south-east.
97. As above, viewed from the south.
98. As above, viewed from the west.
99. As above, viewed from the north-west.
100. The west wall of the Great Barn inside the Horse Engine House, showing the blocked window, viewed from the west.
101. West-facing elevation of the Milking Parlour, northern end, viewed from the west.
102. As above, southern end, viewed from the west.
103. West-facing elevation of the Milking Parlour, viewed from the south-west.
104. South and west-facing elevation of the modern dairy building in the centre of the farmyard.

105. South-facing elevation of the Milking Parlour, viewed from the south.
106. As above, viewed from the south-east.
107. East-facing elevation of the Milking Parlour, viewed from the east.
108. As above, detail of joist sockets.
109. As above, detail of window in the eastern elevation, viewed from the east.
110. Interior of the Milking Parlour, viewed from the north.
111. As above, viewed from the north-west.
112. As above.
113. Interior of the Milking Parlour, showing the pit, viewed from the north-east.
114. As above, viewed from the south-east.
115. West elevation of the Shippon, viewed from the west.
116. As above, detail of joist sockets and plinth.
117. South-west corner of the Shippon, showing quoins.
118. South-facing elevation of the Shippon, viewed from the south-west.
119. As above, viewed from the south-east.
120. As above, western end of the elevation, viewed from the south-east.
121. As above, eastern end of the elevation, viewed from the south.
122. As above.
123. As above, detail of Shippon wall where it abuts the Milking Parlour.
124. East-facing gable elevation of the Shippon and wall of Milking Parlour, viewed from the east.
125. As above, viewed from the north-east.
126. As above.
127. North-facing elevation of the Shippon, viewed from the north-west.
128. As above, showing detail of the plinth, viewed from the WNW.
129. Interior of the western room in the Shippon, viewed from the north.
130. As above, viewed from the north-west.
131. Interior of the central room in the Shippon, viewed from the north.
132. As above, viewed from the north-east.
133. As above, viewed from the south-east.
134. As above, detail of repair in the east internal wall, viewed from the west.
135. Door into the central room of the Shippon, showing the way the door is recessed to reduce draughts, viewed from the south.
136. Detail of the recess on the door leading into the stables in the Shippon, viewed from the north-west.
137. Detail of the north-facing gable wall of the Milking Parlour, as seen from the Shippon, viewed from the north.
138. The interior of the stables in the Shippon, viewed from the north-east.
139. As above, showing the window in the south wall, viewed from the north.
140. The north-east corner of the stables in the Shippon, viewed from the south-east.
141. As above, showing the floor after cleaning, viewed from the south.
142. As above, with detail of brickwork replacement for feed troughs, viewed from the south.
143. The east end of the stables in the Shippon, viewed from the south-west.
144. As above, viewed from the west.
145. Interior of the stables in the Shippon, detail of the opposing scarf joint in the axial beam, viewed from the east.
146. As above, detail showing the chamfer on the axial beam.
147. As above, detail of the surviving elements of the hayrick, viewed from the east.
148. Roof structure of the Shippon, viewed from the west.
149. As above.
150. As above.
151. As above.
152. As above.
153. The eastern Cartshed, viewed from the south-west.
154. As above, viewed from the north-east.
155. As above, detail of the join in the stonework where the two Cartsheds abut.
156. The western Cartshed, the interior of the east gable, viewed from the south-west.
157. As above, the interior of the west gable, viewed from the south-east.
158. As above, detail of the rounded (and rebuilt) end of the west gable.
159. The western Cartshed, viewed from the north-west.
160. The farmhouse, 20<sup>th</sup> century extension, viewed from the north-east.
161. As above, viewed from the north.
162. As above.

163. As above, showing join with 19<sup>th</sup> century farmhouse.
164. The 19<sup>th</sup> century farmhouse, viewed from the north-east.
165. The gable end of the 17<sup>th</sup> century farmhouse, viewed from the north.
166. The gable end of the 17<sup>th</sup> century farmhouse, showing the straight join adjacent to the door into the 19<sup>th</sup> century farmhouse.
167. The gable end of the 17<sup>th</sup> century farmhouse, viewed from the north.
168. As above, detail of the join with the porch.
169. The north elevation of the farmhouse, viewed from the north-west.
170. The north and west-facing elevations of the 17<sup>th</sup> century and 15<sup>th</sup> century farmhouse, from the north-west.
171. The west-facing elevation of the porch, viewed from the west.
172. As above.
173. As above, detail of the granite spandrel panels.
174. As above, showing the blocked inner doorway.
175. As no.173, showing detail of the south spandrel panel.
176. As no.174, showing detail of the south spandrel panel.
177. The west-facing elevation of the 17<sup>th</sup> century farmhouse.
178. The angle between the west-facing elevation of the 17<sup>th</sup> century farmhouse, and the north-facing elevation of the 15<sup>th</sup> century block.
179. Detail of the 20<sup>th</sup> century rebuild in the west-facing elevation of the 17<sup>th</sup> century farmhouse.
180. North-facing elevation the 15<sup>th</sup> century block.
181. As above, detail of the blocked reveal in the angle between the 17<sup>th</sup> century farmhouse and the 15<sup>th</sup> century block.
182. As above, detail of the first floor blocked window opening in the north-facing elevation of the 15<sup>th</sup> century block.
183. As no.180, detail of the ground floor blocked window to the west of the door, from the north.
184. As no.180, detail of the first floor blocked window, west of the current window, from the north.
185. The west-facing gable of the 15<sup>th</sup> century block, from the west.
186. As above, detail of the first floor window, from the west.
187. As no.185, detail of the blocked ground floor window, from the west.
188. The south-facing elevation of the 15<sup>th</sup> century block, from the south.
189. As above, from the south-west.
190. As no.188, detail of the chimney stack, from the south.
191. As above.
192. As no.188, detail of the rebuilt eastern section, from the south-south-west.
193. As no.188, detail of the first floor window with *ferramenta*, onto R16, from the south.
194. As no.188, detail of the ground floor window with reused carved granite surround, onto R2, from the south.
195. The south elevation of the 19<sup>th</sup> century farmhouse, from the south.
196. The east elevation of the 17<sup>th</sup> century farmhouse, and angle with 19<sup>th</sup> century farmhouse, from the south-east.
197. The east elevation of the 15<sup>th</sup> century block, from the south-east.
198. As above.
199. The south elevation of the 20<sup>th</sup> century studio, from the south.
200. The east elevation of the 20<sup>th</sup> century studio, from the east.
201. The outshuts east of the 29<sup>th</sup> century studio, from the south-east.
202. R1, from the north-east.
203. The ceiling of R1, from the south-east.
204. As above, from the north-east.
205. As no.203, the eastern panels, from the north.
206. As no.203, from the south-east.
207. As no.205, from the south-west.
208. As no.203, the western panels, from the south-east.
209. As no.203, the panel over the exterior door, from the west.
210. As no.203, from the north-west.
211. As no.208, from the north.
212. As no.203, the eastern (Style 4) wallplate, from the south-east.
213. As no.212, detail of the carving (Style 4).
214. As no.203, detail of the carving (Style 2).
215. As no.203, detail of the carving (Style 3).
216. As no.215, detail of the 'Tudor rose' motif (Style 3).

217. As no.203, from the west.
218. As no.203, detail of the ill-fitting joist sockets in the Style 4 wallplate.
219. As above.
220. As no.203, detail of the ill-fitting beam sockets.
221. As above.
222. As above.
223. R3 and base of stairwell, from the east.
224. R3 from the east.
225. As above, detail of the flagstone floor.
226. R4, east wall, detail of the stonework in the alcove.
227. R4, north wall and passage through into the modern outshut.
228. As above.
229. R8, west wall, detail of the blocked doorway into R9.
230. R3, stairwell from below, from the north.
231. R3, detail of stairwell tread.
232. R3, from above, from the north.
233. R17, from the east.
234. R15, doorway into R17, from the west.
235. R15, from the north-west.
236. R15, from the south-east.
237. As above, detail of the window opening.
238. R14, from the north-east.
239. As above, detail of the window opening, from the east.
240. R14, detail of the window opening straddling the wall between R14 and R15, from the south-west.
241. R16, from the west.
242. R16, detail of the window opening, from the north.
243. R18, cupboard in alcove/blocked doorway, from the west.
244. As above, detail of the 18<sup>th</sup> century hinge.
245. As no.243, detail of the interior and 18<sup>th</sup> century coathooks.
246. R19, from the south.
247. As above, from the north.
248. R25, the base of the stairwell, from the north.
249. As above, from above.
250. As above, the top of the stairwell.
251. R26, the walls between R25, R26 and R27, from the west.
252. R26, the ragged end of the wall around the stairwell, from the north-west.
253. R25 and R27, from the west.
254. R25 and R27, straight join in the stonework.
255. As above, detail of the timber corner lacing.
256. R26, the arch-braced roof, from the east.
257. As above.
258. As above.
259. R26, west gable wall, showing smoke blackening and blocked window, from the north-east.
260. As no.256, from the north-west.
261. As no.256, detail of the carpenter's marks, from the north-east.
262. As no.256, northern truss blades, from the west.
263. As no.256, southern truss blades, from the west.
264. R27, roof trusses, from the west.
265. As above, southern truss blades, from the west.
266. As above, northern truss blades, from the west.
267. As above.
268. R28, the 17<sup>th</sup> century roof, from the south.
269. As above.
270. As above.
271. As no.268, detail of failing Truss H, from the north-west.
272. R28, detail of Dr Andy Moir taking dendrological samples, from the south.
273. As no.268, the western truss blades, detail of the through-and-through purlins, from the south.
274. As no.268, detail of notched collar joint.
275. As above.
276. As no.268, detail of apex joint.
277. R29, roof structure, from the west.

- 278. R29, detail of ragged section through chimney stack, from the south.
- 279. As no.277, north Truss blade L, from the east.
- 280. Stanley Jones' slides 1960: the 17<sup>th</sup> century farmhouse and 15<sup>th</sup> century block, from the north-west.
- 281. Stanley Jones' slides 1960: the north gable of the Great Barn, from the north-east.
- 282. Stanley Jones' slides 1960: as no.280, from the north-west.
- 283. Stanley Jones' slides 1960: west elevation of the Great Barn and Horse Engine House, from the west.
- 284. Stanley Jones' slides 1960: south elevation of the 15<sup>th</sup> century block, from the south-south-west.

Note: scale 2m



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