

THE MANOR HOUSE COMPLEX AND THE FARMERS ARMS, WOOLSERY, DEVON

Desk Based Assessment &
Historic Building Recording



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Date: 15.04.2015
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The Manor House Complex and The Farmers Arms, Woolsery, Devon

Desk Based Assessment & Historic Building Recording

For

Russell Grey

of

Jonathan Rhind Architects (the Agent)

By



SWARCH project reference: WMI15

National Grid Reference: SS 3318621075

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March 2015

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Summary

South West Archaeology Ltd. (SWARCH) was commissioned by Michael and Xochi Birch to undertake a historic building assessment of The Manor House, associated barns, and the Farmers Arms, Woolsery. This work was undertaken in order to understand the date, form, function and development of the buildings from their origins, with the aim of informing the impact of any proposed development on the historic elements of the buildings.

The buildings at Woolsery represent a typical village group; the Manor House near the church with associated buildings and a row of attached cottages and barns to the south.

The Manor House contains a wealth of period features from the 15th to the 18th century and has surviving medieval structural remains.

The outbuildings represent an important in-town farmstead but have been much altered in the 20th century.

The Farmers Arms and buildings are of vernacular form and materials with the main building being a fairly well preserved 18th century cottage with 20th century alterations.

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Acknowledgements

Thanks for assistance are due to:

Michael and Xochi Birch for allowing access
Russell Grey of Jonathan Rhind Architects
Andrew Jenn for providing keys
The staff of the Devon Heritage Centre

1.0 Introduction

Location:	The Manor House and Farmers Arms Pub
Parish:	Woolfardisworthy (Woolserly)
District:	Torridge
County:	Devon

1.1 Project Background

South West Archaeology Ltd. (SWARCH) was commissioned by Russell Grey of Jonathan Rhind Architects (the Agent) on behalf of Michael and Xochi Birch (the Clients) to conduct a desk based assessment and historic building recording of the complex of buildings in Woolserly, Devon including the Manor House and The Farmers Arms Pub (Figure 1). This work was undertaken in order to understand the date, form, function and development of the buildings from their origins, with the aim of informing the impact of any proposed development on the historic elements of the buildings.

The buildings are located within a conservation area and both the Manor House (Hotel) and the Farmers Arms (and Corner Cottage) are Grade II Listed buildings (see Appendix 1 for listing details).

1.2 Topographical and Geological Background

Woolserly or Woolfardisworthy is located approximately 2km south of the A39 and 3km south east of Higher Clovelly. Both of the buildings are situated in the historic centre of the village straddling the road which runs through the village and north to Bucks Mills. The Manor House is situated immediately west of the 14th century parish church of All Hallows while the Farmers Arms is just to the south of the Manor House and south west of the church at approximately 185m AOD

The underlying geology is the sandstone of the Bude Formation (BGS 2013); the village straddles a number of soil types including the well drained fine loamy soils of the Neath association, the clayey, fine loamy fine silty soils of the Hallsworth 2 association and the clayey and loamy soils of the Onecote association (SSEW 1983).

1.3 Methodology

An inspection of the building was undertaken by Colin Humphreys and Emily Wapshott in accordance with English Heritage (2006) and the Chartered Institute for Archaeologists (CIfA) guidelines (2014) for the *Archaeological Investigation and Recording of Standing Buildings or Structures*.

The desk-based element of this work was undertaken by Victoria Hosegood in accordance with the CIfA's *Standard and Guidance for Historic Environment Desk-Based Assessment* (2014).

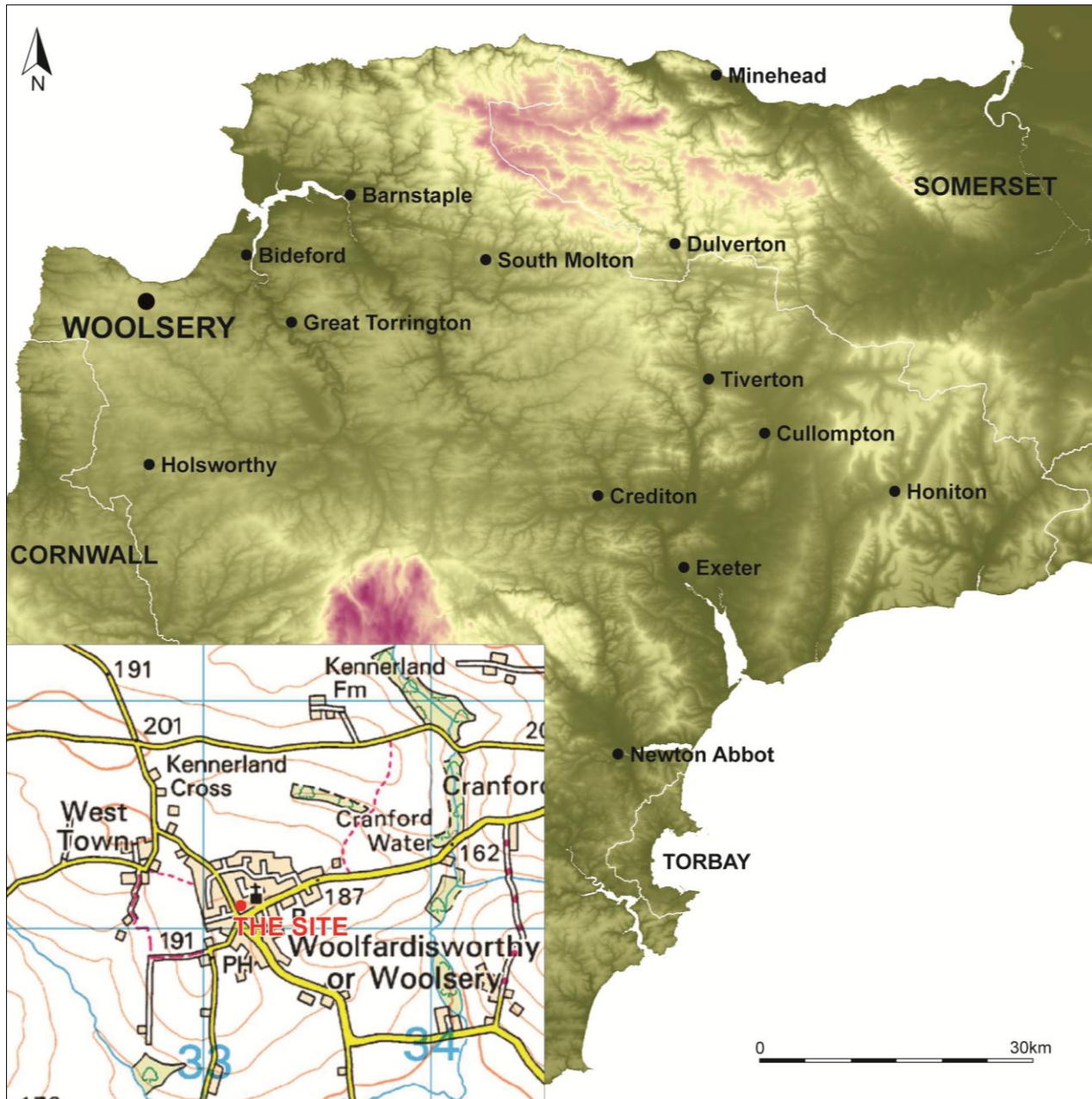


Figure 1: Location map, the site location is marked in red.

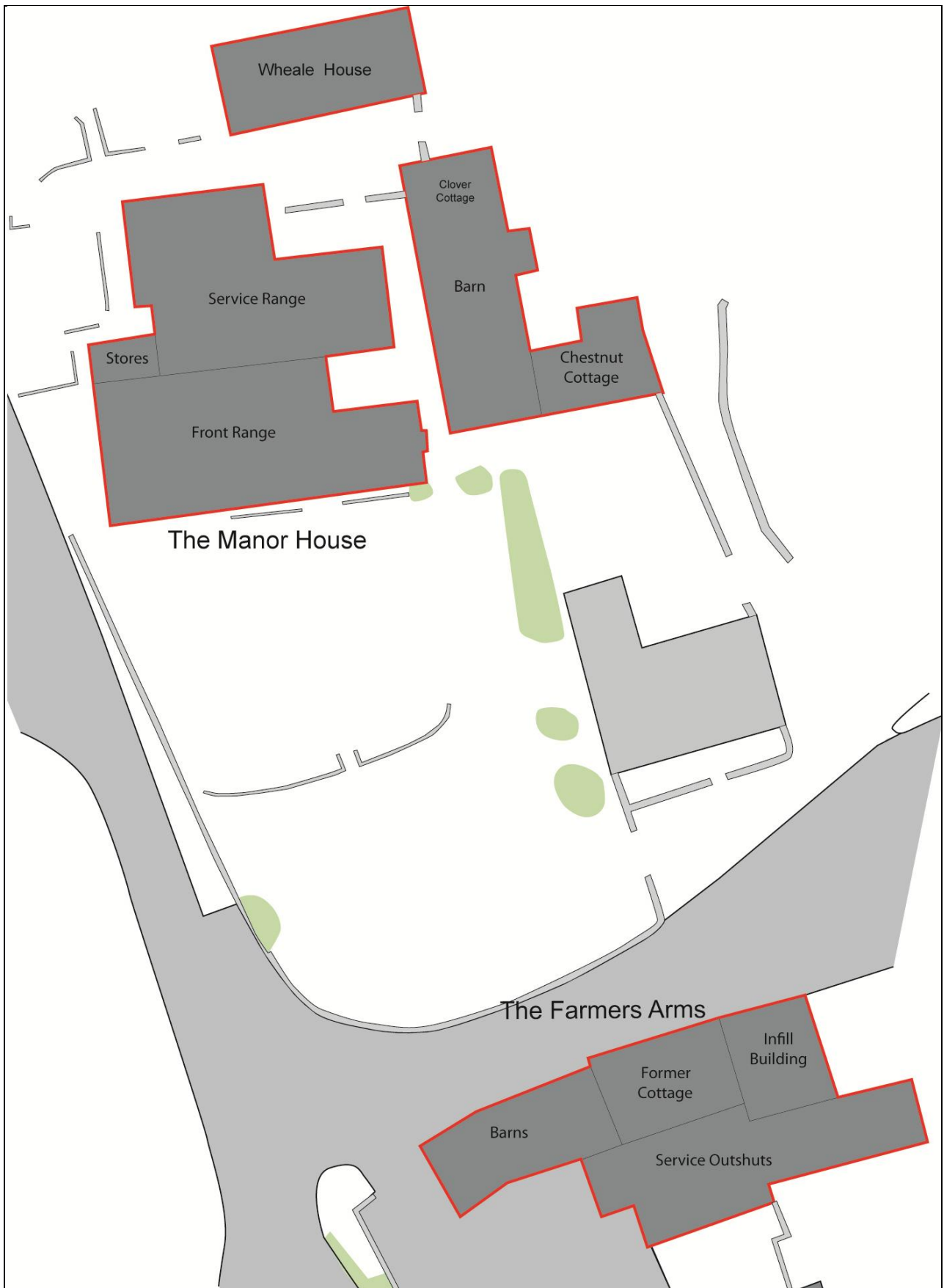


Figure 2: Detailed site plan.

2.0 Results of a Desk-based Appraisal

2.1 Historical Summary and Development

The parish of Woolfardisworthy (Woolsery) is in the hundred and deanery of Hartland. Both elements of the place name are old English; the first half is a likely personal name while the second element 'Worthy' is from *worþig* and one of several words used by the Anglo-Saxons to denote a homestead or enclosure. It is mentioned in the Domesday Book under the name Olverword where it is noted that it was held by Colvin the Reave. This dates the settlement to the early medieval period, as the Domesday Survey was published in 1086. There is further evidence for this medieval origin across the village; the church is Norman, there are remnants of a medieval field system to the north of the village and there are features which suggest a medieval origin for the Manor House itself.

By the 18th and 19th centuries, when the church was remodelled and extended, the settlement consisted of a scatter of buildings surrounding the church. It remained as a small nucleated settlement up until the second half of the 20th century when development occurred to the north and later to the west of the village. The documentary record suggests that the Farmers Arms pub was constructed in the 18th century and that it was originally built to house the builders who worked on the church around this time. As a public house it can be dated back to at least the mid-19th century, as in 1857 the local magistrate's court was held in an upper room of the pub.

There is a date stone in the grounds of the Manor House which gives the date 1712 and the names Bartholomew and Sarah Prust. Although there are features which suggest that the original construction of the Manor House pre-dates this stone, and the Listing text dates it to Circa 1500, it does give the likely date of the remodelling of the house. The Prust Family were an ancient Devon family which can be traced back to 1199 when Osbert Prust is mentioned in a deed. Joseph Prust, born in 1620, is a notable family member; he was a Royalist army commander and a ledger stone describing his life and accomplishments, dating to 1677, survives in Annery Chapel in Monkleigh, Devon.

2.2 Cartographic History

2.2.1 Early Cartographic Sources.

The first useful source in this study is the Surveyors Draft OS map dating to 1804 (Figure 3). Although the detail is not clear on this map and the scale and accuracy is questionable, it does show the extent of the development of the village in this period. The manor house and the pub are depicted and there is a small scatter of buildings bordering the road to the west of the house as well as to the south and east of the church.



Figure 3: Extract from the 1804 Surveyors Draft OS map. The sites are indicated.

2.2.2 Woolfardisworthy Tithe Map 1840

The Woolsery tithe map of 1840 details the buildings (Figure 4) hinted at on the 1804 Surveyors Draft. The only notable changes between the two maps are further houses to the very south of the village and the buildings to the north of the manor, which are not obvious on the 1804 map and so may have been developed between these two maps. The tithe apportionment (Table 1), suggest that the Farmers Arms (1477a) was in 1840 a *house and court*(yard) owned and occupied by Edward Lee. The Manor House and the surrounding land and buildings are owned and occupied by, Bartholomew Prust; which supports the documentary sources. The land to the north and south of the manor is mainly in use as gardens, lawns and orchards, while the scatter of buildings to the north of it are labelled *houses and grounds* suggesting that there was more than one dwelling present at this time.



Figure 4: Extract from the 1840 Woolserly Tithe map (the house and pub are indicated).

No.	Land Owner	Occupier	Name
Laws Cranford			
1477	Edward Lee	Himself	House and Court
Prusts Woolserly Town			
1329	Bartholomew Prust	Himself	Garden
1330			Garden
1331			Orchard
1332			Mowhay
1333			Houses and Grounds
1334			Lawn

Table 1: Extracts from the Woolserly tithe apportionment.

2.2.3 First and Second Edition Ordnance Survey Maps

There are a few small changes between the First Edition OS of 1887 (Figure 5) and the tithe map. The plan of the building in the area occupied by the pub differs slightly to that apparent on the tithe, suggesting that it had undergone some changes, particularly to the south. The same is true for the Manor House; it had been extended northwards on the western side by this date, perhaps incorporating a former outbuilding. The number of buildings to the north of the Manor House had reduced from the five apparent on the tithe to two on the First Edition. There are also numerous differences in the wider village, for example a school has been built in the south-west corner of the village, in 1840 this land belonged to the Prust's and there had been a house fronting onto the road. There is no major development between 1840 and 1888 and there are no major changes between the First and Second Edition (1906) OS maps (see Figure 6).



Figure 5: Detailed Extract from 1st Edition OS map of 1887, the house is indicated.

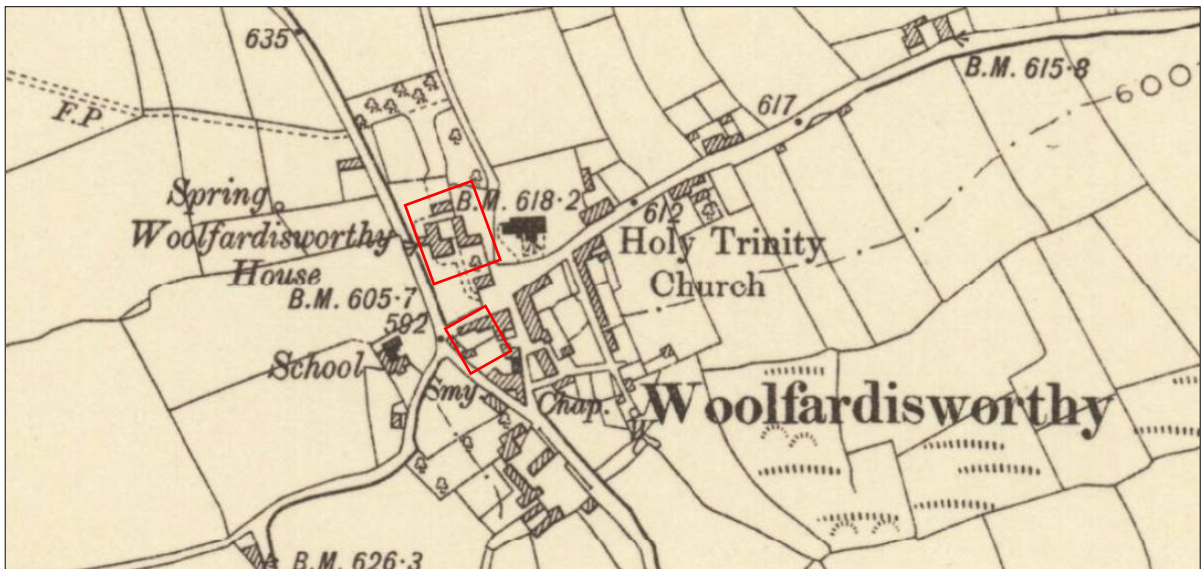


Figure 6: Second edition OS map (1906) the site location is indicated.

3.0 The Building Assessment

3.1 Introduction

The buildings stand in a group at the heart of Woolserly village set along a wide street, adjacent to Chapel Street, at the junction with Lower Town Road.

The Manor House stands north of the Farmers Arms, across raised lawned gardens, and to the west of the Church of All Hallows. A barn and other outbuildings lie to the north and east of the Manor House, between the Manor and Church. A historic hedgebank divides the Manor House site from the churchyard, which continues north, into an area of modern housing. To the west of the Manor House, the main street runs north towards Clovelly; the Manor House being screened from the road by unkempt conifer hedges.

The Farmers Arms stands to the south-west of the church, within a terrace of cottages and barns which form the south side of the street.

3.2 The Manor House

3.2.1 Summary

The Manor House is of a complex, L-shaped plan, with an 18th century main Front Range built onto a late 15th/early 16th century medieval building, with a former open hall and extensive 17th century alterations.

3.2.2 Exterior

The Manor House has a principal rendered south facade; a two storey, symmetrical, five-window range (the windows are externally boarded) with a central entrance, under a hipped slate roof, with a brick gable end stack to the west and a stone gable end stack to the east.

The east elevation of the Manor House is complex and asymmetrical. To the south is the rendered, tall two-storey gable of the Front Range, with gable-end stack. To the centre, the tall two-storey stone, rendered wall is set with the large, double height, round arched stair window. This wall is abutted by a large 20th century extension. To the north end, the east elevation of the Service Range is of low, two storey height, of painted shale/slate stone rubble, with roughly dressed stone quoins, and two large, late 19th century horned sash windows, of 2x2 panes, to both the ground and first floors.

The north elevation is partly set into the bank to the north. It is of low, two storey height, gabled, with barge boards. Built of painted slate/shale stone rubble with roughly dressed quoins and abutted by a set of modern rendered concrete block steps which rise to the first floor from the east, serving a doorway forced into the elevation. Part of this wall is 'battered', with a pronounced slope as the elevation rises.

The west elevation of the Manor House is also complex and asymmetrical. To the north, the Service Range is abutted by a later lean-to, with slate roof. This lean-to has a dormer window at the eaves, a single modern window opening set into a blocked doorway and a modern doorway to the south. To the centre of the elevation, a doorway with a glazed panel above has been forced into the west wall

of the Service Range. To the south end the elevation is obscured by the single storey outbuilding with a small square window opening above, just under the eaves. The Service Range is abutted to the south by the main Front Range; with hipped slate roof over a rendered elevation, gable end stack and one window opening (boarded) at first floor level. The Front Range is abutted by a late 20th century single storey indoor swimming pool building on this west side.

3.2.3 Ground Floor

The Front Range (south) is entered through a central doorway, formerly under a porch, with Doric columns and round arched fanlight (these architectural details are 'stored' inside the building). A wide central vestibule serves the two main reception rooms to left and right, a dining room and drawing room, both with high ceilings, decorative cornices, tall sash windows in panelled shuttered casements and fireplaces.

A large archway in the north wall of the vestibule, set with panelled cupboards, leads to the offset rear stair hall, with sweeping three-flight stair, with polished timber handrail and moulded stair plate. The stair hall has a high ceiling with decorative cornice, and is lit by a round arched double height, hornless, (16 x 12 pane) sash window in the east wall. A doorway under the stairs leads to another door, which links to the kitchen in the Service Range. A small morning room to the rear left (west), is accessed via the stair hall, with a tall beaded opening to the west wall, now set with a small offset glazed door and a blocked fireplace in the north wall framed by a small arched alcove to the east and an arched blocked doorway to the west.

Attached to the west wall, adjacent to the dining room and morning room, is the 20th century indoor swimming pool.

The Service Range is accessed from the exterior via a door in the lean-to to the west. The internal doorway to this section of the building has been blocked. This room is open to the roof and the ceiling removed. The south wall of this lean-to incorporates earlier masonry, presumably once associated with a projecting porch. To the north end, along the former exterior face of the Service Range, at the base of the east wall, within the room, are the remains of a roll-moulded, deep stone plinth. The original cross passage entrance, with deep sloping reveals exists in the east wall, this leads into a narrow north-south orientated passage.

The passage leads north to a dairy, housekeeper's room to the east, and a former open hall to the south. The dairy is lit by a large 19th century sash (with 2x2 panes) in the east wall. There is a rubblestone chimney stack, with dressed stone quoins, a timber lintel and dairy slate shelves on brick piers. The housekeeper's room is accessed via a plank door with hopper three-light vent, also lit by a large 19th century sash (with 2x2 panes) in the east wall. There is a large panelled cupboard in the south-east corner. The south end of the passage is a former open hall, which was converted into a kitchen in the 18th century, with a brick stack inserted against the south wall, with a fine beaded arched timber surround and mantelshelf. The ceiling is a roll-moulded cross-beam structure, supported by later straps to the centre. There is a blocked arched doorway to the south-west, to the south-east a taller doorway, blocked, with a narrow timber lintel. In the east wall is a blocked large double-width opening. To the east of which is a modern extension.

To the south-west of the open hall is a two storey stone projection, now divided by a modern timber floor. This has a ground floor door to the east, a blocked doorway to the north and a blocked window to the west. This is what remains of the stair turret. There is a space to the west of the hall,

between the stair turret and lean-to, which is of unknown function and may represent the position of a lateral stack or an oriel window projection.

3.2.4 First Floor

The stair in the Front Range raises three flights to the large first floor landing, which serves four bedrooms. Rooms 18 and 19 each have two sash windows in panelled casements, and are heated by small fireplaces, offset within the gable end stacks. Bedroom 19 has been partially divided by modern timber partitioning. A smaller, unheated bedroom (Room 20) stands between the two larger rooms, with a single hornless sash window in a panelled casement. A heated bedroom (Room 21) is to the west, over the morning room, with a hornless sash in a panelled casement in the west wall.

The first floor of the Service Range can now only be accessed via the exterior stair on the north elevation. This enters a large room (Room 23) located over the dairy and housekeeper's rooms. It is lit by two large 19th century sashes (with 2x2 panes) in the east wall, with boarding beneath. There is deep moulded skirting and two doorways lead into the former open hall to the south. The former open hall is now only partially floored (Room 24); open to the roof, with a smoke-blackened truss to the south and a 17th century truss to the north. On the north wall there is the scar of a plaster barrel vault ceiling and associated sockets. There is a brick stack with a blocked fireplace on the south wall. There is a cupboard west of the stack and to the east a narrow blocked doorway with timber lintel.

To the west of the hall are the remains of the oriel window/lateral stack, which has an opening to the south into the stair turret, and north into the lean-to. The un-floored lean-to has a blocked doorway at first floor level to the east. The stair turret has a forced opening in its eastern wall, which is also now blocked. There are two exterior store rooms attached to the west of the stair turret (these are discussed with the outbuildings).

There is a modern extension to the east of the hall.

3.2.5 Survival of Features/Condition

The building is derelict and has partly undergone some renovations. Much of the interior plaster has been stripped, as have all of the later fixtures and fittings, disclosing numerous historic features throughout the building. A room-by-room list of surviving features is included in Appendix 3.

3.2.6 Significance of Building

The Manor House is Grade II Listed, statutorily protected and identified as being of *local, regional* and *national significance* for its age and preservation.

The Manor House is an exceptional example of a complex multi-phase building, with three main phases, medieval, 17th century and 18th century. The building contains a wider range of historic features than many other similar small village Manor Houses in the North Devon area. It contains a remarkably complete 18th century interior within the main Front Range and there is also notable survival in the Service Range to the north of both medieval and 17th century structures; as well as some interior features, such as moulded beams and fireplaces.

3.2.7 Phasing

Medieval (late 15th-early 16th century)

The position of the building alongside the church, in the heart of the village, indicates it is one of high status.

The building was most likely of a typical regional form, a three cell and cross passage house, with an open hall, to the south of the cross passage. The building lay on a north-south alignment, set into the slope, which rises to the north. The building was of one and a half storeys, the hall open to the roof, with a central open hearth.

Evidence for this phase is: the thick stone medieval walls of the open hall, cross passage and end room, to the south and west of the Service Range; the medieval smoke-blackened roof truss, with yoke. The south end of the medieval building, the inner room, was either demolished or partially incorporated into the later main Front Range.

17th century

The cross-passage house received an extensive remodel. This phase represents considerable financial outlay and investment in the building and the new fashionable additions all respect the main street facade of the house at the time, i.e. the west elevation.

The open hall was floored, with a fine moulded cross-beam roof, new roof trusses were inserted to the north side of the hall structure carrying a plaster barrel vault formed over the new first floor room. A small stone stair turret was then built against the south-west corner of the hall, to provide access to the new first floor room. A double height porch was built to the west side of the cross passage, facing the main street, served by a newly forced opening at first floor level. This porch was probably open to the ground floor, with a small room above. Between the porch and stair turret a large axial chimney stack (or projecting oriel window) may have been constructed to serve the rooms formed by the closing of the open hall.

Evidence for this phase is: the cross-beam ceiling, scar of the barrel vault; the extant 17th century trusses; moulded stone plinth to the exterior face of the west wall; roll moulded timber beam in the lean-to and blocked forced doorway at first floor height. The stair turret survives structurally only; the porch survives in part within the later lean-to structure which abuts the building to the west.

18th century (c.1751)

This represents a significant rebuild and repair phase, alongside the considerable construction of the main Front Range. Again this phase represents significant financial outlay and investment in the building, the occupants again moving decidedly with the architectural fashions of the time.

There was an extensive remodel of surviving parts of the medieval and 17th century building to form a service wing, the open hall becoming the main kitchen, the end room divided to form a dairy and housekeeper's room. A long lean-to was built along the west side, possibly for a scullery, incorporating the remains of the projecting porch. The east wall of the building at the north end was wholly rebuilt.

The newly constructed Front Range may have incorporated the remains of the inner room of the medieval building. The south extension is built in a classical style, with fine quality fittings, such as the stair, cornicing and moulded architraves, panelling, sash windows etc.



Figure 7: Phased ground floor plan of the Manor House.



Figure 8: Phased first floor plan of the Manor House.

3.3 The Barn and Outbuildings at the Manor House

3.3.1 Summary

A group of slatestone outbuildings, under slate roofs, stand to the north and east of the Manor House, with an enclosed farmyard to the east, framed by the churchyard. The buildings consist of a Barn, Chestnut Cottage (a former stable), Wheale House and to the west of the manor house some Stores.

3.3.2 Descriptions

The Barn

There is an unusually large slatestone barn, rectangular in plan, under a pitched slate roof, with terracotta ridge tiles. The west elevation faces the manor house; it has four irregularly placed 20th century windows of various styles, an offset narrow central doorway and another doorway to the south end. The west gable end is blind; the east gable end is set with a small window and a modern door. The east elevation is abutted by a large stone and timber arch, delineating the change in status between the space around the manor house to the west and the farmyard to the east. The east elevation of the barn has a large off-centre double opening, now enclosed by a glazed porch. To the north end are two large modern windows, to the south end a loading door at first floor level and a small single light timber window and a blocked doorway, set with boarding and a window. At the south end the barn is adjoined/abutted by possible former stables.

Internally, the barn has A-frame trusses, overlapping at the apex, with raised collars. There are two sets of purlins to each pitch. A modern loft floor survives to the majority of the building to the south end. On the ground floor all fittings have been removed, the walls plastered and the floor is concrete. This main part of the barn was once used as a pub. The building has been divided at the north end, to form a separate cottage (Clover Cottage), to which there was no access during the survey.

Chestnut Cottage (a Former Stable)

Small slatestone, L-shaped building, built up against the barn to the east, under a slate roof. The projecting wing, to the east side is gabled, with barge boards, and a stone and slate vent in the apex. There is a modern doorway to the right and window to the left. The rest of the north elevation has two evenly spaced blocked doorways, set with modern plastic windows. The east elevation is partly gabled and rendered; to the south are two modern windows and a set of glazed patio doors, which lead into a small walled garden. This building has been partially refaced with stone and heavily restored as part of a previous conversion to a cottage (Chestnut Cottage). The interior is wholly boarded out and modern.

Wheale House

A small slatestone building with a modern slate roof, rectangular in plan on an east-west alignment set to the north of the Manor House. The building is set into the bank, to the north. The south elevation of the building faces the manor house and appears to have been refaced or heavily repaired during its conversion to a cottage. There are three modern window openings and a central wide doorway opening, served by a set of stone steps. The elevation has been raised, the roof wholly replaced. There are a row of sockets or small holes at the eaves, to the west, which may be for pigeons or doves. The west elevation is rendered, with a small modern window at ground floor level to the north. The west gable end has a timber sliding door to a store at the north side, a small

modern window to the south and another small modern window in the gable apex. The interior is wholly modern and boarded out.

The stores

The outbuilding adjoining the Manor House to the west is built in a local vernacular style out of slatestone and shale rubble, with roughly dressed stone quoins and a single pitch slate roof. The outbuilding is of single storey, with two centrally positioned doors providing access to the two small rooms. There is a small single window opening in the west wall, with a slate sill.

3.3.3 Survival of Features/Condition

The Barn was partially converted in the late 20th century, to provide space for a public house and a cottage. The upper area over the pub (i.e. the loft) was left largely undisturbed. The 19th century A-frame roof trusses survive in part, the collars raised. No other interior fixtures appear to have survived.

Chestnut Cottage (Former Stable) was converted to a self-contained cottage in the late 20th century or early 2000s. The interior has been completely boarded out and plastered, with no interior features appearing to survive.

Wheale House was also converted to a cottage in the same period and completely modernised within, again no interior features appear to survive.

The stores were probably constructed in the same phase (c.1751) as the Main Range of the Manor House. The building survives in a largely original structural condition, with plank doors, serving the two compartments, which now contain heating equipment, with concrete floors.

3.3.4 Significance of Buildings

The barn and two converted outbuildings hold some *local significance* and *associational significance* as part of the complex serving/associated with, the Manor House. The Manor House is the central focus, in conjunction with the church, of the entire village community. Individually, although there is substantive structural survival the barn and outbuildings have been so heavily modernised that they could no longer be said to be good examples of their type.

The small adjoined outbuilding (to the west of the Manor House) is different. This is part of the extensive 18th century phase of construction and remodelling. This small building is adjoined to the Grade II Listed building; it therefore holds, *local, regional* and *national significance*, not individually, but as part of the whole. This outbuilding contributes to our understanding of the development/conversion of the extant building into a Service Range at this time.

3.3.5 Contribution to the Setting of the Manor House

The value of the outbuildings at Woolsery lies largely in their group value and exterior appearance which contributes to the historical context and setting of the main heritage asset, the Manor House itself.

The vernacular materials and surviving historic exteriors of the barn and outbuildings, create a cohesive visual 'setting' for the Manor House, of notably agricultural nature. The adjacent farmyard

reminds us that historically a small Manor of this type was reliant on its farm income, in such a rural area/community.

Visually the buildings compliment the house and frame the house in inward views and in views across the historic core of the village. The buildings also define the Manor House site, enclosing it to the east, standing within a farmyard between the Manor House and the church.

3.4 The Farmers Arms

3.4.1 Summary

A two cell 18th century stone and cob thatched cottage, with to the west two phases of single storey barns and to the east a 19th century two storey structure in-filling a gap between the cottage and its neighbour. The whole has been combined and converted in the mid-20th century to a public house, The Farmers Arms.

3.4.2 Description

Barn

The barn to the west of the building range is of rendered cob and stone construction, under a continuous modern slate roof. The eastern part is lit by two modern window openings in the north wall, set with 20th century casements and shutters. A double width opening in the south wall, probably an original cart door, has been set with 20th century leaded glazed doors. A blocked loading door is visible in the west wall, in the apex of the gable, now contained within an interior space.

The small addition to the west has a blocked doorway in the north wall and a blocked loading door in the west gable-end, with ceramic brick reveals. There is a single doorway at the west end in the south elevation, in a narrow timber frame, the door is of plank form, ledged and braced.

The barn is entered through a narrow forced doorway, in the eastern end of the south wall via a small 20th century extension containing the modern commercial kitchen. The interior of the barn has been wholly modernised with sections of stonework added to create a rustic effect. The floor boards, beams and ceiling are all of mid to late 20th century date. In the south wall, at the east end, are roughly dressed stone quoins, visible in a section of exposed stonework. These demonstrate where the barn structure abuts the cottage to its east.

The Former Cottage

The north elevation is an asymmetrical four window range, of solid rendered construction, with a part rebuilt stone-rubble west end, under a hipped thatch roof. To the west is a brick upper on a rubblestone stack. The north elevation has on the ground floor, to the west, two small irregular window openings, with 20th century leaded casements, and to the east, a narrow 20th century door and small single pantry window. On the first floor are three 19th century hornless sash windows (2x2 panes) with narrow glazing bars. The south elevation is abutted at ground floor level by an extensive network of modern outshuts for the former commercial pub kitchens. At first floor level beneath the eaves there are three small 20th century windows.

The former cottage is accessed via the current front door in the north wall, into a small lobby formed by modern partitions, leading to the east into the 19th century infill building. A door also leads south into the eastern ground floor room of the cottage. This room has a low beamed ceiling, with an offset ceiling beam with rough chamfers running north-south, with some surviving irregular narrow joists. Otherwise this room has been wholly modernised to form the public house tap room with bar. There is a door in the south wall leading through to the modern service outshuts. To the west the wall has been forced, leaving only a thick stub to the north side, modern beams inserted. This opening leads into the western ground floor room.

The western ground floor room has a blocked doorway in the south wall and an alcove, with timber lintel, formerly for a 'creamer'. A large forced opening in the north-west corner leads into the abutting barn. A ceiling beam runs east-west, with shallow chamfers and run out stops. A few surviving narrow irregular joists are socketed into this beam. The room is heated by a rubble stone gable-end stack to the west, with dressed stone quoins, with a replaced concrete lintel. The hearth has a cloam oven to the south side, which has been exposed by the part demolition of the stack. There is a brick paved floor, much disturbed, the bricks of early frogless form. There is a large modern rubble-built wellhead, set with a glass panel. This is built over an earlier, possibly 17th century stone-built well, in the south-west corner of the room; the wellhead partially blocks the hearth.

A 20th century stair rises to the north-east out of this room. A narrow L-shaped pantry is formed by the stair against the north wall, with a small mesh-covered window. The stair rises in a steep single flight, served by a 20th century door. To the south at the top of the stair is a banister with moulded handrail, stick balusters and square newel post. There is a small irregular landing at the top of the stairs, lit by a 19th century sash window in the north wall. The ceiling is low, the eaves sloping, plastered and enclosed.

To the west of the landing is a large room to the north formed by modern partitions, with a modern plank door. This room is lit by a 19th century sash at eaves level and a small modern window set high in the gable end to the west, adjacent to the stack. The ceiling is low, the eaves sloping and plastered. To the south is a smaller room, which has an original lathe and plaster partition to the east, and a modern partition to the north, and a modern plank door, lit by a window in the south wall. These rooms were originally one large heated bedroom.

To the centre, on the south side of the landing, is a small room, formed from beaded plank boards to the north and original lathe and plaster partitions, to east and west. This is now a bathroom, lit by a small window at eaves height in the south wall. To the east of the landing, an original lathe and plaster partition runs the full width of the building, north-south, set with a narrow modern doorframe, leading east into a single rectangular bedroom which has been sub-divided into a smaller bedroom, and corridor serving a bedroom in the 19th century infill to the east. A modern plank door and a change in level lead into this extension. The corridor is lit by a window at eaves height in the south wall, and the bedroom to the south is similarly lit.

The roof is thatched, hipped to the west. The A-frame trusses are lightweight, of elm, without collars, but with roughly chamfered tie-beams. The joints are lapped, spiked and pegged. Multiple purlins to each pitch, carried on the back of the truss blades.

Infill building

The north elevation is asymmetrical, of solid construction, rendered and painted, under a slate roof, with glazed ridge tiles and a brick gable-end stack to the east. There are two small windows in the ground floor, that to the west in a blocked doorway. The window to the east is a 19th century

casement. On the first floor is a large square opening with a slate sill, set with a modern plastic window. The south elevation is almost wholly obscured by the service outshuts to the rear, and is rendered.

Accessed on the ground floor via the modern lobby in the Former Cottage, the room is lit by two windows in the north wall. The ceiling is quite low, of original lathe and plaster, with a central chamfered ceiling beam running north-south. To the centre an iron post supports the beam. A stone stack has been built to the east, with a square alcove to the north side, possibly a former condiment store, the fireplace is large and open, with a brick segmental arch over. The reveals of the hearth are dressed. There is a large oven to the north with an iron door, with a possible warming chamber below. A large opening in the south wall exhibits the remains of brick reveals to the east side but has been forced to provide access to the service outshuts to the rear of the building. A modern bar has been inserted to the west of the room.

The first floor room of the building is accessed via the corridor in the Former Cottage. The room is lit by a very large square window opening in the north wall. The room has an original high lathe and plaster ceiling, raised into the sloping eaves, the base of the truss blades boxed in with bead moulding. This ceiling is obscured by a 20th century boarded ceiling, with modern coving inserted with a central beam, running north-south. There are deep beaded skirting boards and a rubble stone stack, with two small parallel fireplaces with brick segmental arches, with a modern slate hearth.

Service Outshuts

These are accessed via the eastern ground floor room in the Former Cottage and by the large opening in the south wall of the 19th century infill building. The outshuts are largely all 20th century. To the west the stone walls are thicker, and may represent the remains of a small 19th century outshut, with unknown function.

3.4.3 Survival of Features/Condition

Barn

The cob and stone structure of the two phases of barn are the only surviving historic features, with the remains of blocked loading doors and openings. The interior of the small barn has been stripped out and it is used for storage. The larger barn was converted in the mid 20th century to provide extra dining accommodation for the pub.

Former Cottage

On the ground floor, to the east, a chamfered ceiling beam and some poor quality joists survive. To the west, a rubble stone chimney stack survives, with a cloam oven, some original ceiling joists and beams and part of a brick floor. On the first floor, some lathe and plaster partitions survive, and one plank-boarded partition, a baluster rail survives to the stair. There are three hornless sashes to the front (north) wall, of 2x2 panes. There are some A-frame trusses within the roof structure. The cottage has been built over an earlier stone-built well.

Infill building

A stone stack to the east serves the ground and first floor; a large square open hearth with an oven and warming chamber to the ground floor, and two small adjacent hearths to the first floor. Lathe and plaster ceilings and joists/beams, survive to both ground and first floor. There is one good beaded casement window, two-light of six panes to each casement, set on the ground floor, to the front. On the first floor there is beaded boxing to the base of the trusses and beaded deep skirting

boards. There are A-frame trusses within the roof and evidence of an earlier, possibly timber building can be seen within the roof space, as a scar on the east wall of the adjacent cottage.

3.4.4 Significance of Buildings

The Farmers Arms is Listed Grade II; statutorily protected and therefore identified as being of *local, regional* and *national significance* for its age and preservation. The building is a fair example of a local and regional architectural style and is relatively well preserved with some surviving features despite 20th century alterations.

The building is constructed of vernacular materials and is of a specific regional style. The exterior north elevation, which faces the Manor House and church is largely unaffected by 20th century development. Inside, there are some surviving historic features such as floor joists and ceiling beams and a rubble stone chimney stack with open hearth. The hearth has a cloam oven, also of a local regional form.

The 19th century infill building attached to the Former Cottage and Listed with it, exhibits some of the proportions and detailing of the 19th century and has a stone stack, with open hearths. Its main value is in its contribution to the development of the adjacent Cottage. The barns are also Listed as part of the association with the Farmers Arms, they contain some historic structure, but little historic details.

The real value however lies in the cohesive appearance of the front facade of the barns, Farmers Arms, 19th century infill building and Corner Cottage (now the Fish Shop). These contribute to the historic core of the village, which is a Conservation Area. The buildings also hold separate group value as they provide the setting to both the Manor House, another Grade II Listed building and the Grade I Listed Church of All Hallows.

3.4.5 Phasing

18th century

This represents the construction phase of the two-cell cottage, the Farmers Arms, which lies under the thatched roof. The cottage was of two room plan with a central entrance, the room to right being heated. The remains of historic lathe and plaster partitions upstairs suggest rooms to east and west, with a small room between on the south side, possibly with the stair in a similar general position, within a small landing, to the north.

The Listing text refers to a late 17th or 18th century date for this cottage. However, there is absolutely no evidence of a date as early as the 17th century and no surviving structural or interior features to support this. It is far more likely this is an 18th century structure.

Late 18th century

This represents the construction phase for the main barn to the west of the cottage. We can see evidence of roughly dressed stone quoins abutting the earlier wall within the interior of the barn, on the south wall.

Mid 19th century

This represents the construction of the infill building. The building is of two-storeys and one room plan on both floors. It may be that this infill building was intended as a purpose-built extension to

the extant cottage to the west, as it is accessed from within the cottage. There is no evidence of access between the ground and first floor within the building.

Late 19th century (remodel of earlier barn)

This represents a phase of remodelling, potentially of the barn apparent on the tithe map to the west end of the range of buildings. This barn was truncated and demolished at the west end. A new west gable was built with a loading door, framed by ceramic bricks typical of the late 19th century.



Figure 9: Phased ground floor plan of the Farmers Arms

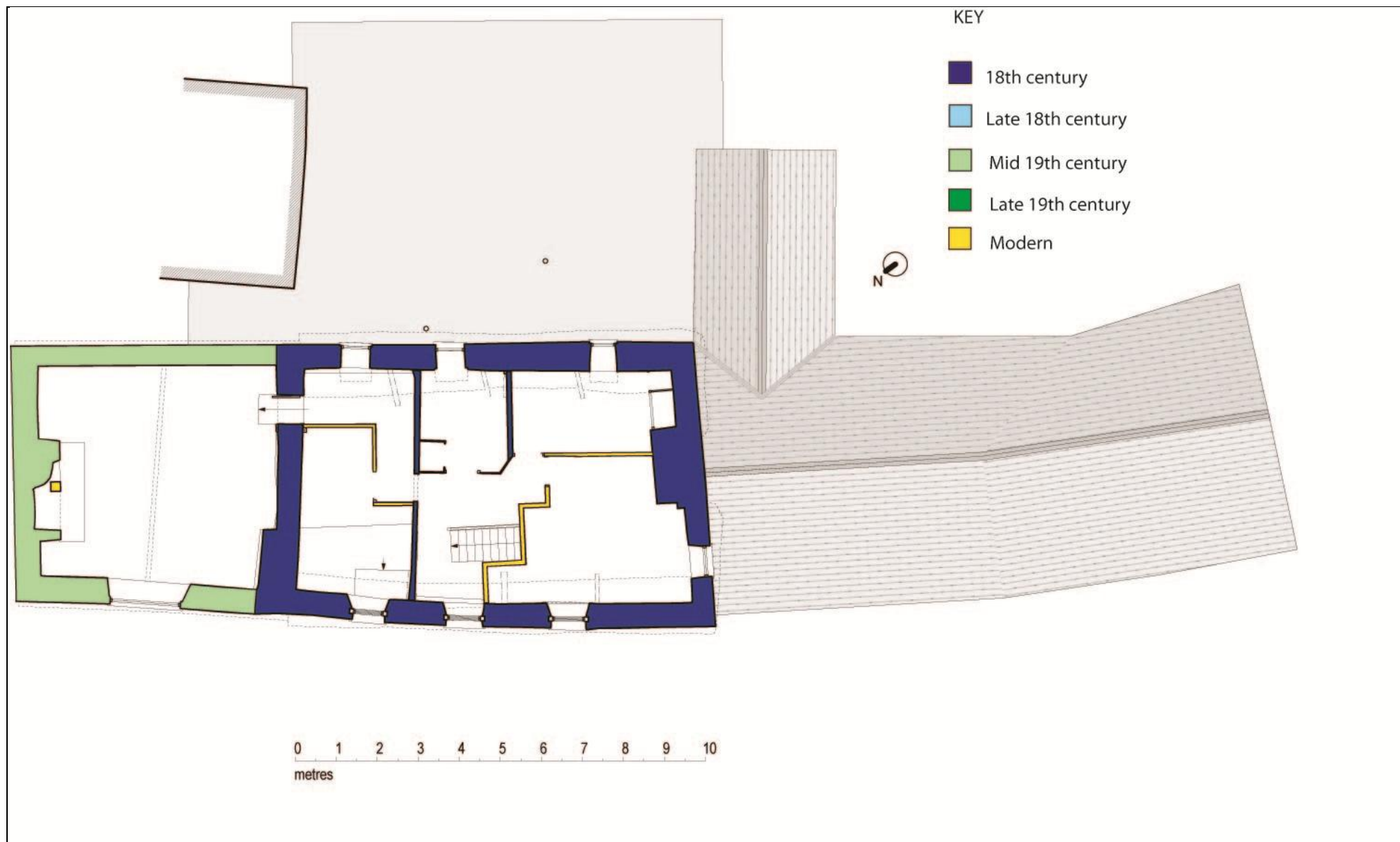


Figure 10: Phased first floor plan of the Farmers Arms.

4.0 Conclusion

The buildings at Woolsery represent a typical village group; the Manor House near the church with associated buildings and a row of attached cottages and barns to the south.

The Manor House contains a wealth of period features from the 15th to the 18th century and has surviving medieval structural remains.

The outbuildings represent an important in-town farmstead but have been much altered in the 20th century.

The Farmers Arms and buildings are of vernacular form and materials with the main building being a fairly well preserved 18th century cottage with 20th century alterations.

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First Edition Ordnance Survey map of 1887

Second Edition Ordnance Survey Map of 1906

Appendix 1

Details of the DoE Building listing

The Manor

Hotel formerly house. Circa 1500 remodelled in circa early C17 considerably extended in C18 probably 1751 with further addition in later C20. Rendered stone rubble walls. Hipped slate roof. Brick stack at each end of front range and one axial to rear wing. Plan: the rear wing is in fact the earlier with the front part of it at least dating back to circa 1500 when it had an open hall with central hearth. This hall was floor with a stack inserted and either extended or reroofed in circa early C17. It may have been a 3-room-and-through-passage house of which the lower end has been remodelled on the C18 front block. This may correlate to a datestone of 1751 found in an outbuilding with the initials of Bartholomew and Sarah Prust. It consists of 2 rooms with a central entrance hall and stair wing behind in angle with earlier rear wing. To the rear of this again a C20 extension was added. Exterior: 2 storeys. Symmetrical 5-window front to C18 block of early C19 12-pane hornless sashes. Central possibly C18 doorcase with Doric columns, cornice and entablature and semi-circular fanlight over 6-panel door. At rear is wing behind left-hand end with hipped stair wing in angle between 2 ranges and C20 extension beyond. Interior: front range has early C19 moulded ceiling band in right-hand room with flowers in corners and corresponding pilastered architraves to windows. C18 open string staircase with turned balusters, column newels and wreathed handrail. Front room of rear wing has re-used late C17 bolection moulded panels applied to the walls and a contemporary moulded wooden cornice with dentils below. The room behind has a good quality intersecting moulded beamed ceiling of circa early C17. Above this room is one original smoke-blackened roof truss with plastered over feet which has a yoke at the apex and had a morticed collar and threaded purlins. Beyond it is a C17 roof truss with collar halved on with dovetail lap-joint. To the rear of this is a thick full-height wall with signs in the plaster of a barrel ceiling. Beyond it again is another C17 roof truss. This building shows an interesting development of plan form with some good quality features and it occupies a prominent position in the centre of the village.

The Pub

Inn and adjoining cottage. Few dateable original features survive but Farmers Arms is probably late C17 or C18 in origin whereas the cottage may be no earlier than C19. Rendered and whitewashed stone rubble walls. Right-hand part of inn has hipped thatch roof, slate to left-hand part of inn and cottage which is hipped at left end. Brick stack at left end of both inn and cottage. Plan: Farmers Arms has 2-room plan with the left-hand room heated, central entrance. Plan probably altered considerably in C20. Cottage to left is either of 1 or 2-room plan with entrance to right. Exterior: 2 storeys. Farmers Arms to right has asymmetrical 4-window front, the left-hand slated part is taller with a large C20 3-light casement on the 1st floor and 2 small-paned 2-light casements below. C20 plank and part-glazed door to left of centre of thatched part. At the right-hand end is a lower addition which was formerly an outbuilding. Corner Cottage to left has 2 circa late C19 6-pane sashes on the 1st floor and a larger one below to the left with C20 plank door to the right. Interior: of Farmers Arms is mainly the result of C20 modernisation/alteration.

Appendix 2 Table of Nearby Heritage Assets

No.	Mon ID	Name	Record	Details
1	MDV75435	Ivy House, Woolserly	Extant Building	Late 17th century house remodelled and extended in 19 th century.
2	MDV175	All Hallows Parish Church, Woolserly	Extant Building	Medieval church 14th century nave and transept. 16th century aisle, porch and vestry 19th century incorporating some earlier roof. Restored in 1872.
3	MDV75436	Farmers Arms, Woolserly	Extant building	Inn of probable late 17th- or early 18th century origin with 20th century alterations.
4	MDV75437	Corner Cottage Woolserly	Extant Building	Post medieval cottage
5	MDV75433	Manor House Hotel, Woolserly	Extant building	Hotel, formerly a house perhaps dating from the mid 15th century, remodelled in the 17th century and considerably extended in the 18th century or early 19th century with further addition in later 20th century.
6	MDV75439	Town Farmhouse, Woolserly	Extant building	Mid 17th- to early 18th century farmhouse with 19th century dairy.
7	MDV2615	Bible Christian Chapel	Extant building	Post medieval nonconformist chapel opened 1858
8	MDV75434	K6 Telephone Kiosk, Woolserly	Extant structure	Modern telephone box south west of the church of all hallows
9	MDV20644	Building Platforms, Woolserly	Earthwork	2 possible building platforms unknown date
10	MDV179	Arrowhead, Woolserly	Find spot	Prehistoric leaf shaped arrow head found at Walters
11	MDV176	Sundial in churchyard, Woolserly	Extant structure	Undated sundial at Church of All Hallows.
12	MDV4414	Memorials in churchyard, Woolserly	Extant structure	Five early eighteenth century memorials in the Parish Church of All Hallows.
13	MDV11679	Site of Windmill, Woolserly	Documentary evidence	Tithe Mosaic, approximately 1838-1848 Windmill depicted.
14	MDV16288	Medieval settlement, Woolserly	Documentary evidence	At the time of Domesday this was recorded as Olverword. It was held by Colvin the Reave.
15	MDV18206	Medieval farmstead	Documentary evidence	West Town alias West Woolfardisworthy. This was part of the great manor of Hartland. In 1566 it was held by five free Tenants
16	MDV37920	Churchyard wall and Lynchgate, Woolserly	Extant structure	Churchyard wall and lych-gate to church of All Hallows. Wall with 17th century coping but possibly of medieval origins, evidence of some 19th century rebuilding, lych-gate 19th century.
17	MDV57920	Flints, Woolserly	Findspot	A Neolithic flint scatter found at woolserly
18	MDV74462	Stable and Linhay, Woolserly	Extant building	Adjoining stable and linhay of stone and cob construction.
19	MDV74532	Hammetts farmhouse, Woolserly	Extant building	Late 15th century former farmhouse, with 17th- and 20th century alterations.
20	MDV80698	Curvilinear enclosure, Woolserly	Documentary evidence	Curvilinear enclosure, Woolfardisworthy. Visible on Ordnance Survey 1880s-90s First Edition 25 inch map.
21	MDV34992	Field system, Woolserly	Documentary evidence	Medieval strip field visible to the north of the village on the C20 mapping
22	EDV4444	Palaeoenvironmental investigation, Woolserly	Survey	Field Survey/Palaeoenvironmental Investigation in Hartland Peninsula

Appendix 3

Table of Surviving Features

Room No:	Function of Room:	Name on Architect's Plans:	Surviving Features:
1	Vestibule	Lobby	Cornice; dado rail; deep moulded skirting boards; wide moulded door architraves; plaster arch with moulding and panelled cupboards to each side.
2	Dining Room	Lounge	Wood carved cornice (stored on floor); deep moulded skirting; wide moulded door architrave; two moulded panelled window casements with shutters; dado rail (some surviving pieces stored on floor); small panelled cupboard in east wall with moulded surround; slate fireplace surround with mantle shelf (later 19 th century replacement)
3	Drawing Room	Lounge	Cornice; picture rail; deep moulded skirting; wide moulded door architrave; two moulded panelled window casements with shutters; deep moulded skirting boards; marble fireplace surround with acanthus console brackets and mantle-shelf (Doric columns from former porch stored in here, set of panelled front doors stored in here; fanlight stored in here)
4	Stair hall	Hall	Cornice; dado rail; pilasters with moulding; deep moulded skirting; wide moulded door architraves; stair with moulded stair plate, polished ramped moulded handrail with coiled curtail step; turned vase balusters; six panel door under stairs with L-H hinges; hornless sash window 12 x 12 panel with arched top with four panes (plaster arch with panelled cupboards between stair hall and vestibule)
5	Morning Room	Bar	Moulded door architrave; shallow pointed arched timber alcove shelves removed; blocked fireplace; beaded window casement; blocked round arched doorway
6	Indoor swimming pool room		Enclosed within this room built up against the west elevation is a former exterior plaque, set in the wall, with a date of 1751
7	Modern extension	Restaurant	Late 20 th century/early 21 st century concrete block extension, no historic features
8	Utility room/former professional kitchen	Kitchen	Roll moulded timber beam in south wall; thick section of surviving 17 th century masonry (part of porch); first floor door opening (part of porch); stone moulded plinth at base of west wall of main building; opening into former cross passage with wide sloping reveals; later 18 th century or 19 th century hearth/stove fireplace
9	Passage		Formed from cross passage and end room, within remains of medieval building. Chamfered 18 th century door frame, plank, ledged door and three light hopper window vent above door; deep simple moulded skirting.
10	Dairy	Store	Formed from cross passage and end room, within remains of medieval building. Stone rubble open hearth with dressed stone quoins; timber bressumer over with shallow chamfer with run-out stops; slate and brick shelves; alcove with narrow timber lintel, blocking of an earlier window opening; late 19 th century horned sash with two large panes to each light with thin chamfered glazing bars

11	Former Housekeepers Room	Office	Formed from cross passage and end room, within remains of medieval building. 18 th century room formed using lathe and plaster partitions. Deep moulded skirting; cupboard with ledged plank doors; late 19 th century horned sash with two large panes to each light with thin chamfered glazing bars
12	Former open hall – ground floor	Restaurant	Roll-moulded cross beam roof, 17 th century; 18 th century beaded kitchen fireplace surround with mantle shelf; some surviving sections of 18 th century moulded skirting board; blocked 18 th century doorway to stair hall with narrow timber lintel; blocked 18 th century arched doorway to morning room
13	Former stair turret – ground floor	Cellar	Doorway in east wall; doorway in north wall; blocked window opening in west wall. No other features survive.
14	Space between former stair turret and porch		Space from the 17 th century phase of the house. Of unknown function, but potentially in the location of the former lateral stack or and oriel window serving the hall.
15	Store		Plank door, ledged and braced, concrete floor
16	Store		Plank door, ledged and braced, concrete floor, blocked window visible in west elevation of building, carved stone reveals
17	First Floor landing	Landing	Cornice; dado rail; pilasters with moulding; deep moulded skirting; wide moulded door architraves; polished moulded handrail and turned vase balusters forming railing; hornless sash window 12 x 12 panel with arched top with four panes (as described with stair hall)
18	Bedroom 1	Bedroom 1	Two moulded panelled window casements with shutters; some surviving lengths of picture rail; some surviving lengths of deep moulded skirting boards; blocked fireplace; moulded door architrave; small blocked window opening in west wall
19	Bedroom 3	Bedroom 3	Two moulded panelled window casements with shutters; some surviving lengths of deep moulded skirting boards; blocked fireplace; moulded door architrave (this room is partially divided by a flimsy modern timber partition, with only the struts surviving)
20	Bedroom 2	Bedroom 2	One moulded panelled window casement with shutters; deep moulded skirting boards; moulded door architrave
21	Bedroom 4	Bedroom 4	Cornice; moulded picture rail; deep moulded skirting boards; blocked fireplace; two moulded door architraves; moulded panelled window casements with shutters
22	Modern extension	Bedroom 5/6	Late 20 th century/early 21 st century concrete block extension, no historic features
23	Bedroom	Bedroom 7	Two late 19 th century horned sash with two large panes to each light with thin chamfered glazing bars; deep chamfered skirting boards; moulded door architrave; one later 19 th century chamfered architrave; boxed in base of roof trusses; beaded pine plank boarding beneath windows on east wall
24	Former open hall – first floor	Store	Wall scar showing sockets for former barrel vault on north wall, one half of a 15 th /16 th smoke-blackened truss possibly a former jointed cruck with yoke, 17 th century truss, one large chamfered purlin to west side; rendered brick 18 th century stack; beaded frame to alcove cupboard to west of stack; 18 th century blocked

			doorway with narrow timber lintel to stair hall to east of stack; possible blocked opening to stair turret in south-west corner
25	Former stair turret – first floor	Bathroom	Moulded door architrave, two panel door

Appendix 4 Historic Building Assessment: Supporting photos



The front facade of the Manor House; from the south.



The north gable end elevation of the Manor House; from the north, north-west.



The outbuilding adjoining to the west, the forced opening to the centre and the abutting tall south wing of the Manor House; from the north-west.



The dining room in the Manor House, showing panelled casements; from the north-west.



The archway to the stair hall, from the vestibule; from the south.



The fireplace in the drawing room at the Manor House and the former Doric columns and fanlight stored here; from the west.



The stair in the Manor House; from the south-east.



The tall arched stair window; from the south-west.



The alcove, blocked fireplace and blocked doorway in the north wall of the morning room, in the Manor House; from the east, south-east.



The small fireplace and blocked window or alcove in the west wall in the front bedroom to the left in the Manor House; from the east.



Two doorways within the lean-to, one to the former cross-passage on the ground floor, the other on the first floor to the former porch; from the west.



The historic trusses within the roof structure above the former open hall; from the north-west.



The scar from the former barrel vault in the upper north wall of the former open hall; from the south-east.



The 18th century kitchen fireplace in the former open hall, on the ground floor, in the service range; from the north-west.



The cross beam roof, inserted into the open hall in the 17th century; from the north-west.



The outbuilding to the north of the Manor House; from the south-east.



The farmyard of buildings to the east of the Manor House, showing the context and setting; from the north-east.



Fireplace in west gable end stack in the Farmers Arms, with replaced concrete lintel; from the east.



The east gable stack in the 19th century infill building; from the west-north-west.



The first floor stone stack with two hearths in the 19th century infill building; from the west.



The thatch roof with A-frame trusses and multiple purlins; from the south-west.



The Farmers Arms and 19th century infill building viewed from the lawned gardens of the Manor House; from the north, north-west.



The Farmers Arms and barns from the south side, showing proximity to the church; from the south-west.



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