

Hartland Lower Brownsham House

Hartland

Devon



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Introduction

Lower Brownsham Farm is Grade II Listed, located in the hamlet of Brownsham in North Devon. The National Trust own the property and have identified it as in need of an historic building survey in order to record and analyse the origin, construction and development of the buildings and therefore better inform their maintenance and interpretation without compromising the buildings historic features or conservation value.

Although an earlier survey exists from 1990 it was thought necessary to revisit this property as records are currently being digitised and updated. Maintenance work is scheduled that would allow unrestricted access to the property.

The area appears to have been settled by the early 16th century¹ and has continued to be so through to the current day with Higher Brownsham Farm to the NW being developed in close association. Lower Brownsham Farm and associated buildings are fine examples of a surviving late 16th/17th century farm complex with 18th century alterations. The farmhouse is of two storey cob and stone construction, adapted and extended in numerous phases between the 16th and 20th centuries.

The farmstead currently comprises: the farm house, pigsty, games room, holiday cottage, stock shed, modern sheds and garage; however, this survey concentrates on the farm house only.



Figure 1: View of Lower Brownsham from the south-west.

¹ Lower Brownsham was first mentioned in a deed of 1521

Lower Brownsham

Grid Reference: SS 2862 2592

Site and Aspect: Farmstead set in top of small combe, farmhouse facing North-East

Landscape value: Set near the sea and costal path in a small, attractive hamlet.

Historical Value: Late 16th century to early 17th century with later additions.

Present Use: Residential

Plan Type: Complex development of either a two cell with lateral stack or three cell through passage plan.

Important Features: External appearance and plan. Composite roof structure from late 16th century – 18th/19th century. 18th century paneling in Rooms A and D. 18th/19th century paneled doors in A,B and D. 19th century plank and batten doors in Room D D3. 18th century windows, shutters and paneling in Rooms A,B and D. Some early crown and rolled glass in windows of Room A and J. Single hung sashes in rooms J and K. Room F with salting tanks. The slate shelves and slate floor have been removed since the earlier survey of 1990. All other sash and casement windows of 19th century/early 20th century date.

State Of Repair: Damp issues associated with fireplaces which roofing repairs should address.

Structural development (transcribed from the 1990 report)

Possibly 15c/16c	the original three-cell cross-passage house is cob, and this suggests it is earlier than the present roof-timbers, in a North Devon Context.
Late 16c/ early 17c	Present roof timbers (trusses 2 and 3) either put on to replace part of earlier roof, or house built at this time. The latter seems unlikely the trusses are very variable and therefore more than likely of different ages. If built in the late 16c/early 17c it seems unlikely that so much re-timbering would have been necessary in the 18c and early 19c. The early trusses (2 and 3) are not the same construction as the early 17c ones at Higher Brownsham, being mortised and tenoned, suggesting they are probably earlier. Roof covering thatch.
Early 18c	Stair turret with twin entry to two rooms, probably of this date, very large, somewhat pretentious. Room B window panelling possibly inserted as raised and fielded under window; this may have been, however, an anomaly.
Late 18c	Room A given dado panelling and shuttered sash windows. Room C panelled along cross-passage partition, this may have extended round the room, but the evidence has long gone. Window and window seat inserted.
C.1800	<p>The stair turret may have been altered or enlarged at this time, the first floor cupboard has a door of this period. This however may have been inserted with the first floor passage that gave more privacy.</p> <p>Three storey extension build on the lower end, with salting room and dairy, sleeping and storage, and attic as an apple store and bedroom.</p>
Early 19c	Rear extension built as kitchen, removing cooking function (apparently on 1844 Hartland Tithe map).
Mid/late 19c	Room H added as an outhouse and food preparation (i.e. butchery) room, with a drain in the floor so it could be swilled down.
Early/mid 20c	Roof slated.
Late 20c	Rooms A and B combined, new fireplace built in room A.



Figure 2: Phased plan of ground floor (from the 2015 survey).



Figure 3: Phased plan first floor (from the 2015 survey).



Figure 4: Phased plan attic floor (from the 2015 survey).

The developmental phasing of the building observed during 2015

Phase 1: Possible longhouse consisting of rooms A, B, C & D. Room A the inner room; rooms B & C heated by a lateral stack probably with adjacent stair turret, and room D being the 'lower'

animal end of the building. This suggestion is conjectural, however two factors point towards this conclusion.

1. The primary elevation of the house is not orientated to the south/southeast to maximise on the available sunlight as are the majority of the farmhouses in the area/Devon but is taking advantage of the slope to allow drainage from the lower end.
2. Between the cross-passage C and the lower room D there is a step down; this feature has been seen elsewhere (NT Holnicote Estate: Kamamac) as to be indicative of a longhouse.

Phase 2: The lower end of the building; room D, is raised to full two storey and converted to domestic use and heated by a gable end stack and the cross-passage C is formed.

All the architectural features of this end of the building date after the early 17th century; the probable date when this end of the building was incorporated as domestic accommodation.

Phase 3: The gable end of the inner room A is rebuilt with a chimneystack and the adjacent stair turret is rebuilt.

Phase 4: A three storey extension added to the south end of the building, consisting of a ground floor dairy and salting room.

Phase 5: Rear extension built as kitchen, removing cooking function (shown on the 1844 Hartland Tithe map (fig. 7).

Phase 6: Room H added as an outhouse and food preparation (i.e. butchery) room.

DoE listing

Farmhouse. Late C16 or early C17 probably extended in the C18 and refronted in early C19 with C20 internal alterations. Rendered stone rubble walls. Gable-ended slate roof. 2 brick stacks - one at right gable-end and one axial, rear lateral rubble stack with brick shaft and gable-end brick stack to rear wing. Plan: fairly complex development of plan the original form of which is not entirely clear. Probably built as a 3-room-and-through-passage plan house with long lower room to the left, heated by end stack, hall to right of passage with fireplace on rear wall and small inner room with end stack. Probably in the C18 an extension was built beyond the lower room consisting of dairy and salting-room. Behind the inner room is a stair projection adjoining the hall stack which may be a later C17 or C18 addition. C19 small service wing added behind passage and lower room. In the C20 a passage was taken out of the rear of the hall leading from the cross-passage to the stairs and incorporating the blocking up of the hall fireplace. Probably at the same time the partition between the hall and inner room was opened up to create one room. Exterior: 2 storeys. Asymmetrical 5-window front mainly of early C19 16-pane hornless sashes apart from 3 paired 16-pane sashes, one on the ground floor to left of centre and 2 on the 1st floor of which the left-hand one is a later facsimile. To left on 1st floor is blocked window opening. C20 panelled door to right of centre under shallow gabled slate door hood. Rear elevation has a single storey wing projecting to right of centre. To left is a 2 storey lean-to which contains the staircase and the hall stack is between this and the wing. Interior: room to left of passage has a section of C17 panelling above a bench against the wall backing onto the passage with sunken moulded panels with carpenters mitres and moulded cornice above. Chamfered unstopped cross beams. Wide open fireplace with plain wooden lintels and oven at the rear. Dairy to left of this room has slate shelves; a rough cross beam has an axial beam with round mortices for a partition approximately half way cross. To the rear of this are 2 very large granite salting troughs. The right-hand end room has C19 dado panelling and panelled shutters. Roof: the earliest surviving truss is over the passage and appears to have curved (boxed-in) feet, with a morticed apex and collar and trenched purlins. It is not smoke-blackened. The other roof trusses are C18 or C19 with simply crossed

apices and lapped collars. To include cob garden wall with slate capping adjoining north- west corner of house and extending up to barn to north-east of house. This house has an interesting plan and retains an attractive facade. It forms part of an unspoilt and picturesque hamlet

Building description (transcribed from the 1990 National Trust report)

Basic external appearance

Two storey single pile three cell cross-passage house with three storey extension on lower end and single storey two cell rear extension, set centrally, blocking a first floor window. Stair turret and external stack on higher end of rear elevation. Single ridge roof on house, gabled at higher end, half-hipped at lower, single ridge gable-ended roof on rear extension with North-West pitch of latter at slighter angle near eaves. House roof continues over stair turret with shallower pitch. Small flat-roofed single cell in south angle of house and rear extension.

Axial external stack at higher (North-West) end, rear lateral stack stepped in once with upper reduced in size, axial stack at original lower end of house and axial gable end chimney on rear extension. Small gable-ended hood over front cross-passage door.

Fenestration regular on front elevation above cross-passage, irregular below.

Roofs

All slate with red ridge tiles except small single cell in angle (room I) which has a flat felted roof. Lead flashings.

Walls

Rendered with black tar band, original house cob. Lower end extension rubble stone, rear not rendered. Six pigeon holes, three each side of South-East attic windows. Kitchen extension not rendered on South-West and South-East sides, also rubble stone.

Chimneys

North-west axial	Brick upper with over-sailing courses, two tall ventilated pots.
Rear lateral	Stone with stone dripstones and capping, modern square brick upper on this.
Lower axial	Rectangular, brick, over-sailing courses, one flue with side vented modern metal pot.
Rear extension	internal, square brick upper with over-sailing courses, single pot.

Internal Roof Construction

Late 16c/ early 17c trusses having very solid oak timbers at the North-West end, with slightly lighter trusses on the South-East half of the original house, which is Gable-ended. The roof trusses are not smoke-blackened. The trusses are numbered from the North-West end (over the higher end of the house). Northwest gable wall of roughly squared and coursed rubble stone, stack not visible.

Truss 1: A-frame truss, apex halved with two protruding pegs, square ridge set on edge and supported between extended end of blades. Collar arched, halved and lapped onto South-East side

of truss with two protruding pegs each end. Purlins replaced resting on backs of blades, ridge modern.

Truss 2: Very heavy timbering, apex mortised and tenoned with large pegs protruding on North-West side, cut off on South-East. Collar cranked, some jointing, with two large pegs knocked in from opposing sides at each end. Early ridge set in notch in top of apex, modern ridge resting on spacer nailed to truss. Purlins trenched into backs of blades and pegged, now truncated, modern purlins pushed out by recent pieces of wood resting on backs of blades.

Truss 3: As truss 2 with apex deeply notched. Reused pegged timber on North-East side, held out to support purlins and connecting with ridge support.

Bathroom (room L) partition nailed to collar.

Ceiling level drops to South-East of truss.

Truss 4: Probably a replacement, collar lower and apex higher, joints held by large single pegs. Modern ridge timber rests on the apex.

Truss 5: Slightly larger timber than truss 4, apex halved and lapped as truss 1 with two protruding pegs. Collar jointed similarly, held with one large peg each end.

Truss 6: Slighter timbers, collar lapped, modern ridge supported by spacer from apex, also probably replacement truss.

Stack built of rubble stone, top part rendered, roof probably half-hipped at this end before the three-storey extension was built.

Extension roof

No access.

Ceilings

All lathe and plaster unless noted otherwise.

Ground Floor

Room A artexed

Room B artexed with transverse beam.

Passage C artexed with rail along the top of North-West partition.

Room D artexed, two transverse beams with narrow chamfer and one run-out stop over window.

Passage E artexed with small transverse timber about room H door jamb.

Room F axial beam dividing old salting room from dairy, transverse beam, chamfered with run-out stops. Joists and floorboards evident.

Room G artexed.

Room H plasterboard, sloping to the North-West.

Room I	modern axial boards.
First Floor	
Room J	sloping both sides, beaded purlin in the North-East slope. Truss in partition.
Room K	as room J but only sloping North-East side.
Room L	sloping to North-East, roof access.
Room M	sloping both sides, 3 pairs truss blades showing (T.4,5,6).
Room N	Transverse beam, fairly rough, with light chamfer, triangular stops at South-West end. Plasterboard, artexed.
Landing P	Sloping to South-West, two truss blades and beaded purlin.
Attic Floor	
Room Q	Plasterboard, artexed. Three trusses and collars with single protruding pegs showing. All truss blades lightly chamfered up to collar. Three hip timbers visible. No roof access. Sloping on three sides.

Partitions

Ground Floor

Room A	Late 18c dado panelling surviving round three walls. Which are dry-lined above.
Room B	Part of partition with room A removed (see plan).
Room D	Along cross-passage C is room high late 18c paneling with moulded top rail and seat (once on wood supports) now on rubble stone infill.
Passage E	Side of stack and quoin stones visible, otherwise plastered.
Room F	Axial partition of horizontal wood boards with diagonally set square bars above, with round ends in lower and upper rail (now removed).
Room G	part tiled.

First Floor

Room L	Part tiled, part covered with vertical planks. Blocked doorway in South-East wall.
Room N	Alcove in west corner with chamfered lintel and run-out stops supporting protruding pegged tenons of joists. Coat pegs surviving on North-East side of alcove, timber plate roughly chamfered, round dowels as clothes' hangers.

Attic Floor

Room Q	artexed.
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Floors

Ground Floor	solid.
Room F	probably lime mortar, with flags on South-West side.
Room G	Marley tiles.
Room H	Red brick with brick drain.
Room I	Chipboard.
First floor	Boards.
Attic floor	Boards.

Stairs

Turret flight	This once opened from the 'hall' B and is set next to the lateral stack. Enclosed flight, quarter landing at base, straight run then winders through 90° to quarter landing in front of cupboard. Two further separated steps give access to Passage P. Blocked doorway in room J from quarter landing. Under stairs space blocked in, disused. Balustrade newel square, thinning towards top, square cap on same level as handrail which has flattened curved cross-section. Balusters square.
South-East flight	(Behind axial stack) Enclosed straight run to landing O, further flight at right angles to bedroom M.
Attic Flight	Open tread closed string flight with modern square newel and plain handrail. Modern balustrade along room Q floor above stairs, square newels and three horizontal boards.

Fireplaces



Figure 5: Fireplace and stair turret in Room B; from the north-east (from the 2015 survey).

Ground Floor

- | | |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Room A | Modern local stone surround with segmental stone arch, slate hearth, log burner. |
| Room B | Now in connecting passage between cross-passage C and turret stairs, was open, now blocked in. |
| Room D | Open, wood lintel with tiny chamfer and run-out stop. Jamb and rear plastered and painted white, fronts on jamb stones only showing. Log burner on large slate slab. Cloam oven in rear, iron door with long hinges on pins, wrought iron latch. 17c. |
| Room G | Open jambs and rear with ceramic tiles, Aga on hearth. Mantelshelf set high on curved brackets. |

First Floor

- | | |
|--------|--------------------------------------------|
| Room J | Possible in North-West wall, papered over. |
|--------|--------------------------------------------|



Figure 6: Room D, showing the fireplace; from the north (from the 2015 survey).

Doors

Ground Floor

Room A		Removed when part of partition removed.
Room B		4 panel 2x2, rimlock with brass knobs.
Passage C	D1	(front) 4 panel 2x2, spear-headed strap hinges on pins, large rimlock with brass knob on inside and large metal knob on outside, remains of thumb-latch and bolt.
	D2	(stairs) As room B, with H-L hinges and brass escutcheons.
Room D	D1	As room B.
	D2	As room B but spear-headed strap hinges as pins and thumb latch. Solid oak pegged architrave.
Room F		As room D D2, with stocklock (under stairs) door lintel with chamfered and run-out stops supporting joists.
Room G	D1	as room B.
	D2	Framed, 5 planks, rimlock with plastic knobs.
	D3	(cupboard) 5 planks and batten, strap hinges, catch.
	D4	(cupboard) as D3 but shorter.
Room H		(back) as room G D3.

Room I	As room B with brass escutcheons.
First Floor	
Room J	Modern block, catchlock with plastic handles.
Room K	As room J.
Room L	As room J. (airing cupboard) modern block, twist catch.
Room M	D1 as room J. D2 2 panel 1x2, panels slightly raised, HL hinges with nails and screws, rimlock with brass knobs and escutcheons. 18C. Architrave solid oak with small beading round. 19c mouldings in room. (cupboard) modern wardrobe set in alcove by stack.
Room N	as room B.
Passage P	(cupboard on landing) 2 panel 1x2, small brass knob and catch, butterfly hinges. 18c.
Attic floor	
Room Q	no door or doorway, open access from stairs.

Windows

Ground floor

Room A	Single hung sash, 5x2. Shutters panelled 1x2, window seat and rest of opening panelled in keeping with dado panelling. Late 18c.
Room B	As room A but 4x2. Panels below sill raised and fielded, window seat. Possibly early 18c but may be a late use of raised and fielded panels.
Passage C	(in blocked rear cross-passage doorway) single light 3x2, fixed.
Room D	pair of double hung sashes 3x2, panelled below matching that of North-West partition. Solid oak window seat supported by three wood supports from the wall.
Room E	Modern single light 2x3, top vent opening.
Room F	W1 Lower part of double hung sash 5x2, with 2 shutters in space below, perforated zinc over them on exterior. W2 Single light casement 2x2, button fastener, slate sill.
Room G	3 light casement 2x3, centre top vent opening, spiral-ended fasteners, straight stays.
Room H	Single light 2x2, fixed.
Room I	single light 2x3, pivoted horizontally, etched patterns on lowest 2 panes.

First Floor

Room J	Single hung sash 4x2, splays continue down to floor level.
Room K	as room J, but splays only to sill.
Room L	single hung sash 3x2, one of a pair, other one in room M.
Room M	W1 See room L. W2 Modern pair of double hung sashes, 3x2, large horns.
Room N	Modern 2 light casement 2x3, chamfered mullion, spiral-ended fixtures. Good slates on external sill.
Landing O	Top part of sash shared with dairy F, frame 5x2 panes. Infilled above stonework to original lintel.
Passage P	Top-hinged single light 3x2, straight stay. (stairs turret) fixed single light 3x2, larger panes.
Attic Floor	
Room Q	As room N but 2 light 2x2.

Miscellaneous

Skirting	Beaded	A (modern), K, P.
	Plain	B.
	Small, modern	C,D,I,N.
	Plain, modern	J

Dairy F

The eastern part was a dairy with slate shelving along south-east and south-west walls, 5-10 cm thick, resting on wood supports. Wide wooden shelves were on the north-east wall and suspended from the beam and joists, these were removed in 1986.

The salting room had two stone troughs in it and did have (1986) a 2 panel door opening from passage E, this is now blocked and the only access is by climbing over the slate shelf and troughs.

Attic room Q

This had a built-in bed in the east corner with heavy square posts, it formed a barrier at the top of the stairs from landing O as the head end was boarded. It was removed between 1986-90.

Desk-based Assessment (extracted from the Higher Brownsham report)

The earliest record of Higher Brownsham so far found comes in ‘Lord Dynham’s Survey’ dated 1566 when it was held by Robert Nicholl & his wife Agnes as Customary Tenants. At this date the farm appears to have been quite an established holding. Many of the sixteenth century field names correspond with those in the nineteenth century tithe apportionment as follows:

‘Robert Nicholl,
Granted to Agnes his wife, Peter & Agnes their children for fine of £46:13s:4d.

1566 SURVEY	TITHE APPORTIONMENT
House Barn & Garden & C	
Voydyparke-3acres	
Southdowne-10acres	East South Down
Neweyate Parke-3acres	
Esternorthdowne-6acres	North Down Hill
Westernorthdowne-4acres	
Ester Motten Darke-4acres	East Mutton Parke
Wester Motten Parke-4acres	West Mutton Parke
Lawneparke-1 acre	Lane Parke
Esterstokfield-1½ acres	Stockfield mead
Westerstokfield-1 acre	
Moore Park-3 acres	Moor Parke
Yolden-11 acres	Youlden
Knapp-3 acres	
Yappen Corner-12 acres	
Solom-1½ acres	Salem (Lower Brownsham)
1 Meadow Bewest the House-1 acre	
1 Withybere-¼ acre	
Total: 69 ¼ acres	

At the same time, John Nicholl & Thomas Avery held Lower Brownsham. We know this because the field names of their holding have survived & appear in the Tithe Apportionment as part of the estate of the present day Lower Brownsham.

‘John Nycolle & Johanna his wife’ had held Lower Brownsham by copy of court roll since at least 1521, if not earlier. Six of the 39 acres which John Nicholls held belonged to Higher Brownsham at the time of the Tithe Apportionment.

R. Pearse—Chope in his notes mentions that in 1572 John Nicholl appeared to be the owner of Higher Brownsham. He also records in his book: ‘The Story of that the glove—making industry had been the preserve of the Nicholls’ remaining in that family alone.

In 1609, Lawrence Sincocke (3) granted land to Peter Nicholl who is described as ‘of Brownsham’. Peter Nicholl was married to Mary Cleverdon in 1635. It is possible that the plaster ceiling at Higher Brownsham was constructed at the time of the marriage with the ‘green man motif’ (as a fertility symbol) incorporated into the plasterwork design. Certainly if not at this date, the work was carried out a little later during the mid—17th century & was possibly the work of John Abbott or one of his apprentices (see below).



Figure 7: Extract from the Tithe map of 1840

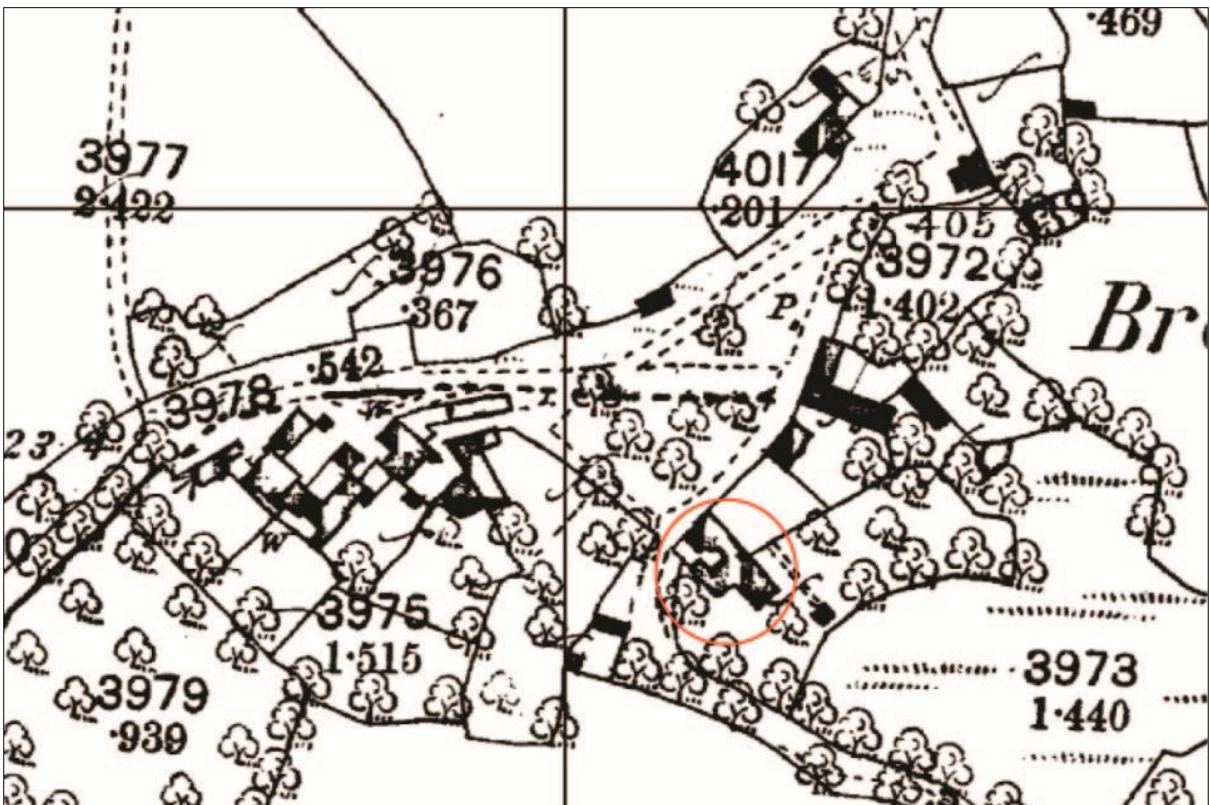


Figure 8: Extract from First Edition Ordnance Survey of 1888.

Between the production of the Tithe map in 1840 and the First Edition OS Map of 1888 an extension has been added to the south-west elevation of Lower Brownsham. The projection appears to be L-shaped, forming a small opening, a yard perhaps, in line with the exit of Passage C, although the

current opening is modern. The buildings around Lower Brownsham also appear to have undergone some structural changes with a notable expansion of the agricultural buildings to the north.

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Appendix 1

Record of the building in 2015

Building description (2015 survey)

Ground Floor

Room A

Ceiling is artexed. Late 18th century dado paneling surviving round three walls, which are dry-lined above. Fireplace has been removed and opening blocked. Door removed when part of partition removed. Modern beaded skirting. Single hung plain sash, 5x2 with some early glass. Shutters paneled 1x2, window seat and rest of opening paneled in keeping with dado paneling.

Room B

Ceiling is artexed with transverse beam. Part of partition with Room A removed (see plan). The partition that ran in front of the fireplace has been removed. The fireplace has a stone monolith on right hand side and has semi dressed stone to the left. The timber bressumer appears contemporary; however the detailing is odd in that the stop sits over the left hand cheek suggesting the opening has been reduced. Therefore there could be another stone upright to the left that is currently hidden. Four panel 18th or 19th century doorway to right of fireplace leads to stair turret. There is a part exposed timber corbel below the cross beam. Door to stair turret four panel 2x2, rim lock with brass knob and early L shaped hinges. Window as Room A but 4x2. Panels below sill raised and fielded with window seat. Possibly early 18th century, but may be a late use of raised and fielded panels.

Passage C

Artexed with rail along the top of north-west partition. Door 1 (front) four panel 2x2, spear-headed strap hinges on pins, large rimlock with brass knob on inside and large metal knob on outside, remains of thumb-latch and bolt, the beaded panels are flush on outside. Door 2 (stairs) four panel 2x2 with H-L hinges and brass escutcheons. Window (in blocked rear cross-passage doorway) single light 3x2, fixed. The front door has four flush beaded panels R stop hinges with pintel fixings and contemporary lock. The external hinges are modern and superfluous.

Room D

There is a step down into this room. The room is large and has high ceilings which are artexed. Two transverse beams with narrow chamfer and one run-out stop over window. What appears to be a blocked in transverse beam runs adjacent to the cross passage. Along the cross-passage C is room height late 18th century paneling with moulded top rail and seat (once on wood supports) now on rubble stone infill. The fireplace is open with wood lintel with tiny chamfer and run-out stop. Jamb and rear plastered and painted white, fronts on jamb stones only showing. Log burner is sat on large slate slab. Cloam oven in rear, iron door with long hinges on pins, wrought iron latch. 18th or 19th century. Door 1 is a modern replacement of a four panel 2x2 with brass knobs. Door 2 is four paneled 2x2 rim lock with spear headed hinges as pins and thumb latch. Solid oak pegged architrave. The window consists a pair of double-hung horned sashes 3x2, paneled below to match the north-west partition. A solid oak window seat supported by three wood supports from the wall has had left corner removed. This would have continued around the corner and met up with the seat against the paneling.

Passage E

Artexed ceiling with small transverse timber abutts room H doorjamb. Side of stack and quoin stones visible in partition, otherwise plastered. Window, modern single light 2x3, top vent opening.

Room F

Axial beam dividing old salting room from dairy, transverse beam, chamfered with run-out stops. Axial partition of horizontal wood boards with diagonally set square bars above, with round ends in lower and upper rail (now removed). The floor is probably lime mortar. Door is four panel 2x2 with stock lock (under stairs) door lintel with chamfer and run-out stops supporting joists. Window 1 lower part of double hung sash 5x2, with two shutters below, previous reports mentioned the lower shutters had perforated zinc over them on exterior, this is now missing and the timber window above has been replaced. This window would have provided an access point as there is no external door in this room. Window 2 is a single light casement 2x2, button fastener with slate sill.

Room G

Artexed ceiling and part tiled walls. Has modern floor covering but previous reports refer to Marley Tiles. Open fireplace with recessed Aga. The render has been removed to reveal a brick arch. Door 1, four panel 2x2. Door 2 framed, 5 planks, rim lock with plastic knobs. Door 3 (cupboard) 5 planks and batten, strap hinges, catch. Door 4 (cupboard) 5 planks and batten, strap hinges but shorter than Door 3. Three light casement 2x3, centre top vent opening, spiral-ended fasteners, straight stays.

Room H

Plasterboard ceiling, sloping to the north-west. Red brick floor with brick drain Back door 5 planks and batten, strap hinges, latch. Window single light 2x2, fixed.

Room I

Modern axial ceiling boards. Chip board floor. Door 4x4, 2 panel with brass escutcheons. Window single light 2x3, pivoted horizontally, etched patterns on lowest 2 panes.

Dairy F

The eastern part was a dairy with slate shelving along south-east and south-west walls, 5-10 cm thick, resting on wood supports. All the slate has now been removed. Wide wooden shelves were on the north-east wall and suspended from the beam and joists, these were removed in 1986.

The salting room had two stone troughs in it and a two panel door opening from passage E. The stone salting troughs are still in situ but the screen that separated them from the dairy has been removed. Hanging hooks are still in situ. There appears to have been a pump (now removed) on south wall as the wall was painted around it.



Figure 9: The dairy, including the stone salting troughs; from the north; taken during 2015 survey.

First Floor

Room J

Ceiling sloping both sides, beaded purlin in the north-east slope. Truss in partition. Possible fireplace in north-west wall, papered over. Modern block door with brass handle. Single hung sash 4x2, splays continue down to floor level.

Room K

Ceiling As room J but only sloping north-east side. Beaded skirting. Modern block door, catch lock with brass handle. Window as room J, but splays only to sill. Within the west corner a small part of a purlin is visible.

Room L

Sloping to north-east, roof access. Part tiled partition, part covered with vertical planks. Blocked doorway in south-east wall. Wide planked Baltic pine floor boards. Modern block door, catch lock with brass handles. single hung sash 3x2, one of a pair, other in room M.

Room M

Sloping ceiling on both sides. Three pairs truss blades showing (T.4,5,6). Window see room L.

Room N

Transverse beam in ceiling, fairly rough, with light chamfer, triangular stops at south-west end. Plasterboard and artexed ceiling. Alcove in west corner with chamfered lintel and run-out stops supporting protruding pegged tenons of joists. Coat pegs surviving on north-east side of alcove,

timber plate roughly chamfered, round dowels as clothes' hangers. Door 1 modern block, catch lock with brass handle. Door 2 two panels slightly raised, HL hinges with nails and screws, rim lock with brass knobs and escutcheons. 18th c architrave, solid oak with small beading round. 19th c moulding in room with alcove. Modern 4 light casement 2x2, chamfered mullion, spiral-ended fixtures. Good slates on external sill.

Landing O

Sloping to south-west, two truss blades and beaded purlin. Beaded skirting. Top part of sash shared with dairy F, Window blocked in and painted to look like window below W1.

Passage P

Top-hinged single light 3x2, straight stay. (stair turret) fixed single light 3x2, larger panes.

Attic Floor

Room Q

Ceiling plasterboard and artexed. Three trusses and collars with single protruding pegs showing. All truss blades lightly chamfered up to collar. Three hip timbers visible. No roof access. Sloping on three sides. Trusses and tie beams have protruding pegs that have a metal spike to one end which has been clasped. Window as room N but 2 light 2x2.

Stairs

Turret Flight

This once opened from the 'hall' B and is set next to the lateral stack. Enclosed flight, quarter landing at base, straight run then winders through 90⁰ to quarter landing in front of cupboard. Two further separated steps give access to Passage P. Blocked doorway in room J from quarter landing. Under stairs space blocked in, disused. Balustrade newell square, thinning towards top, square cap on same level as handrail which has flattened curved cross-section.

South-East Flight

(Behind axial stack) Enclosed straight run to landing O, further flight at right angles to bedroom M.

Attic Flight

Open tread closed string flight, square newel and plain handrail. Modern balustrade along room Q floor above stairs, square newels and three horizontal boards.

Internal Roof Construction

The roof is accessed through an opening in the bathroom ceiling (Room L). There is clear evidence of several roof construction phases and an earlier roof construction still exists within the current system. The earliest roof covering was most probably thatch, now slate, with lime torching still existing on underside of slates.

It was not possible to fully inspect the roof due to restricted access on the initial visit. However the property was scaffolded and the roof was inspected on 23rd January 2015 when builders were repairing the roof.

Trusses 1 and 2 above Room A were not accessible and Truss 3 and 4 had A frames that were smaller and chunkier than trusses 4, 5 and 6. The apex joint was also different between the two types; trusses 3 and 4 being halved and pegged at the apex; trusses 4,5 and 6 having a mortice and tenon joint at the apex. All purlins and rafters were modern timber across the entire roof.



Figure 10: Internal Roof Structure showing apex of truss 3.