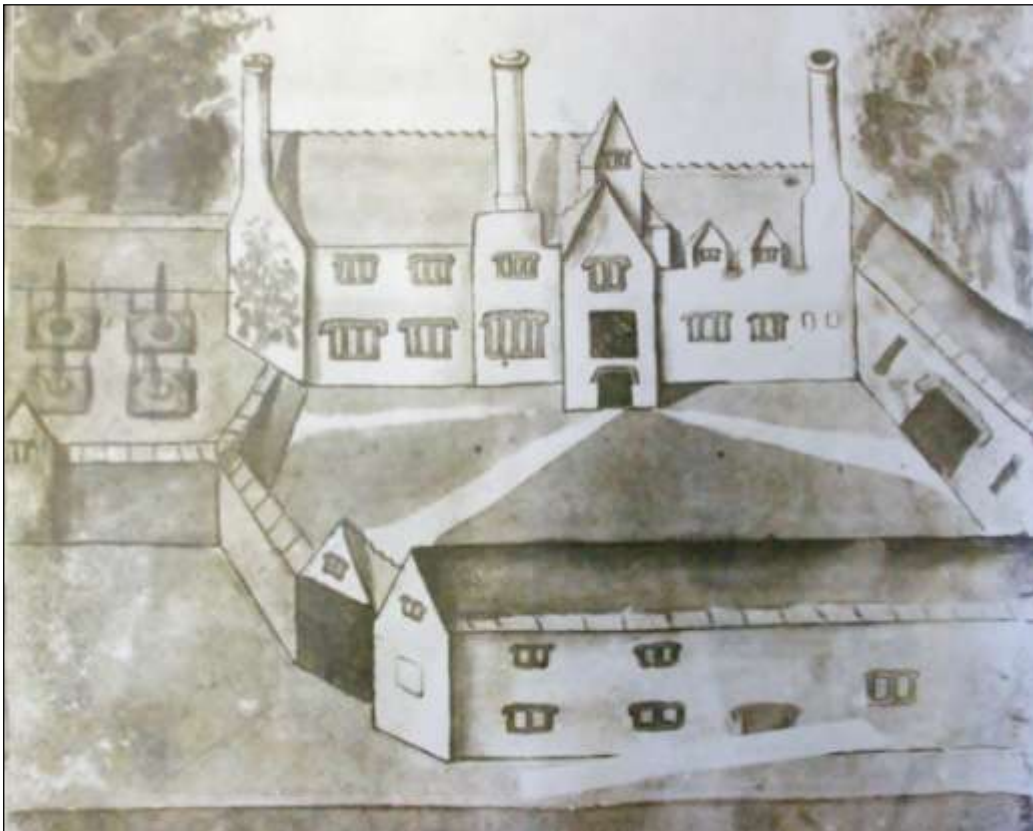


# ANDERTON FARMHOUSE LAUNCELLS CORNWALL

Results of a Desk- Based Assessment &  
Building Survey



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# Anderton Farmhouse, Launcells, Cornwall

## Results of a Desk-Based Assessment & Building Survey

*For*

Ben Savage

*Of*

Trewin Architects

*By*



**SWARCH project reference:** PAF15  
**National Grid Reference:** SS 27731 05746  
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April 2015

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## Summary

*This report presents the results of a desk-based assessment and historic building recording carried out by South West Archaeology Ltd. at Anderton Farmhouse, Launcells. The work was commissioned in order to understand the date, form, function and development of the building from its origins, with the aim of informing the impact of any proposed development on the historic elements of the building.*

*Anderton Farm is a Grade II\* Listed building. Anderton is considered therefore to be of local, regional and national significance, but also of special interest, due to a number of exceptional, individually noted features, in this case, primarily the 15<sup>th</sup> century former hall roof.*

*The building was once of gentry status, possibly a small Manor House and now significantly reduced in status, a process begun in the early 19<sup>th</sup> century. The former medieval range may have once had various associated buildings, such as a kitchen block and other service buildings which may survive (in part) within the surrounding farmyard buildings. Certainly the buildings (or parts of them) depicted in the Spoure Book appear to survive.*

*The farmhouse is in a poor state of repair and requires urgent restoration and renovation/repair. The building contains a wealth of historic features which clearly evidence the complex developmental history of the building.*

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## Acknowledgements

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Ben Savage of Trewin Architects  
The Staff of the Cornwall Record Office (CRO)

## 1.0 Introduction

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<b>Location:</b>	Anderton Farmhouse
<b>Parish:</b>	Launcells
<b>County:</b>	Cornwall
<b>NGR:</b>	SS 27731 05746.

### 1.1 Project Background

This report presents the results of a desk-based assessment and historic building recording carried out by South West Archaeology Ltd. (SWARCH) at Anderton Farmhouse, Launcells (Figures 1-2). The work was commissioned by Ben Savage of Trewin Architects (the Agent) in order to understand the date, form, function and development of the building from its origins, with the aim of informing the impact of any proposed development on the historic elements of the building.

Anderton Farmhouse (and Barn adjoining to the west) is a Grade II\* Listed building.

### 1.2 Topographical and Geological Background

Anderton Farm is one of a series of isolated farmsteads situated between Launcells, approximately 3.4km to the west, and Pancrasweek, approximately 2km to the east. It is 500m to the west of the River Tamar, just north of the A3072, in rolling countryside on the Cornwall – Devon border. The farm complex comprises the farmhouse and eleven outbuildings within a complex of c.1ha, roughly square in shape and sloping from north-west to south-east, from c.120m to c.115m AOD.

The soils of this area are the well-drained fine loamy soils of the Neath Association, with slowly permeable seasonally waterlogged clayey, fine loamy- and fine silty soils of the Hallsworth 2 Association (SSEW 1983), overlying the sandstones of the Bude Sandstones Formation where they border the mudstone and siltstone of the Bude Formation (BGS 2015).

### 1.3 Historical Background

The settlement of Anderton is first recorded in 1256 when it is spelt “Onderdune” (Cornwall & Scilly Historic Environment Record No. 10710), meaning ‘under the hill’ (Gover 1948: 14). Anderton was formerly a manor in its own right in the medieval period, and by the 17<sup>th</sup> century was owned by the Anderson family. It was subsequently sold to Edmund Speccot, whose daughter, Elizabeth, married into the Spoure family, but the line died out, and the manor was sold in 1700 to Nicholas Rowland of Launcells. By the early 19<sup>th</sup> century it was the property of the Rev. Charles Orchard, along with several of the other nearby manors (including Pancrasweek) and subsequently passed to Rev. Thomas Hooper Morrison (Lysons and Lysons, 1814).

### 1.4 Archaeological Background

The Cornwall Council Historic Landscape Characterisation suggests that Anderton sits within a landscape of largely medieval farmland, the agricultural heartland of the county and known as *Anciently Enclosed Land* (AEL). The county HER denotes traces of medieval field systems visible as cropmarks on aerial photographs (MCO 40536, 40541, 40544, 40545) and a possible medieval

windmill to the west (MCO 21952). There is also a background of prehistoric activity, with a Bronze Age barrow to the west (MCO 46626) and an Iron Age round to the south-east (MCO 8155). Later post-medieval quarry pits have been identified to the north (MCO 40516, 40517, 40522, 40539, 51966) and the Bude Canal (MCO51965) passes to the south and east, close to the farmstead.

## 1.5 Methodology

The desk-based assessment was undertaken with reference to ClfA guidelines (2014) on the preparation of historic environment desk-based assessments. The work involved a review of cartographic and written sources available at the Cornwall Record Office. Internet resources were also consulted as part of this assessment.

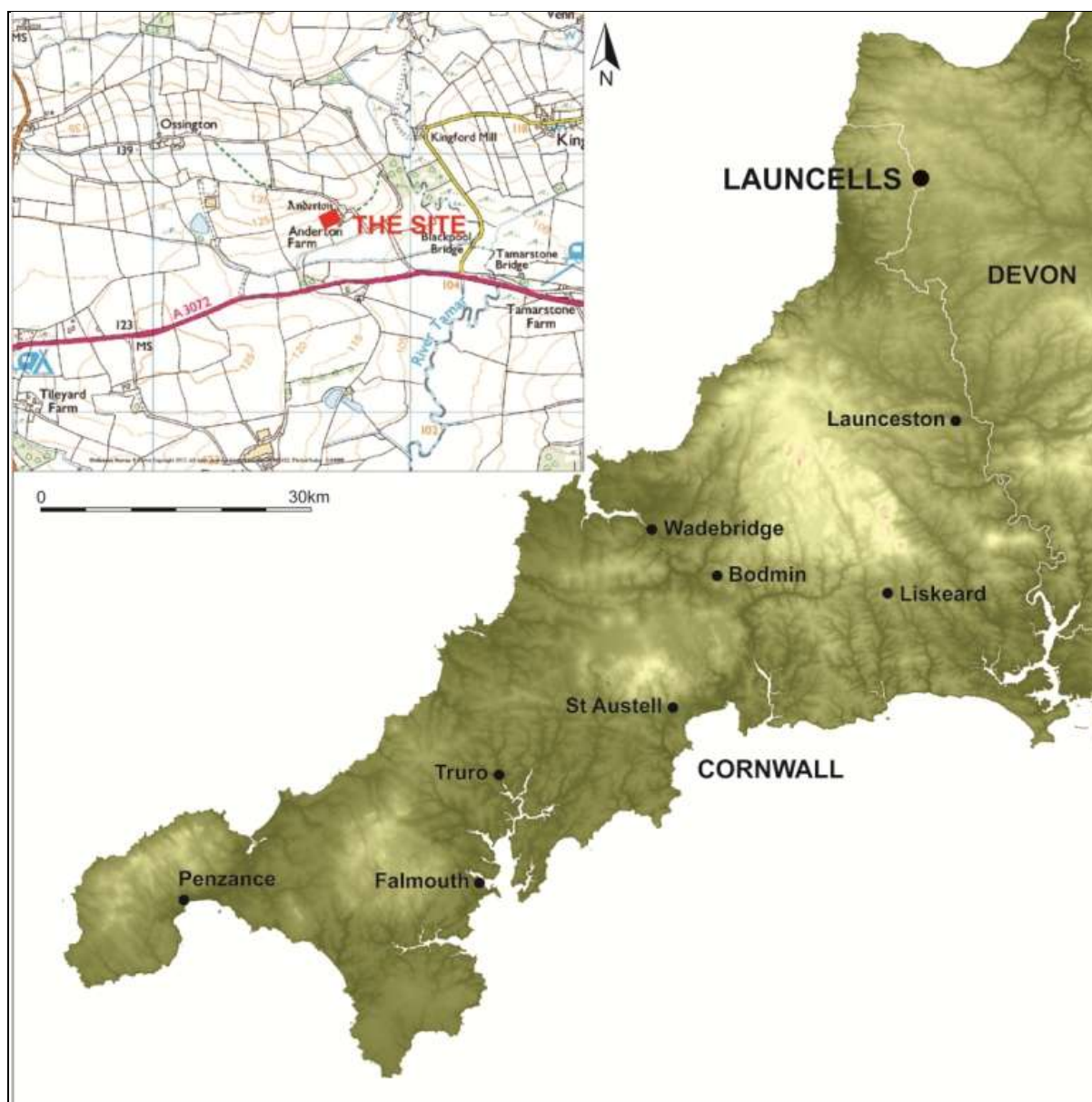


Figure 1: Site location (the site is indicated).

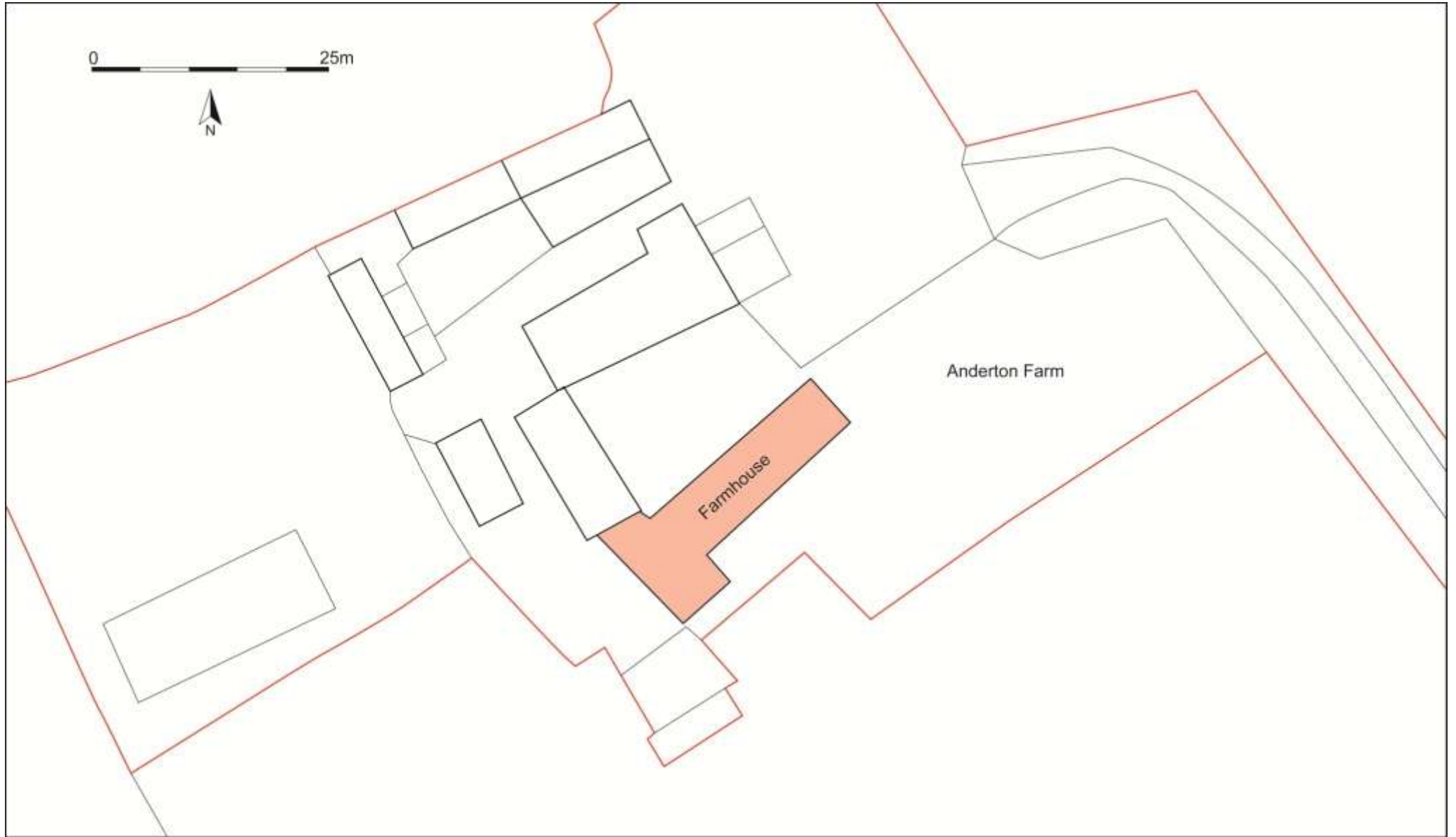


Figure 2: Detailed site plan of the Farmhouse and surrounding buildings.



## 2.0 Desk-Based Assessment and Cartographic Analysis

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### 2.1 Historical Summary

A settlement is first recorded at Anderton in 1256 when it is spelt "Onderdune" (Cornwall & Scilly Historic Environment Record No. 10710). Anderton was a manor in its own right by this time and in the 16<sup>th</sup> century was owned by a John Anderson and passed on in his will in 1578 to his son, another John (CRO Ref AD37/50/4). It was subsequently sold by John Anderson to Edmond Speccot (died 1620), whose son, a further Edmond (d.1638) left the estate to his infant daughter, Elizabeth (died 1683). Elizabeth married Henry Spoure of Trebartha (died 1666), and following his death married a John Baxter. Her son Edmund Spoure sold the property to Nicholas Rowland of Launcells c.1700, and by 1814 it was the property of the Rev. Charles Orchard of Hartland Abbey (Lysons and Lysons 1814) and the estate passed to Reverend Thomas Hooper Morrison of Yeo Vale, Alwington (died 1824). On the death of Reverend T.H. Morrison (vicar of Launcells), his estates were divided largely between his widow and sisters, although Hartland Abbey and some of the lands in Launcells passed to his cousin Lewis William Buck of Daddon (Moreton) House, Bideford. It appears that Anderton had been passed (or sold) around this time to a John Bray of Launcells.

#### 2.1.1 The Spoure Book

The former manorial status of Anderton, means that there is a rich documentary history of wills and leases connected to the various families which have held Anderson from the 16<sup>th</sup> century. Most notable in understanding the history and development of the present building is the Spoure Book (c.1694), which includes a 'draught of Anderson House' (see Figure 3). The illustration depicts a large house framed to the front by a courtyard of buildings and with formal walled gardens to the side. The house which is shown is two storeys, with a projecting two/three storey porch, and adjacent hall projection (presumably for grand windows). The roof appears to have been shown as tiled or slated with a decorative ridge. There are axial stacks at each end of the house, with a further lateral chimney, which presumably relate to a lateral stack on the rear elevation. The porch appears to have possibly had a stained glass window at first floor level. The window openings to either side of the porch appear to be very different, with those to the left clearly larger, it should be noted that the height of the roofline also appears lower to the right.

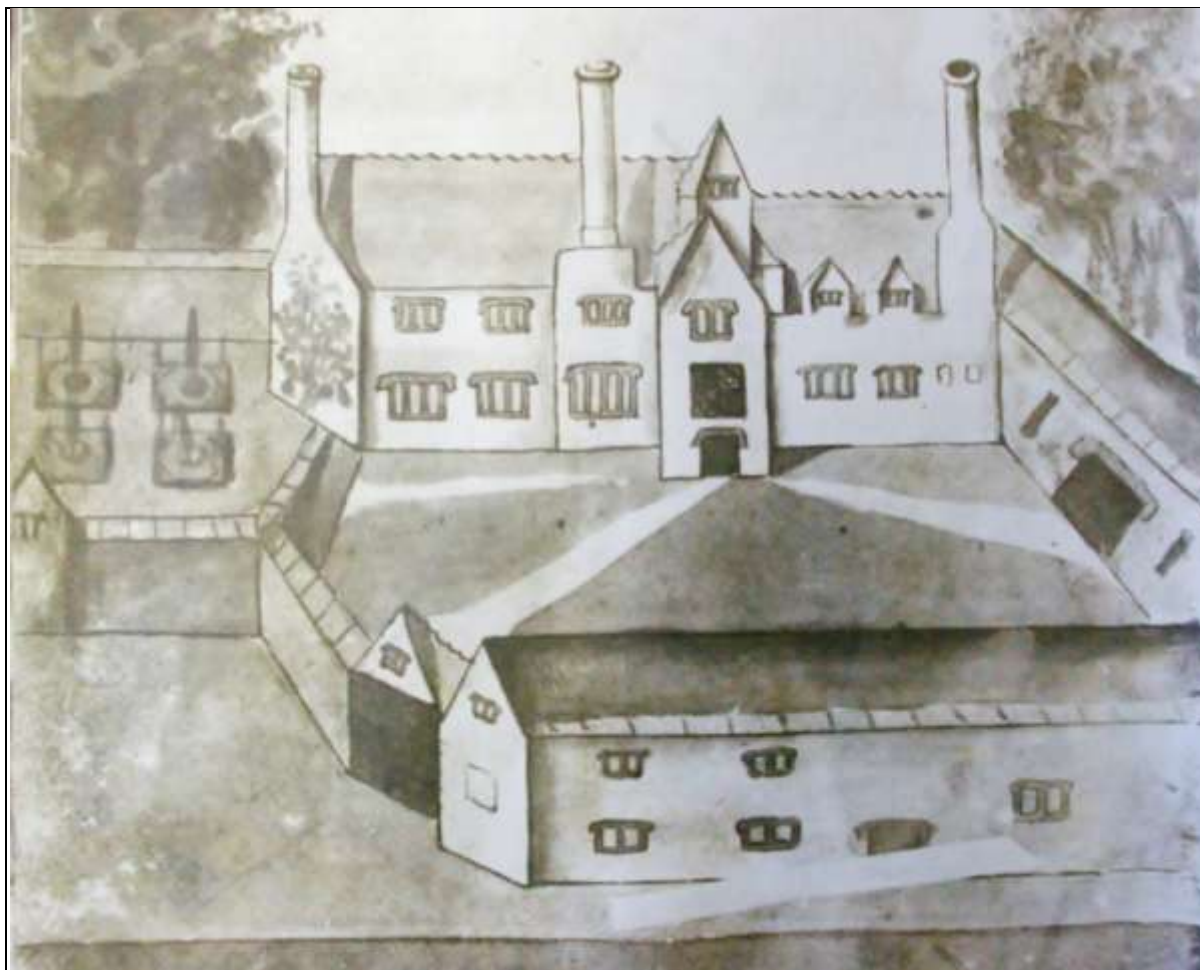


Figure 3: Extract from the Spoure Book, showing Anderton House (CRO).

## 2.2 Cartographic Analysis

### 2.2.1 OS Surveyors Draft

The earliest detailed map available to this study is the First Series OS Surveyors Draft (1813) (Figure 4). Anderton is marked on the map, and, although the detail is unclear, a group of (three?) buildings along with an access route, which continues towards Ossington can be seen. The building group does not appear to resemble that depicted in the Spoure Book. The fieldscape does not appear to be very accurate, although the construction of the Bude Canal (c.1819-1823) may have resulted in significant changes.



Figure 4: Extract from the Holsworthy Ordnance Survey Surveyors Draft, c.1813 (CRO).

### 2.2.2 Tithe Map

The Launcells tithe map of 1840 (Figure 5) suggests that Anderton Farm was comprised of a large rectangular house, with an agricultural building attached to the north-east of the range, and with a further agricultural building located on a similar north-west to south-east alignment as the house and thereby framing a small courtyard. There are further small agricultural buildings arranged in a U-shape to the south-west, and a further single building to the north-east. The Bude Canal, had been constructed by this date, and is in close proximity to the south between the farmhouse and main road (now the A3072).

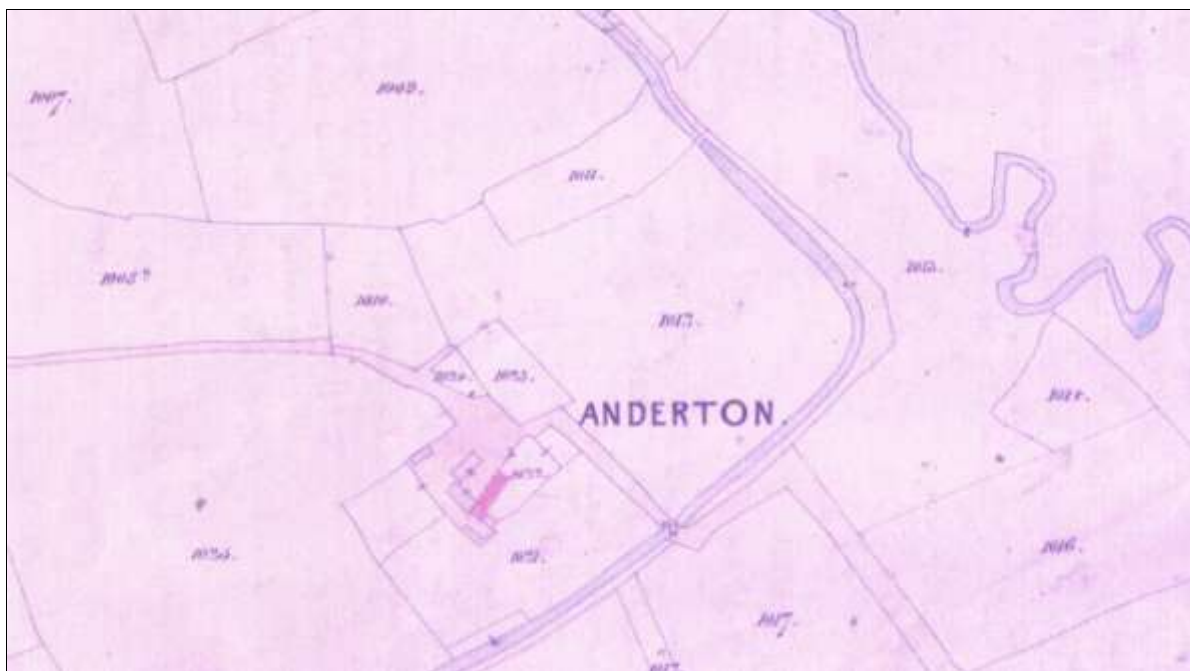


Figure 5: Extract from the 1840 Launcells tithe map (CRO).

The accompanying tithe apportionment of 1840 details the land holding of Anderton at this time (see Table 1) and suggests it was owned by John Bray and Tenanted by John Burnard. The apportionment and the 1841 census reveal that John Bray farmed at Norton Barton in the north of the parish. The apportionment suggest John Bray owned Norton, however the 1851/52 voters list suggest that this was owned by Lewis William Buck (of Moreton House, Bideford), and that John Bray owned Anderton and lived at Launcells House. John Burnard remained the farmer of Anderton in the 1851 and 1861 census, and with William Lewis Burnard (his son) running the farm by the time of the 1871 census. By 1881 Robert Banbury had taken over the farm.

No.	Landowner	Tenant	Field Name	Field Use
1009	John Bray	John Burnard	Commons Close	Arable
1010			Calves Plat	Pasture
1011			Betsey's Plat	Arable
1012			East Park	Arable
1013			Off Marsh	Coarse Pasture
1014			Plat	Arable and coarse pasture
1015			Ever Ham	Arable
1016			Rushy Marsh	Arable and coarse pasture
1017			Horse Marsh	Coarse Meadow
1017A			Long Plat	Meadow
1018			Canal Meadow	Meadow
1019			Plat	Coarse Meadow
1020			Point Canal	Coarse Meadow
1021			Orchard	Orchard
1022			House, Garden, Cottage, Yard and Outbuildings etc.	House, Garden, Cottage, Yard and Outbuildings etc.
1023			Orchard	Orchard
1024			Garden	Garden
1025			West Park	Arable
1026	Little Square Close	Arable		



1027			Little Blake's Field	Arable
1028			Blake's Marsh	Coarse Pasture
1029			Great Blake's Field	Arable
1030			Ossington Plat	Arable
1031			Great Square Close	Arable
1032			Higher Oxen Field	Arable and Coarse Pasture
1033			Lower Oxen Field	Arable and Coarse Pasture
1034			Wood	Timber and Coppice
1035			Higher Bray Park	Arable and Coarse Pasture
1036			Lower Bray Park	Arable and Coarse Pasture

Table 1: Extracts from the 1840 Tithe Apportionment for Launcells (CRO).

### 2.2.3 First and Second Edition Ordnance Survey Maps

The Ordnance Survey 1<sup>st</sup> edition map of 1884 suggests that the agricultural building to the north of the farmhouse had been demolished, although there is presently a building in this location. This building had formed a courtyard on the tithe map and may have been depicted in the foreground of the picture in the Spoure Book. The other noted change is that the agricultural building located furthest to the north on the tithe map had been extended to the east, with a possible outshot or separate building running south from the western end of the range. Presumably these additions were as direct replacements for the presumably unroofed (rather than demolished) structure. There are no other notable changes to the farmhouse or surrounding buildings. Nor are there any further changes (except in the field pattern) on the Ordnance Survey 2<sup>nd</sup> edition map of 1907.



Figure 6: Extract from the Ordnance Survey 1<sup>st</sup> Edition 1884 (the site is indicated).



Figure 7: Extract from the Ordnance Survey 2<sup>nd</sup> Edition 1907 (the site is indicated).

### 2.3 HER entries

The Devon and Cornwall Historic Environment Records (see Appendix 2) have records for a number of heritage assets close to the development site. These include possible Prehistoric settlements (MCO8155, MDV106317) and barrows (MCO46626). Most of the other HER records for the local area refer to medieval settlements (MCO10710, 21995), field systems (MCO40536, 40545, 40546) and field boundaries (MCO40521, 40541, 40544) (MDV15556, 15560, 22034, 30861) and post-medieval settlement activity (MCO9507, 9724, 40543) – including Anderson Farm (DCO10631) and a number of buildings at Kingford, and industrial activity (MCO40516, 40517, 40522, 40539, 40540, MDV49975) – including the Bude Canal (MCO51966).

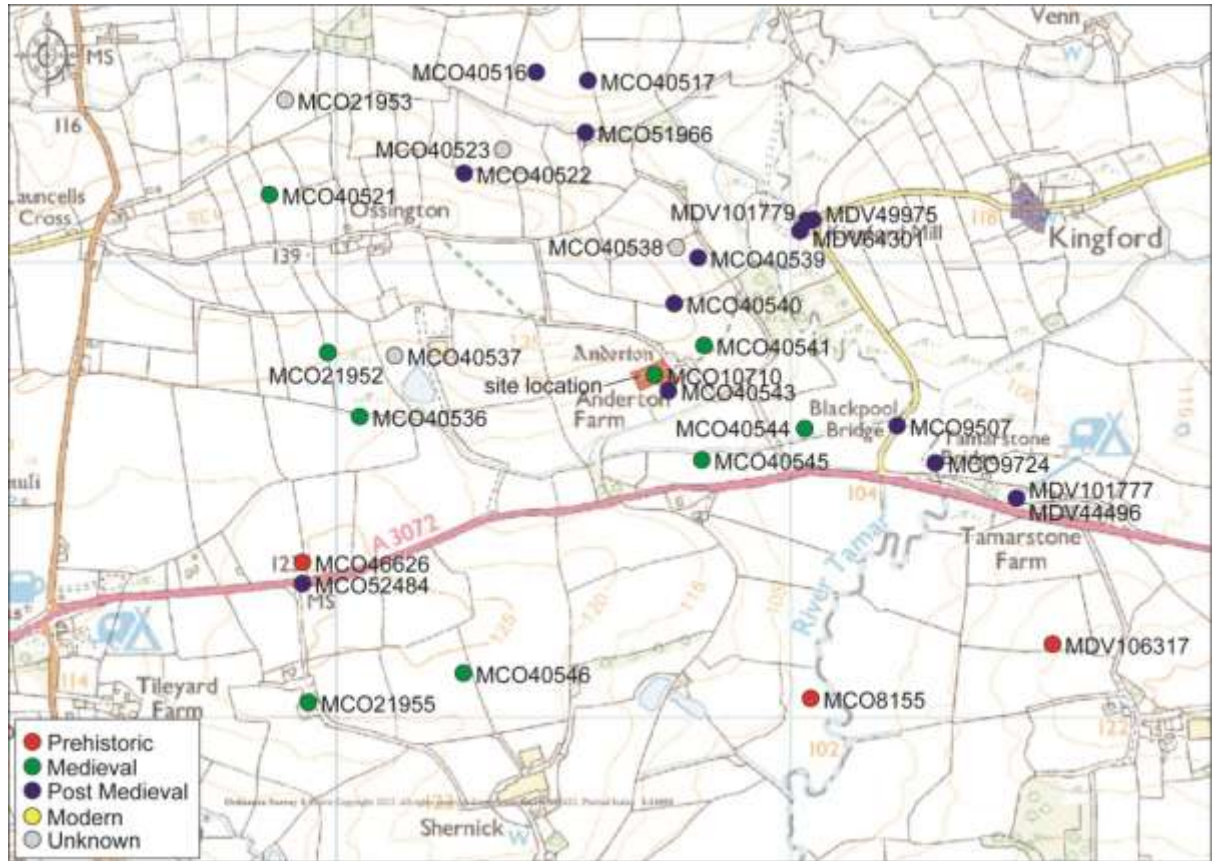


Figure 8: Nearby HER entries.



## 3.0 The Results of the Building Survey

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### 3.1 General Description

Anderton Farm stands on the west banks of the River Tamar, north-west of an important and ancient river crossing and routeway to Holsworthy, now adopted as the A3072. The farmstead is set on a roughly terraced site, on the mid south-eastern slopes of an undulating hill, also occupied by Ossington Farm.

Anderton comprises a farmhouse and attached barn, with 15<sup>th</sup> century origins and exhibiting two significant phases of 17<sup>th</sup> century alterations and extensions. There a range of further historic farmbuildings at Anderton but these were not subject to this survey.



Figure 9: Shot of the north elevation, viewed from the north-east.

### 3.2 Exterior

The north elevation is the principal facade; it is of asymmetrical plan, exhibiting multiple phases of rebuilt stonework and some cob. The east end of the north elevation is of dressed, squared rubble stonework. This is set with two surviving hollow-chamfered three-light stone mullioned windows on the ground floor and two mullioned and transomed timber casement windows, to the first floor. The former hall and room above, to the centre of the elevation, are served by two large mullioned and transomed timber casement windows, with an axial stack above, rebuilt in brick. The entrance to the cross passage, west of the former hall, under a slate overhang, has a fine doorframe, with ovolo-moulded jambs, with urn stops and the front door has incised geometric decoration between



heavy studwork. Above the cross passage, a hornless sash window is set into a former first floor door opening. A central two-storey porch and off-set hall projection have been demolished here, leaving significant wall scars. To the west end, a three light mullioned timber casement window serves the ground floor and a narrow timber casement serves the first floor. There is a short projecting range to the west, with a ground floor timber casement window and blocked window to the first floor, abutted by a barn, which projects north.

The east elevation, of dressed, squared rubble stonework is blind, dominated by a centrally placed gable-end stack, with dressed quoins to the north side, the corner of the elevation rebuilt to the south side. The upper portion of the stack has either been patched or replaced with cob and the shaft rebuilt in brick.

The south elevation is asymmetrical; it exhibits multiple phases of repaired stonework and cob. The east end of the building exhibits squared, dressed rubble stone on the ground floor, a blocked doorway set with a timber window. At first floor level the wall has been rebuilt in looser rubble. A central portion of rough rubble stonework, projects, with a timber mullioned casement window to both ground and first floor. There are significant wall scars, which suggest a structure has been demolished. The south end of the cross passage is served by a modern plank door in a narrow timber frame. On the first floor at the west end one large, hornless sash window, has been forced into a cob section of wall; the reveals rebuilt in brick. The west end is enclosed by a single-storey extension.

The west elevation is obscured by the single storey extension which wraps around the gable end. This is of cob and loose rubble stonework, set with modern PVC windows. The stone gable-end stack is enclosed within this elevation, the upper stack built of modern brick.

### 3.3 Interior

The farmhouse is entered through the north elevation, into the cross passage (Room 1). Ovolo moulded ceiling joists span the ceiling of the passage. To the east they are set into an earlier roll moulded beam, over a lathe and plaster partition (possibly containing the medieval hall screen). To the west they are set into a chamfered beam set within a substantial stone wall. There are two doors to the east; the first of which is a plain four panel door in a narrow beaded frame. The second, at the south end of the passage, is a modern plank door which opens into a cupboard, originally the south-west corner of the former open hall and thus contains part of the moulded cornice. The southern end of the cross passage has a modern plank door. The door to the west is a shallow four-centred arch, with foliate carved spandrels; the jambs are tenoned into the soffit. The door is a ledged plank door on L-H hinges.

The room to the west (Room 2) is lit from the north via a large, timber three-light mullioned casement window. A heavy chamfered beam spans the centre of the room with a narrower beam to the west, flat to one side, both on a north-south alignment. The room is heated by a large gable-end stack to the west; an open fireplace with narrow chamfered timber bressumer over, squared rubble stone reveals and raised modern slate hearth. It has two ovens, one a cloam oven with funnel-shaped opening, one with a cast-iron door. A door with two raised and fielded panels, to the north of the stack, leads through into a hallway. Off the hallway to the north is a small room with window to east and blocked window to north. To the south, the modern kitchen (Room 3) wraps around the west gable end of the building.

The room to the east of the cross passage (Room 4) is the former open hall. This room is lit from the north and south. The full height window to the north has wide sloping reveals and the large southern window has sloping reveals and timber sill. The high ceiling is of lathe and plaster; a deep moulded cornice runs around the room and respects the projecting stack. An axial stack stands to the north-east corner of the room, the fireplace has a beaded timber surround and mantle shelf. A tall round-arched cupboard is set into the alcove to the left of the fireplace, with glazed fifteen pane door above and a panelled door below, L-H hinges. A doorway, the door with raised and fielded panels, in the south-east corner leads to Room 5.

The 'inner room', to the east end of the building (Room 5) is accessed in the south-west corner, lit from the north and south. In the north wall are two large, stone, hollow-chamfered mullioned windows, with panelled window seats and to the south-west, a narrow timber casement window is set in a blocked doorway. The ceiling is much disturbed modern boarding, a fine 17<sup>th</sup> century decorative plaster ceiling having apparently been ripped out in the 1940s. The floor level steps up, with a layer of concrete over two layers of brick paving. The room is heated via a gable-end stack, with square fireplace, framed by dressed stone sloping, angled reveals, chunky bressumer beam over and a low brick hearth. The bressumer is hacked to carry a plaster coating, and a surround and grate have probably been removed. A staircase rises out of this room, against the south wall, accessing the bedroom (Room 6). This stair is enclosed within a modern plank boarded partition.

The bedroom (Room 6) accessed via the stair, is lit from the north via two large timber mullioned and transomed windows, with narrow glazing bars and opening casements. The window openings are set with panelled window seats. The lathe and plaster ceiling is set into the sloping eaves. A fireplace is off-set into the gable-end stack, with moulded timber surround, a mantelshelf carried on a pedimented bracket and a later cast iron grate. There are some surviving wide oak plank floorboards within the patched timber floor. A door in a beaded frame, with two raised and fielded panels leads up a step into the next room (Room 7), over the former open hall.

Room 7 has been divided by thin modern partitions, forming a bathroom to the south, a hallway to the centre and a bedroom to the north. The bathroom is lit by part of the window in the south wall, which has been abutted by the partition. The window has a narrow timber mullioned casement, set in a deep opening with sloping reveals. All bathroom fittings are 20<sup>th</sup> century. The hallway is enclosed and narrow to the east end, opening into a small lobby to the west, with a door to the bedroom; this lobby is lit by the other part of the window in the south wall. The bedroom is lit from the north, via a large square opening with shallow sloping reveals and timber sill, fitted with a mullioned and transomed casement window. The high ceiling in the bedroom is of plasterboard, with a lathe and plaster ceiling above and the room is heated via an axial stack to the north-east corner. There is a timber beaded surround with plain mantelshelf; behind this is a bressumer beam, hacked to carry plaster, over a square stone-built hearth, with dressed stone reveals. The floor boards are a mix of uneven width boards and more regular narrow boards.

A door in a beaded frame, of two raised and fielded panels, leads from the lobby, west into a stair hall (Room 11), down a short flight of steps. The large space to the west on the first floor has been divided by lathe and plaster partitions, forming a small bedroom to the north (Room 8) and a large heated bedroom to the west (Room 9). The small bedroom is accessed through a narrow doorway, in a timber frame, with a plain four panel door, with shallow fielded panels to the rear face. The room is lit from the north, via a tall hornless sash window, which is set into a first floor doorway, formerly serving the demolished porch. A row for timber pegs, with one peg surviving, on a chamfered plank is attached to the partition, east of the door.

A modern door leads into the western bedroom (Room 9), with a high plasterboard ceiling. The bedroom is lit from one large window in the north wall, a tall two-light casement. The room would have been heated by the large stepped gable-end stack and integral to the stack, on the north side, there is a four-centred arched doorway, leading into the roof space (Room 10).

The roof space to the west (Room 10) now has a modern roof structure over the rubble stone extension, which contains the modern kitchen. To the north, within the end of the building, where it adjoins the barn there are some remains of an earlier cross-wing structure. The north wall rises a full two storeys within this space and is plastered. To the east there is a narrow window, blocked with timber; this wall is also plastered.

Re-entering the stair hall (Room 11) from Room 9, the stairs drop to the ground floor, to Room 2. The stair hall (Room 11) is lit via a hornless sash in the south wall, and has a narrow banister with plain handrail and stick balusters. The stairs drop to the west; the structure enclosed within plank boarding, with a small internal window, with four square panes. A narrow understair cupboard could not be accessed but has a plank door.

### 3.4 Roof

To the west end the roof of the building has been wholly replaced in several phases in the 20<sup>th</sup> century, with no historic features surviving. To the east, there is one 17<sup>th</sup> century truss against the east side of the axial chimney stack and the next truss contains part of a 17<sup>th</sup> century truss blade, to the south side. At the eastern gable-end of the roof, adjacent to the stack, there is a poor quality 18<sup>th</sup> or early 19<sup>th</sup> century truss, which appears to be elm.

Within the central portion of the building are four surviving 15<sup>th</sup> century roof trusses, arch-braced, with wind bracing. This represents the remains of a five-bay former open hall (the truss to the west end is moulded on both sides, indicating that a bay of the hall has been lost at some point). This west truss is in its original position, now enclosed within a later 17<sup>th</sup>/18<sup>th</sup> century partition, with surviving lathe and plaster. The other three trusses have been raised in height to allow for the creation of a first floor room.

These 15<sup>th</sup> century trusses are of oak and are of substantial size. The arch-bracing on the trusses is ovolo-moulded, the wind-bracing appears to be hollow (or cavetto) chamfered, as are the surviving heavy, square-set purlins. All four trusses have at least one side of arch-bracing remaining, the wind bracing lies loose on the later plaster ceilings in many places but to the east end of the hall, adjacent to the later axial stack, the wind-bracing is in situ, on the north side of the roof, between the second-to-last and last truss.

A full survey of the roof, including scale drawings and a photographic record of the current condition of the structure can be found in the Trewin Design Architects *Roof Truss Condition Survey & Repair Options for Anderton Farm*(2015).

## 3.5 Phasing

### 3.5.1 Medieval – 15<sup>th</sup> century

The farmhouse was of two-cell and cross passage form, containing a five-bay open hall, with a high quality elaborate roof structure. The lower end of the building was to the west of the passage, the hall to the east.

The open hall was possibly heated via a contemporary stack; unusual at this period, but there is no smoke-blackening to the surviving trusses, so there was no open hearth. The cross-passage survives to the west of the hall. This had a passage screen, the surviving top rail is the double roll-moulded beam to the east of the cross passage, beneath the lathe and plaster of the wall, the original screen may survive.

### 3.5.2 Early 17<sup>th</sup> century

The farmhouse was partially remodelled. The lower end (service room) was extended; a gable-end stack was built to the west, heating both the ground and first floors. This remodel brought the lower end of the medieval range into the accommodation of the new, larger house. New fashionable doorways were installed; the door between the cross passage and lower room had a four-centred arch and foliate carved spandrels.

A cross-wing was built at some point to the west, extending slightly to the north but quite markedly to the south. This may be a sub-phase, built after the gable-end stack or may be part of the wider remodel.

*The 1636 date stone is within a disturbed area of stonework and may have been moved from an earlier position elsewhere in the building.*

### 3.5.3 Late 17<sup>th</sup> century

A comprehensive reworking of the building was undertaken. The open hall was floored. The arch-braced trusses were raised to accommodate a new first floor. These trusses would have been left open, creating a large impressive space for entertaining. The hall had an axial stack inserted in the north-west corner, serving the two new rooms. The ceiling of the ground floor room was decorated with a new fashionable plaster cornice. The cross passage was remodelled during the works in the hall, the passage ceiled by moulded joists.

The building was refronted in squared dressed rubble stone and refenestrated in stone mullioned windows. A projection was added on the north side of the hall, containing large windows, which either served to light the hall and room above or may have contained a stair between the rooms. Adjacent to this a two-storey gabled porch was built, respecting the cross-passage. This had a first floor room, accessed via the small doorway, now a sash window, in Room 8. The cross passage had a classically influenced, fashionable doorway installed on the principal (north) front within the porch.

An 'inner room' extension (Rooms 5&6) was built onto the two-cell range at the east end; of two storeys, with a new gable-end stack. This formed a new, smart reception room and first floor bedroom. There was an elaborate plaster ceiling installed in the ground floor room, of foliate and

fruit designs (Room 5). A new fireplace with moulded timber surround was installed on the first floor. Panelled window seats were also installed to the windows in the new 'inner room' extension (Rooms 5&6) and possibly in other rooms where they have not survived. Two-panel doors, exhibiting raised and fielded panels, set in beaded doorframes were installed almost throughout the house, except to the west end. The western end already had comparatively new doors from the earlier remodel and may now have reduced again in status, with the building of the new rooms to the east end.

#### 3.5.4 Late 18<sup>th</sup> century/early 19<sup>th</sup> century

The eastern gable end of the building was extensively repaired, a new truss inserted and the next heavily repaired. The east end of the south wall, at first floor height, had to be wholly rebuilt.

A further fashionable update appears to have occurred in the ground floor former hall, where a cast-iron grate was fitted in the fireplace and an arched, part glazed/part panelled cupboard was installed in the alcove adjacent to the stack to display china. A cast iron grate was also inserted into the earlier fireplace in room 6.

The first floor rooms over the west end (Rooms 8&9) were altered during this phase of works. New steps were inserted where the floor level drops down from the floor over the hall. New bedroom partitions were also installed. A new stair (Room 11) was installed to reach these new rooms, rising from the lower room to the right on the ground floor.

#### 3.5.5 Late 19<sup>th</sup> century/20<sup>th</sup> century

Many of the windows in the house were updated with mullioned and transomed timber casements. An extension was built around the west end of the building, remodelled from and incorporating the remains of the earlier crosswing, forming further service space.

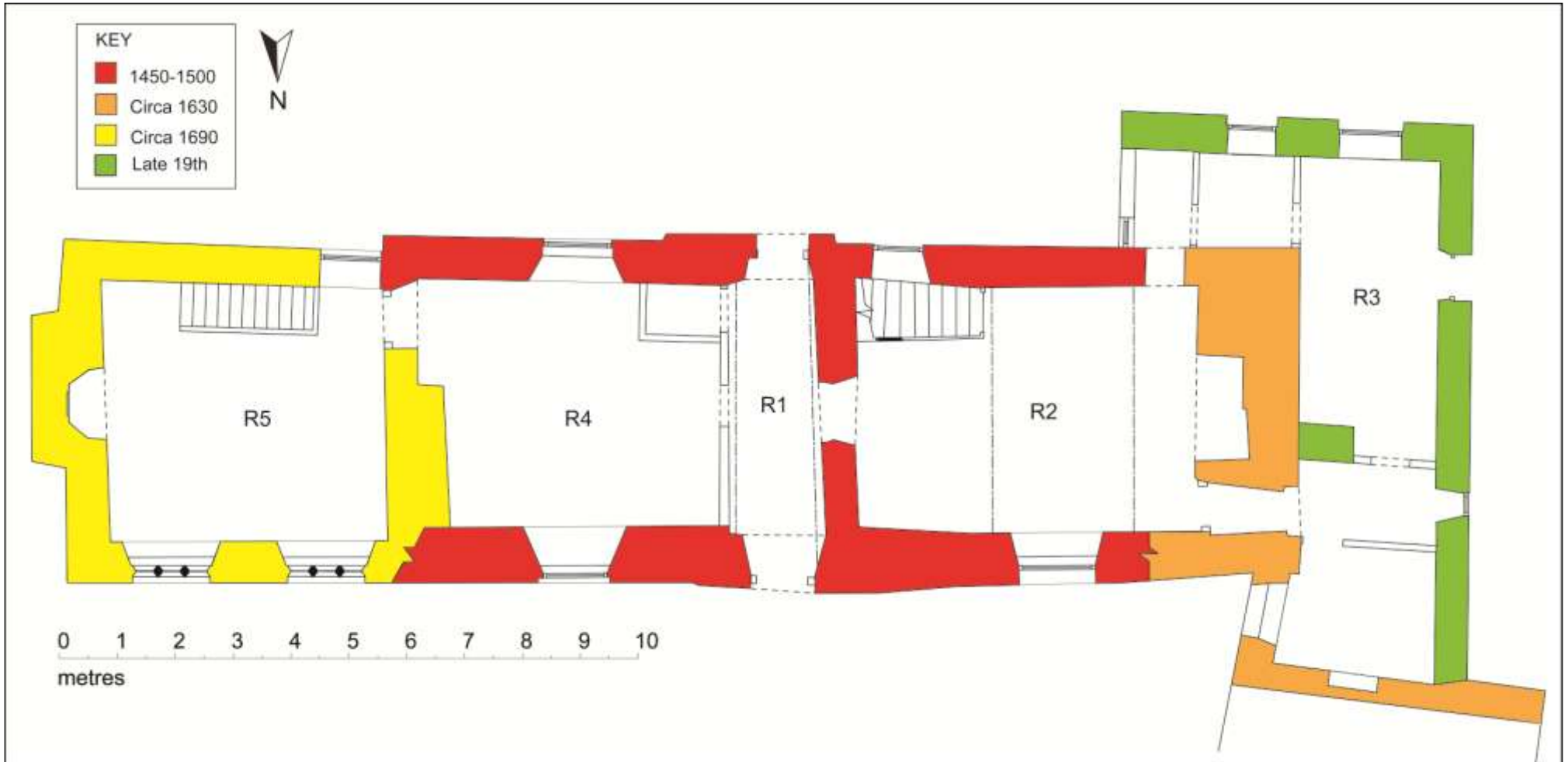


Figure 10: Ground floor phased plan.

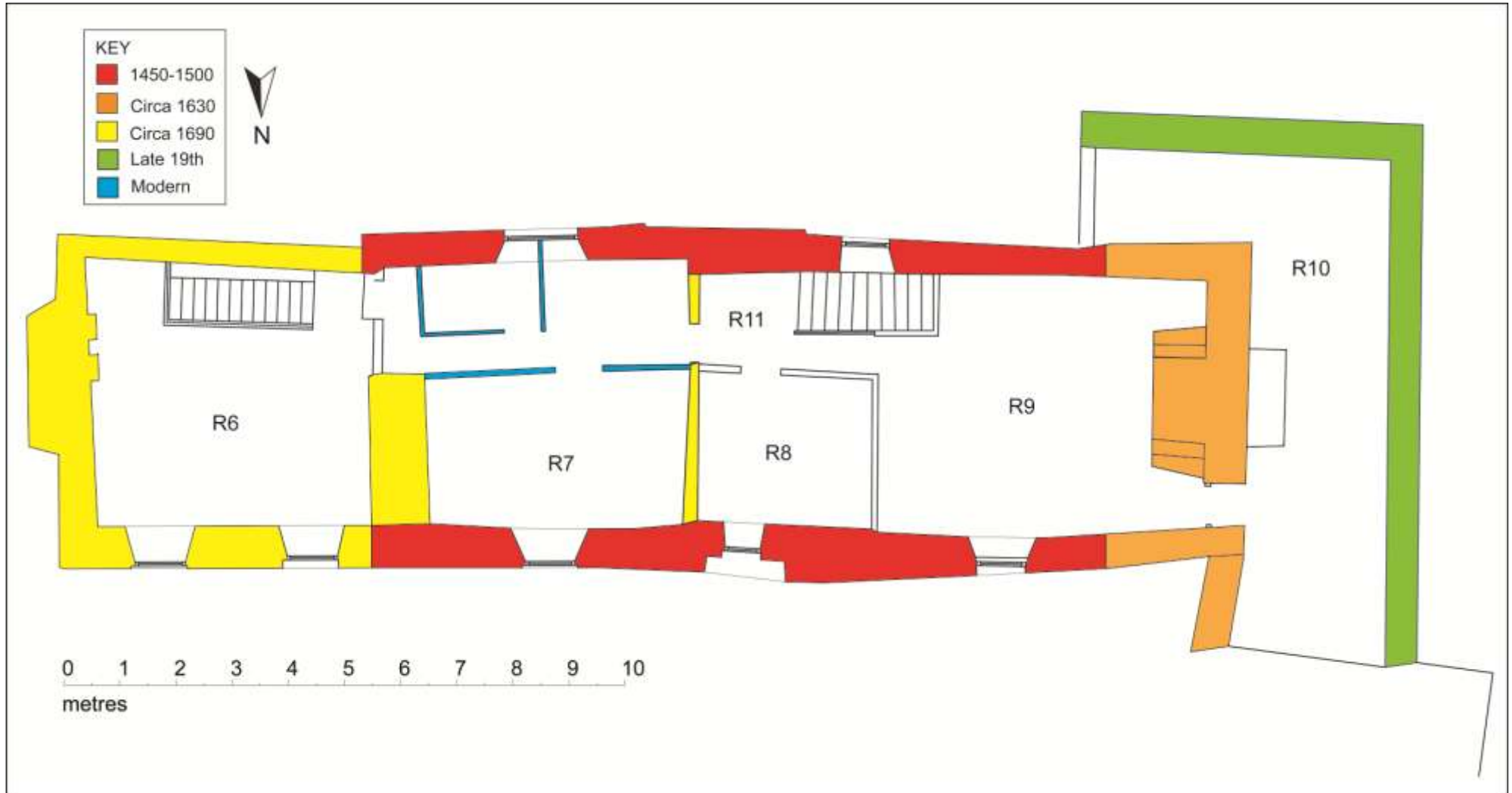


Figure 11: First floor phased plan.

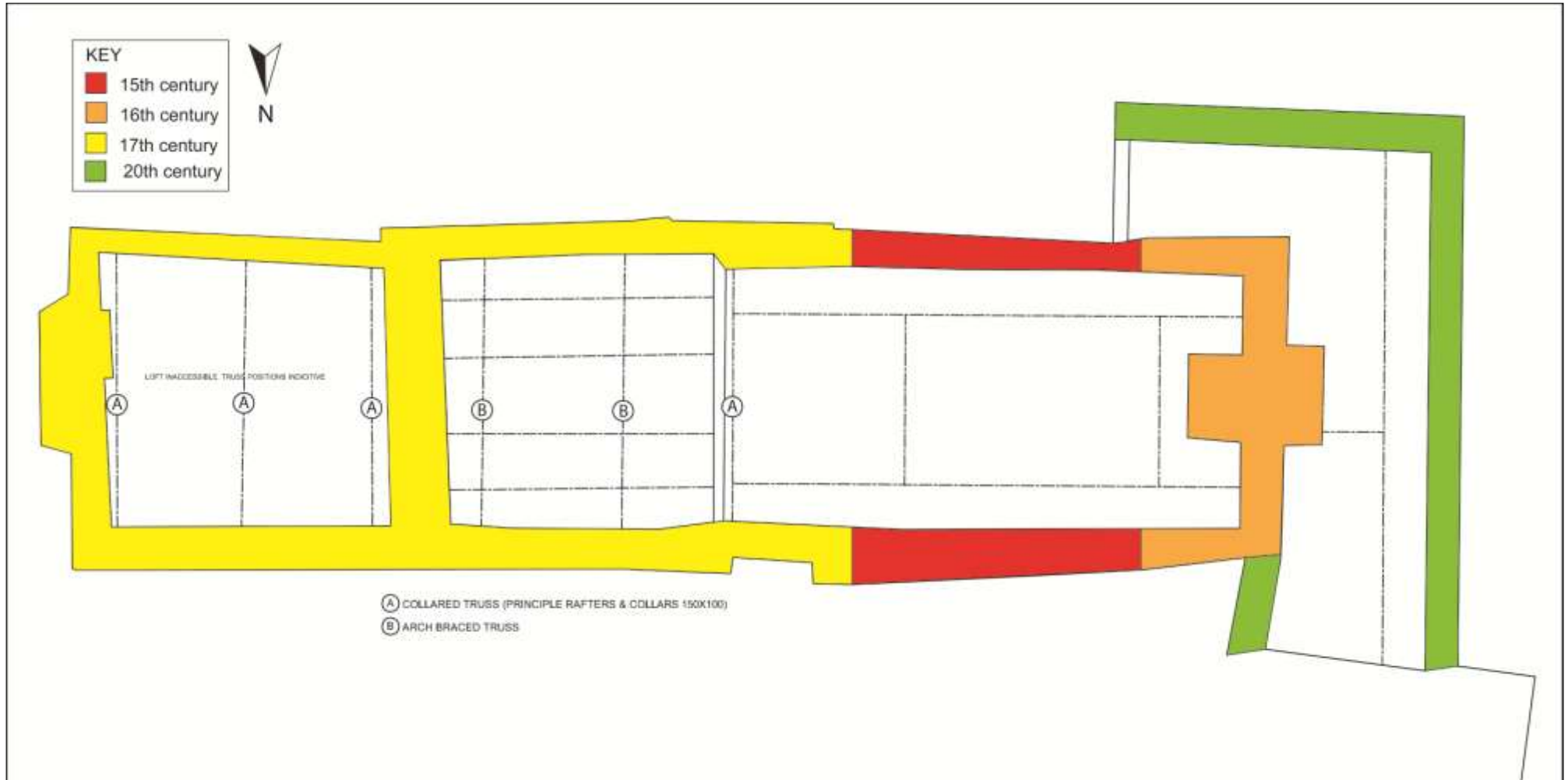


Figure 12: Phased roof plan.



## 4.0 Conclusions

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### 4.1 Conclusions

Anderton Farm is a Grade II\* Listed building. Anderton is considered therefore to be of *local, regional and national significance*, but also of *special interest*, due to a number of exceptional, individually noted features, in this case, primarily the 15<sup>th</sup> century former hall roof.

The building was once of gentry status, possibly a small Manor House and now significantly reduced in status, a process begun in the early 19<sup>th</sup> century. The former medieval range may have once had various associated buildings, such as a kitchen block and other service buildings which may survive (in part) within the surrounding farmyard buildings. Certainly the buildings (or parts of them) depicted in the Spoure Book appear to survive.

The farmhouse is in a poor state of repair and requires urgent restoration and renovation/repair. The building contains a wealth of historic features which clearly evidence the complex developmental history of the building.

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Spoure Book, 1694

## Appendix 1 Listing Text

### SS 20 NE LAUNCELLS

6/29 Anderton and Barn adjoining at west

- II\*

Farmhouse and barn. C15 origins, C17 alterations. Dressed freestone and granite, some cob to the rear, slate roofs, scantle slate to left; left gable end projecting dressed freestone stack, brick chimneys in ridge. C15 4-bay solar to left of through passage, evidence of C17 remodelling with 3 room and through passage plan, roof of higher end of range raised late C17. Rear right cob outshut under catslide roof forms L plan. North-facing 2-storey front with off centre porch formed from 2 slates over slight recess at junction between higher and lower end. Fine ovolo-moulded doorframe with urn stops, elaborate front door with geometric decoration formed by incised lines between studs. Range to left of door has 1636 datestone. Windows: ground floor left has two 3-light granite mullioned windows with hoodmoulds and label stops, window to far left retains casements.

Ground floor right of higher range has 2-light mullioned window with high transom.

Each light below transom has 12 panes, some glazing bars above transom missing, timber lintel. 3 irregularly-spaced first floor windows: each 2-light, with high transom and 3 panes per light below the transom. Timber sash above porch with 6 panes to upper sash, 9 panes to lower sash. To right of porch the roofline is lower, the front rendered above first floor sill level, evidence that roof has been raised. Ground floor window 3-light timber casement, 3 panes per light. Further blocked opening to ground floor right. First floor window 2-light timber casement, 8 panes per light. Slate roof of lower end painted with bitumen.

Through passage has slate floor, heavily moulded cross beam to right, and roll-moulded axial beams. Timber doorway with 4-centred arch and foliage carved in the spandrels leads into ground floor room right, which has massive blocked fireplace with 2 cloam ovens. Rooms to left of passage divided up in C20.

C20 fireplace to left gable end stack possibly conceals earlier fireplace. Remains of moulded plaster cornice to rear of ground floor rooms left. Roof to right of through passage replaced C20, and raised. Roof to left retains 4 arched brace trusses with mouldings. No evidence of smoke-blackening. 1 truss, complete with collar mortised into principals, moulded braces, and 2 tiers of hollow chamfered purlins, is at original lower level. Truss to left has lost 1 brace; next truss to left intact with hollow chamfered wind brace, fourth truss has collar and braces missing. Roofspace at higher end beyond stack inaccessible at time of resurvey.

Ground floor room left had elaborate plaster ceiling with wreath of fruit and flowers, ceiling removed 1940s. Anderton was owned by the Anderton family and sold to Edmund Speccott. Speccot's daughter, Elizabeth, married into the Spoure family and the house is illustrated in the Spoure Book, compiled 1698. The illustration shows that the present range and barn projecting forward from the right gable end were part of an enclosed courtyard. Barn retains opening in east wall shown in Spoure Book, the illustration also shows cylindrical chimneys to house and formal walled garden to east. A front lateral stack, now missing, is shown with inserted mullioned windows indicating an altered plan. The present front wall of the left hand end may have been moved forward since 1698.

The Spoure Book, copy in the Cornwall County Record Office, F.S.3/93.

Listing NGR: SS2773105746

## Appendix 2

### Table of Surviving Features

Room No:	Former Function of Room:	Surviving Historic Features:
1	Cross Passage	Roll-moulded beam to east (c.1450-1500). Ovolo-moulded ceiling joists (c.1690s). Plain chamfered beam to west (c.1450-1500). 17 <sup>th</sup> century studded front door and ovolo-moulded doorframe, with urn stops. 4-centered arched doorway with carved foliate spandrels, to west, jambs tenoned into soffit, c.1630s. Early 19 <sup>th</sup> century beaded doorframe and plain four panel door to east.
2	Medieval lower end Early-mid 17 <sup>th</sup> century secondary accommodation, after conversion (c.1630s)	Entered through the 4-centered arched doorway with carved foliate spandrels, to west. Heavy, deeply chamfered beam (c.1450-1500) to centre of room Chamfered to east, flat to west with slots for partition or fixing of some form (c.1630s) Gable-end stack, with oven (c.1630s) Raised and fielded two-panel door (c.1690), in a beaded frame 19 <sup>th</sup> /20 <sup>th</sup> century timber mullioned window
3	19 <sup>th</sup> century service extension, possibly scullery/dairy (post 1884/1885) - 17 <sup>th</sup> century remains (c.1630s)	<i>This area incorporates the remains of a cross-wing at its northern end (c.1630s).</i> 19 <sup>th</sup> century window to east wall, blocked window opening in north wall. Possible 19 <sup>th</sup> century cream oven/creamery in thick section of wall between kitchen and lobby
4	Former open hall – ground floor. Converted to a 17 <sup>th</sup> century reception room (c.1690s)	Entered through a beaded doorframe and plain four panel door, with small brass doorknobs (c.1800) Deep moulded cornice, c.1690s, respects axial stack Axial stack, c.1690s - set into this is an 18 <sup>th</sup> century arched china display cabinet, with panelled cupboard below 19 <sup>th</sup> /20 <sup>th</sup> century beaded timber fire surround, with mantle shelf Raised and fielded, two-panel door, c.1690, in a beaded frame to south-east 19 <sup>th</sup> century timber mullioned and transomed windows
5	17 <sup>th</sup> century inner room extension, (c.1690s) Ground Floor Reception Room/Parlour?	Entered through a raised and fielded, two-panel door, c.1690, in a beaded frame Two three-light hollow-chamfered mullioned stone windows, c.1690s Raised and fielded, panelled window seats to both windows, c.1690s. c.1690s gable-end stack with fireplace 20 <sup>th</sup> century timber window to south-west corner in blocked doorway 19 <sup>th</sup> /20 <sup>th</sup> century timber windows, mullioned and transomed Early 20 <sup>th</sup> century plank boarded stair structure rising to first floor, against the south wall <i>c.1690s moulded plaster ceiling with foliate and fruit designs was removed from here in the 1940s, according to the Listing text</i>
6	17 <sup>th</sup> century inner room extension, c.1690s First Floor – Bedroom?	Raised and fielded, panelled window seats to both windows, c.1690s. Bolection moulded timber fireplace surround, with mantle shelf carried on a cavetto moulded broken pedimented bracket, c.1690s Late 19 <sup>th</sup> century cast-iron grate Some surviving lengths of wide plank boards, c.1690s

Anderton Farm, Launcells, Cornwall

		<p>Raised and fielded, two-panel door, c.1690, in a beaded frame, to south-west corner</p> <p>19<sup>th</sup>/20<sup>th</sup> century plank boarded stair structure rising to first floor, against south wall</p> <p>19<sup>th</sup>/20<sup>th</sup> century timber windows, mullioned and transomed</p>
7	<p>Former open hall – first floor.</p> <p>Converted to a 17<sup>th</sup> century reception room or grand master bedroom</p>	<p>Entered through a raised and fielded, two-panel door, c.1690, in a beaded frame. <i>The floor level steps up here through the doorway, over the former open hall.</i></p> <p>Axial stack, c.1690s, fireplace, with bresummer beam and stone-built firebox.</p> <p>19<sup>th</sup>/20<sup>th</sup> century beaded timber fire surround, with mantle shelf</p> <p>19<sup>th</sup> century timber window, mullioned and transomed</p> <p>19<sup>th</sup> century timber casement</p> <p>18<sup>th</sup>/19<sup>th</sup> century random-width plank boards</p> <p>Mid 20<sup>th</sup> century partitions divide the space</p>
8	19 <sup>th</sup> century bedroom	<p>Plain four panel door (identical to that seen in room 4), with brass doorknobs (c.1800)</p> <p>Timber plank with row of hand turned timber peg (c.1800)</p> <p>Some random-width boards (c.1800)</p> <p>Hornless sash window 6x9 panes, in a wide pegged beaded frame (c.1800-1850?)</p>
9	Bedroom, early-mid 17 <sup>th</sup> century remodel of accommodation	<p>Gable-end stack, stepped in over the oven projections (c.1630s)</p> <p>4-centered arched doorway, integral to stack, jambs tenoned into the soffit, to the north-west corner (c.1630s)</p> <p>19<sup>th</sup> century timber casement window to north</p> <p>18<sup>th</sup>/19<sup>th</sup> century random-width plank boards</p>
10	<p>Roof space (above room 3)</p> <p>Cross-wing (c.1630s)</p>	<p><i>This area incorporates the remains of a cross-wing at its northern end (c.1630s).</i></p> <p>Entered through the integral 4-centered arched doorway (c.1630s)</p> <p>Plastered walls, narrow blocked window in east wall, within attached barn's roof line,</p> <p>Scars on west side of stack and west gable, suggestive of removed structures</p>
11	Stairhall	<p>Banister, moulded handrail, chamfered round-topped newel post, stick balusters, (c.1800)</p> <p>Wide plank treads and risers to stair, (c.1800)</p> <p>Four pane fixed panel, internal window, lighting stair (c.1800)</p> <p>Large hornless sash window, 9 paned sash survives to bottom, top sash replaced with single glazed panel. Set in a wide beaded pegged frame (c.1800-1850)</p> <p>Separate wide plank steps to door to room 7 (unknown date)</p>

Appendix 3  
Supporting Photos



The south elevation of the house; from the south east.



The north elevation; from the north west.





The cross passage; from the south.



The western room on the ground floor; from the west.



The ground floor hall, showing the 19<sup>th</sup> century cupboard, 17<sup>th</sup> century corning and original door to the far right of the shot; from the west.



The 17<sup>th</sup> century fireplace in the eastern ground floor room; from the south west.





The 17<sup>th</sup> century fireplace in the ground floor hall; from the east.



Detail of the west side of the arch-braced truss; from the south.



Detail of the section of the arch-braced truss; from the south.



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