

# LAND AT WESTACOTT GRANGE

## LANDKEY

## BARNSTAPLE

## DEVON

Results of a Desk-Based Assessment



South West Archaeology Ltd. report no. 161001



[www.swarch.net](http://www.swarch.net) Tel. 01769 573555

## Land at Westacott Grange, Landkey, Barnstaple, Devon Results of a Desk-Based Assessment

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By Colin Humphreys  
Report Version FINAL  
10<sup>th</sup> October 2016

Work undertaken by SWARCH for Rachel Fincham  
Progress Land (Barnstaple) Ltd. and M. Baker (Property Services) Ltd.

### *Summary*

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*South West Archaeology Ltd. was commissioned to undertake a desk-based assessment for the site at Westacott Grange in the parish of Landkey, near Barnstaple, Devon ahead of any proposed redevelopment of the site.*

*The proposed site at Westcott lies within the medieval fields attached to the former farming hamlet. These fields formed part of an open field worked in common by the tenants of at least four tenements, jointly held by the Dyke Aclands and Rolle Families. The amount of fieldwork that has been undertaken in this area is relatively slight, but Westacott is itself medieval in origin, and the earthworks of medieval ridge and furrow are recorded further down the valley. Two of the field names listed in the mid 19<sup>th</sup> century tithe apportionment (Palace Park and Canna Park) close to the site imply the existence of other medieval settlements in the immediate area. The archaeological potential of this area, while untested, is therefore likely to be medium.*

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October 2016

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## ACKNOWLEDGEMENTS

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RACHAEL FINCHAM, PROGRESS LAND LTD, TRURO  
 THE STAFF OF THE DEVON COUNTY HISTORIC ENVIRONMENT TEAM  
 CLIFTON EMERY DESIGN EXETER

## PROJECT CREDITS

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## 1.0 INTRODUCTION

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<b>LOCATION:</b>	WESTACOTT GRANGE
<b>PARISH:</b>	LANDKEY
<b>DISTRICT:</b>	BARNSTAPLE
<b>COUNTY:</b>	DEVON
<b>NGR:</b>	CENTRED ON SS 58582 32620
<b>PLANNING NO:</b>	PRE-PLANNING
<b>SWARCH REF:</b>	LWG16

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Rachael Fincham of Progress Land (Barnstaple) Ltd. and M. Baker (Property Services) Ltd. to undertake a programme of desk-based research for an area of land c.7.85ha in extent located to the south of Westacott Grange. This work has been undertaken in support of a planning application for the proposed development of the site. This programme of research was undertaken in accordance with best practice, and ClfA (2014) and Historic England (2015) guidelines on the preparation of desk-based assessments.

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site is located on agricultural land c.3km east-south-east of Barnstaple town centre. The site comprises six small fields on the south-west slopes of long ridge that extends back to the east. A second field, now a recreation ground, joins the site on Westacott Road to the west. The site rises from c.30m to c.90m AOD.

The soils of this area are characterised as well-drained fine loamy and fine silty of the Denbigh 1 Association (SSEW 1983); these overlie the mudstones of the Pilton Mudstone Formation (BGS 2016).

### 1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

The six fields currently are currently under pasture, with a recreational ground that was created when the Whiddon Valley housing estate was built to the west. The fields to the north and west (including the recreational ground) are medieval in origin; those to the south are post-medieval in date and all fall in the ancient ecclesiastical parish of Landkey. Very little fieldwork has taken place in this area, with the exception of unpublished work relating to the building of the North Devon Link Road in the 1980s.

### 1.4 METHODOLOGY

The desk-based assessment follows the guidance outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (ClfA 2014), *Understanding Place: historic area assessments in a planning and development context* (English Heritage 2012). The desk-based assessment was undertaken by C. Humphreys; the Devon County HER was consulted as part of this research.

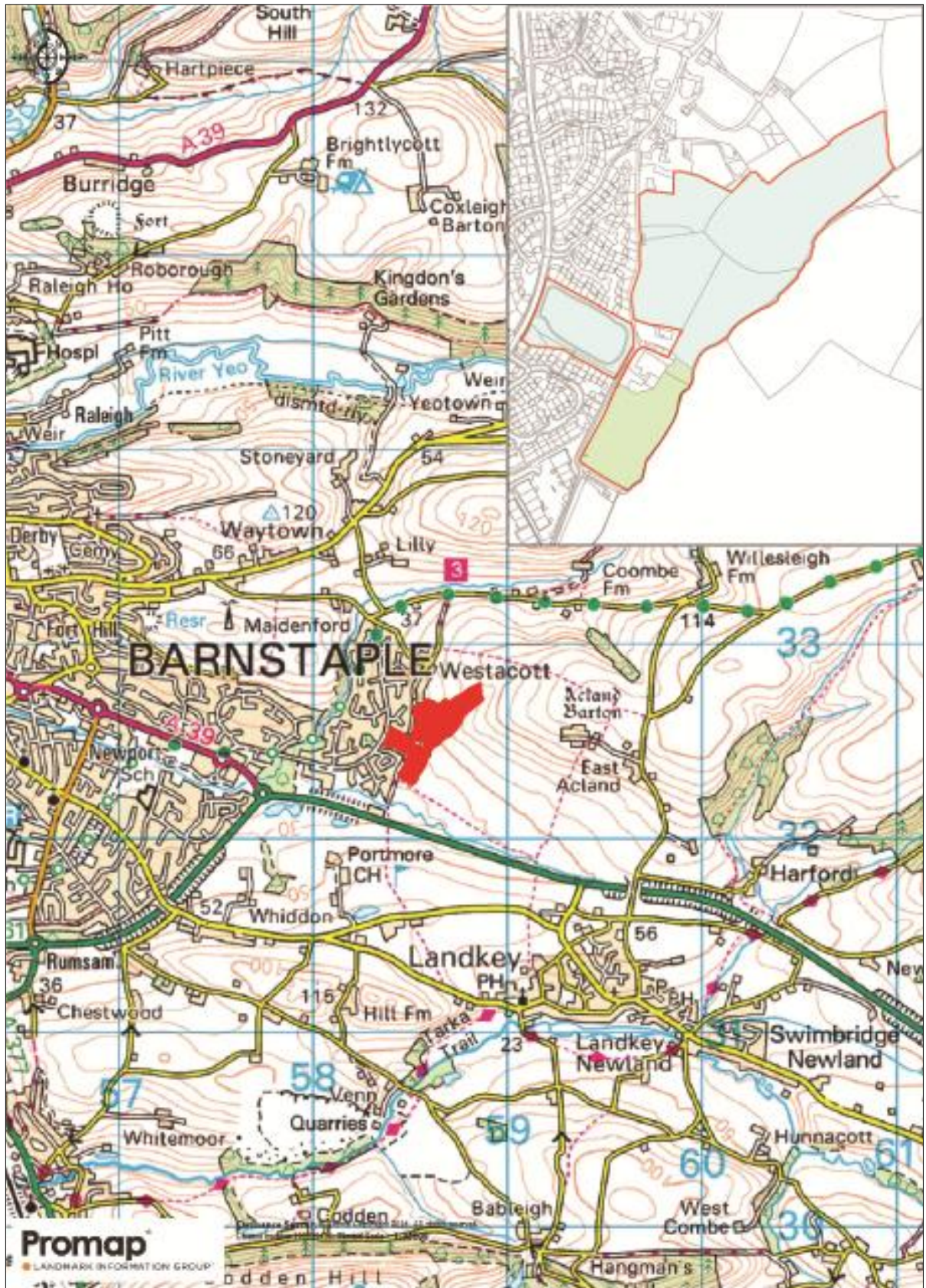


FIGURE 1: SITE LOCATION (THE SITE IS INDICATED IN RED; CONTAINS OS DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2016).

## 2.0 RESULTS OF A DESK-BASED ASSESSMENT

### 2.1 DOCUMENTARY BACKGROUND

The settlement of Westacott (first documented 1242, *Westecote*) was parcel of the Manor of Landkey, which was itself a subdivision of Bishops Tawton. The place name has early medieval origins, the first element being *lann*, meaning ‘church’ while the second element is a saints name; *Cai* preceded by the pronoun corresponding to *te*, ‘thy’, commonly used as a term of endearment (Gover *et al.* 1932). The Manor was held by the family of Beuple/Beaple (and Westacott is described as *Westcotebeaupel* in 1346), and descended via the families of Loring, Peyvre, and Broughton to the Dukes of Bedford. However, Westacott appears to be part of the Manor held by Sir John Rolle in 1706, and also by Sir Thomas Dyke Acland, which points to a separate descent.

### 2.2 CARTOGRAPHIC EVIDENCE

The tithe map, taken together with the associated tithe apportionment data (Figure 2), indicates that in the mid-19<sup>th</sup> century the proposed site formed one part of a fieldsystem associated with the farming hamlet of Westacott. The land was all held by Sir Thomas Dyke Acland and Lord Rolle, but Westacott contained four tenements: Westacott, Lewis’ Westacott, Baller’s Westacott, and Southerwood. The personal names probably belonged to 16<sup>th</sup> or 17<sup>th</sup> century tenants.

TABLE 1: EXTRACT FROM THE LANDKEY TITHE APPORTIONMENT.

No.	Owner	Lessee	Field name	Land use
<b>Acland Barton</b>				
628	Sir Thomas Dyke Acland	John Blake	Lower Palace Park	Arable
629			Coppice in Palace Park	
631			Coppice	
632			Wood Park	
660			Canna Park	
661			Acland Moor	
<b>Westacott</b>				
682	Sir Thomas Dyke Acland	James Bale	Orchard	
683			Hill Piece	Arable
684			Honey Moor	Arable
685			Honey Moor	Arable
686			Orchard	
687			Nursery	
688			Higher Moor	Arable
689			Middle Moor	Arable
690			Coppice	
<b>Lewis’ Westacott</b>				
706	Trustees of Lord Rolle	William Parkin	Webber’s Meadow	Meadow
708			Garden	Orchard
709			Apple Tree Meadow	Meadow
710			Orchard	
711			Lower Moor	Arable
<b>Southerwood</b>				
746	Trustees of Lord Rolle	William Parkin	Hill Piece	Arable
747			Home Close	Arable
<b>Baller’s Westacott</b>				
752	Trustees of Lord Rolle	Rebecca Parkin	Corner Piece	Arable
753			Mazzard Close	Arable
754			Higher Brin Hill	Arable

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755			Lower Brin Hill	Arable
762			Orchard	
753			Meadow	Meadow
764			Meadow	Meadow
765			Meadow	Meadow
771			Webber's Park	Arable

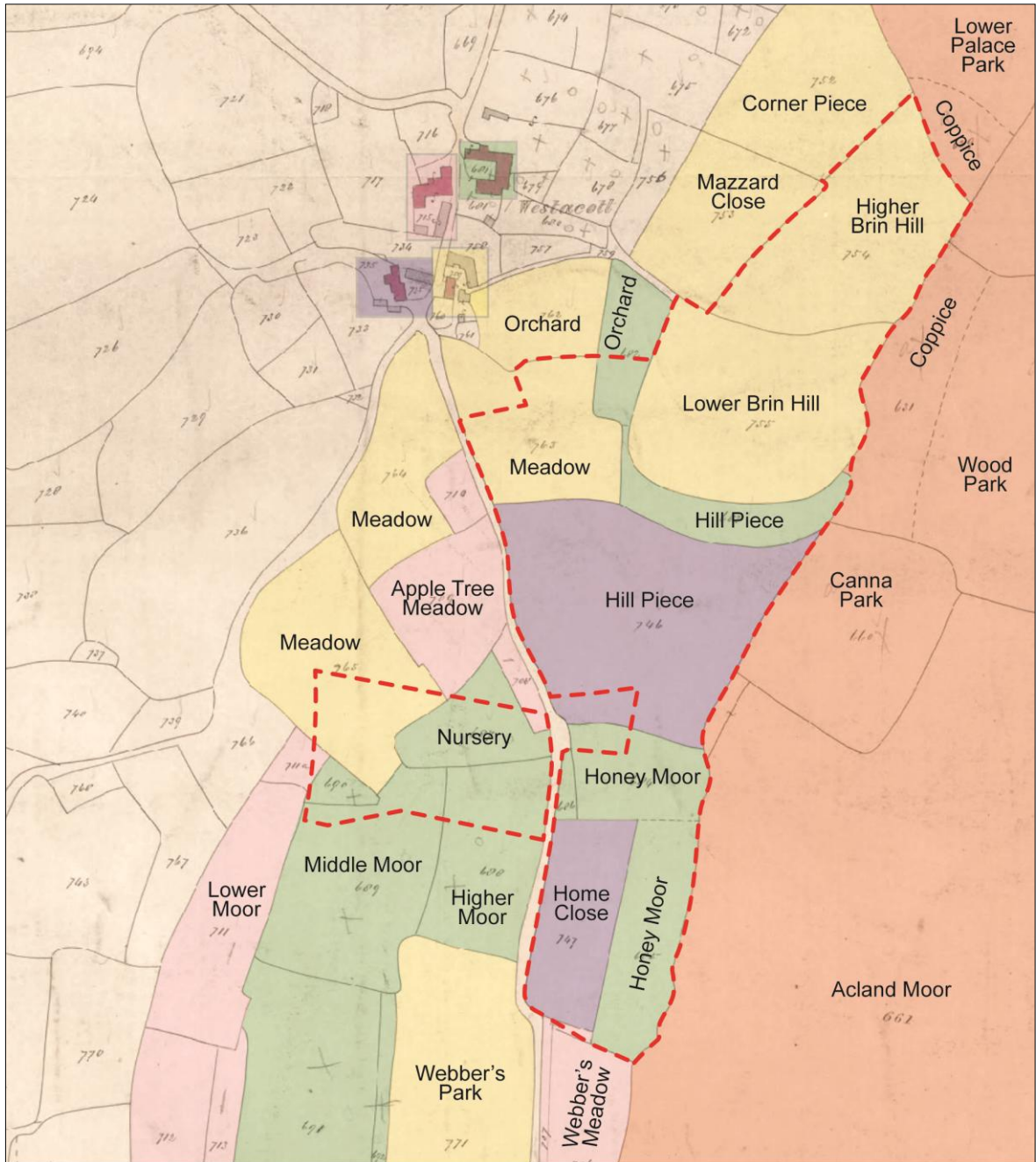


FIGURE 2: EXTRACT FROM THE 1840 TITHE MAP OF THE PARISH OF LANDKEY, WITH FIELD NAMES. THE SITE BOUNDARY IS MARKED IN RED; LAND TENANCY IS SHOWN COLOURED: RED = ACLAND BARTON; YELLOW = BALLER'S WESTACOTT; GREEN = WESTACOTT; PINK = LEWIS' WESTACOTT; BLUE = SOUTHERWOOD.

The gently-curving field boundaries, and the complex way in which the land was held, indicates all these fields once formed part of a single common open field system. The fields to the south were probably held in open strips (some of which had been enclosed), which would suggest the division

of common meadow rather than waste/moor. The broad and unenclosed expanse of *Acland Moor* to the east is anomalous and would suggest an unusual landscape history for this area.

The field names themselves are, on the whole, fairly prosaic and straightforward. The exceptions are: no.628 *Lower Palace Park*, no.753 *Mazzard Close*, and no.660 *Canna Park*, all of which lie outside the site boundary. *Higher* and *Lower Palace Park* are located just to the north, and seem to imply the presence of a high status building. *Mazzard* is a type of wild cherry, the rootstock of which are used for grafting cultivated varieties; this presumably relates to the numerous orchards listed in the apportionment, and the fact that many of the small fields immediately to the north of Westacott are listed as *Nursery*. *Canna Park* is an uncommon field name, and one that is usually encountered immediately adjacent to a farmstead; that this is not the case in this instance would imply the presence of a lost cottage or farmstead in the immediate vicinity.

Subsequent Ordnance Survey maps (Figure 3 to Figure 5) chart the steady loss of field boundaries. The Devon and Somerset Railway was built to the south in c.1864, and only closed in 1966. The old trackbed was reused for the North Devon Link Road, opened in the late 1980s. Similarly, suburban Barnstaple reached Westacott in the later 1980s, together with the industrial estates along Whiddon valley.

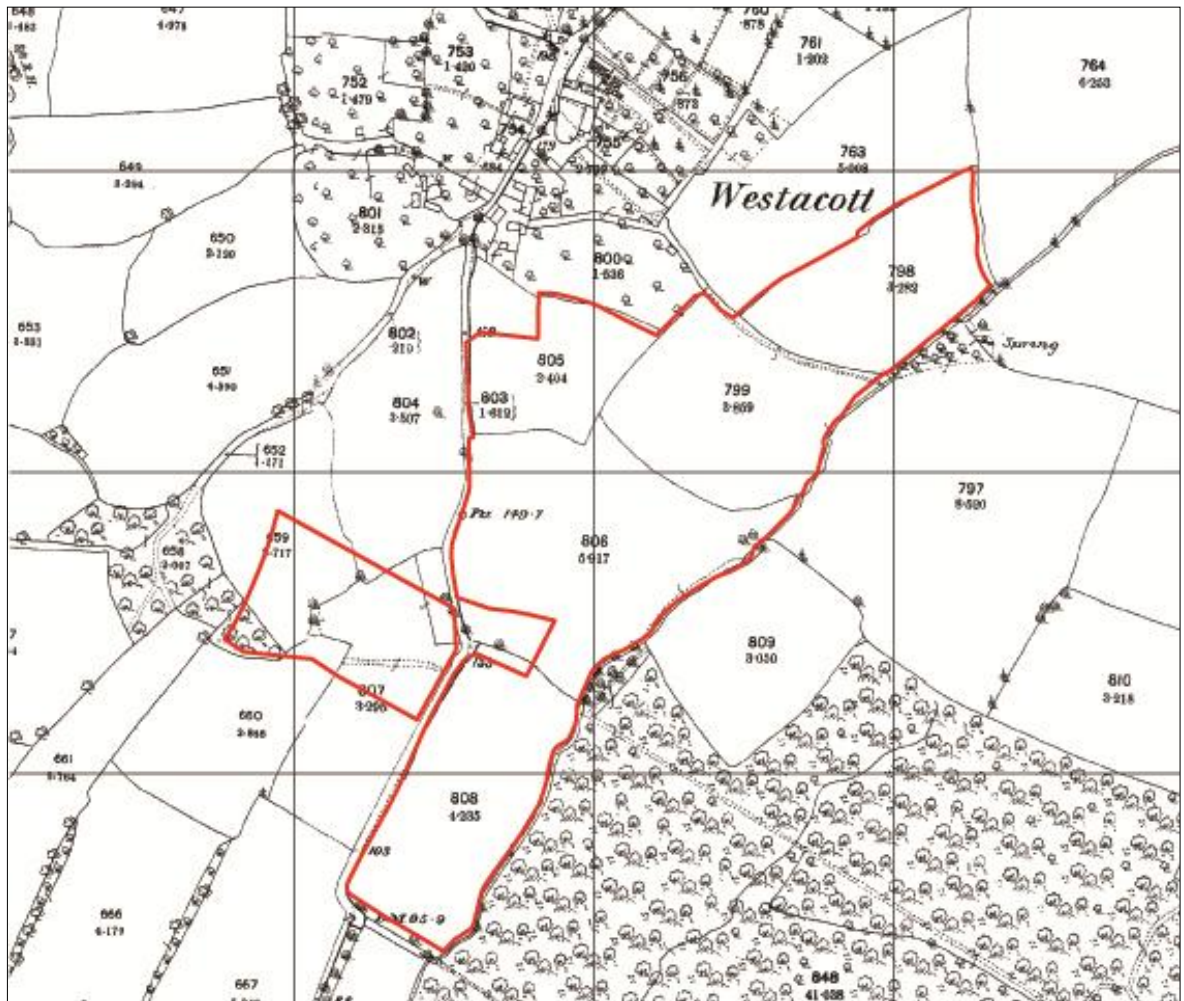


FIGURE 3: EXTRACT FROM THE 1<sup>ST</sup> EDITION 1:25" OS MAP, PUBLISHED 1888 (THE SITE IS INDICATED).



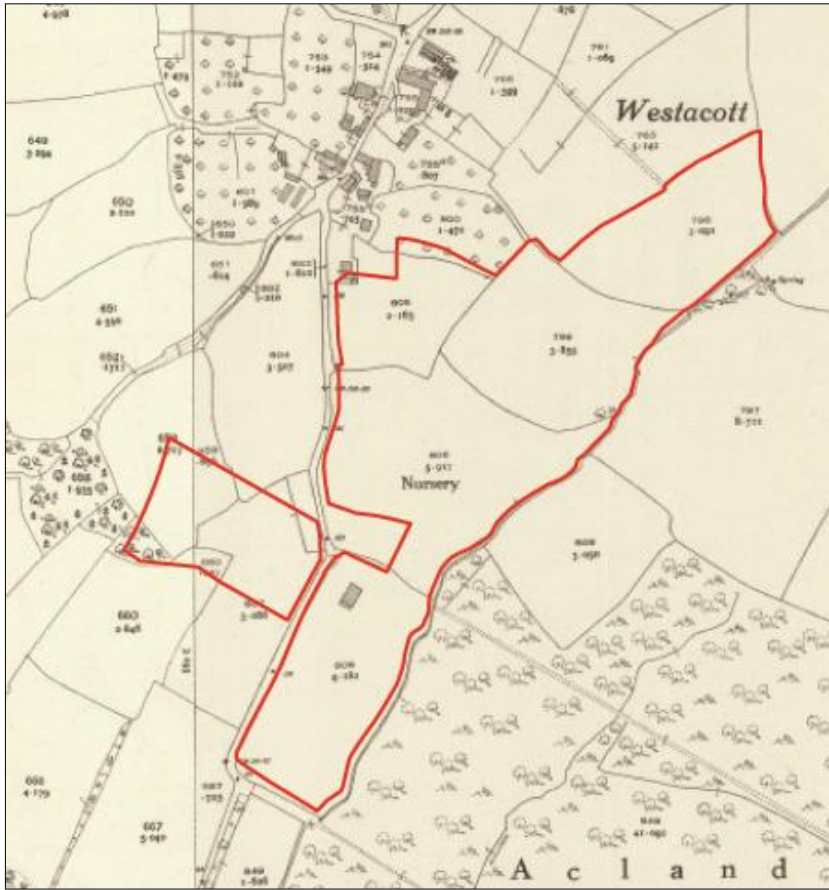


FIGURE 4: EXTRACT FROM THE 2<sup>ND</sup> EDITION 1:25" OS MAP, PUBLISHED 1906 (THE SITE IS INDICATED).

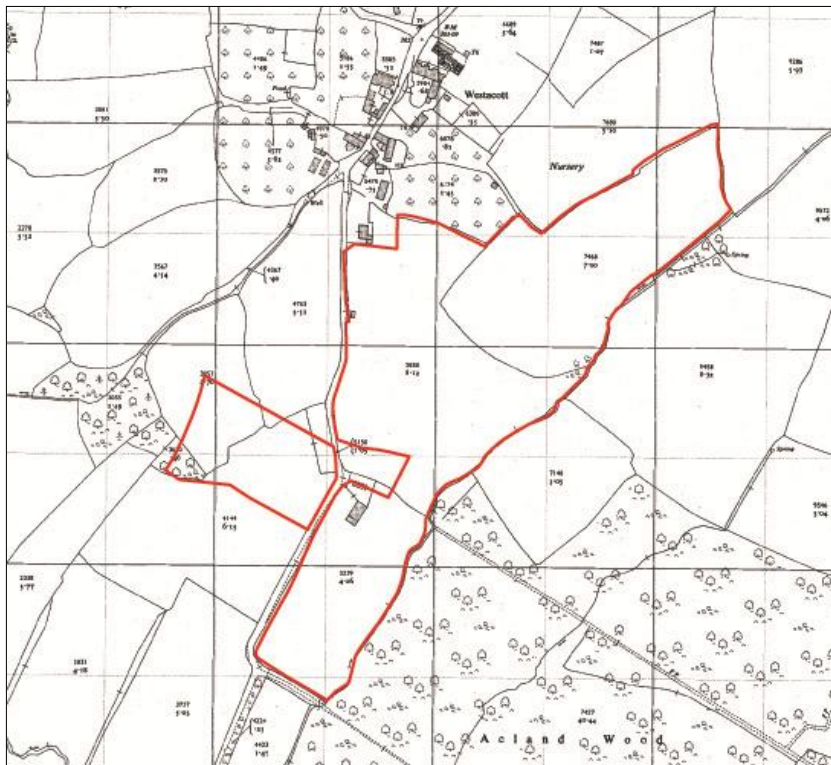


FIGURE 5: EXTRACT FROM THE 1956 EDITION OF THE 25" ORDNANCE SURVEY MAP (THE SITE IS INDICATED).

## 2.3 ARCHAEOLOGICAL BACKGROUND

The information held in the HER would suggest that relatively little archaeological investigation has taken place in this area, with the exception of unpublished work undertaken in advance of the construction of the North Devon Link Road in the 1980s, and there are relatively few heritage assets listed.

### 2.3.1 MEDIEVAL AND POST-MEDIEVAL

Westacott (presumably literally: *the west cottage*), together with its associated fields, would have been established in the medieval period. The shape and form of the fields indicates they formed part of a common open field system that would have been enclosed in the late medieval or early post-medieval period. 400m south-east of the site is the deserted farmstead of Pill. This is listed in documents from the 12<sup>th</sup> century, and was extant in 1840, but now survives only as earthworks. Medieval ridge and furrow cultivation ridges have been identified c.200m to the south-west, and c.100m to the south, of the site, although much of this area has since been developed.

### 2.3.2 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY

Immediately to the north of the site lie the former Westacott nurseries. These probably belonged to James Bale, who advertised his nursery gardens in the North Devon Journal in 1828, and is listed in the tithe apportionment as renting Westacott (see above). Along the A361 road to the south of the site, a number of boundary stones, a signal post and other furniture relating to the Devon and Somerset Railway line have been recorded. Further to the west are possible openworks and shafts associated with the 19<sup>th</sup> century Pickards Down Mines.

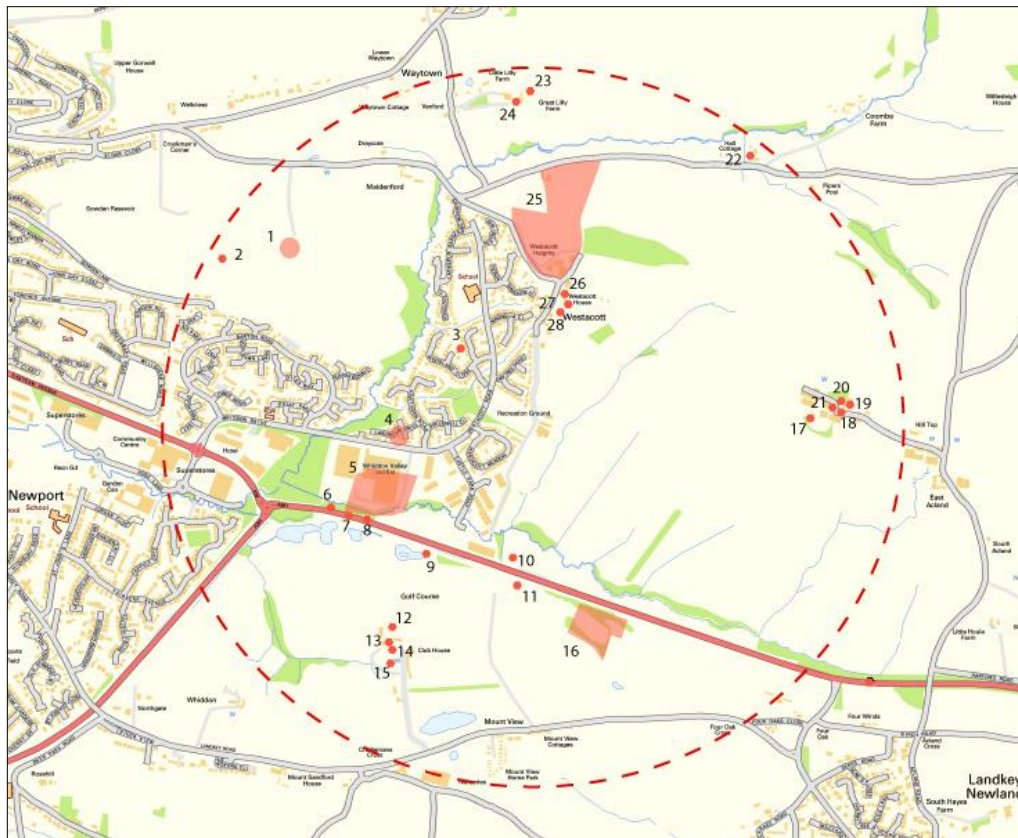


FIGURE 6: MAP OF NEARBY HERITAGE ASSETS WITHIN 1KM (SOURCE: DEVON COUNTY HER; CONTAINS DATA OS DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2016).

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TABLE 1: NEARBY HERITAGE ASSETS (SOURCE: DEVON COUNTY HER).

Map Key	Identifier	Site Name	Record	Notes
1	MDV828	Pickards Down Mine	Monument	Site of 19th century lead mine.
2	MDV77490	Buildings north of East Sowden	Monument	Site of buildings, north of East Sowden, shown on the OS 1 <sup>st</sup> Edition 25" map.
3	MDV64046	Bee Boles at Westacott	Monument	Bee Bole structure recorded at Westacott.
4	MDV383	'Castle' field names at Westacott Road	Documentary	Castle field names recorded in the Landkey tithe apportionment may refer to a former defensive earthwork in the vicinity. The site is now a housing estate.
5	MDV4485	Ridge and furrow at Westacott Road	Monument	Area of ridge and furrow recorded in 1977; the site has now been developed.
6	MDV32805	Milepost on the GWR line	Monument	Site of a milepost on the GWR line c.530m south-east of the junction with the Barnstaple Loop line.
7 & 8	MDV39484	Railway Boundary Stones	Monument	Site of a pair of boundary stones on the north side of the former railway. They comprised an iron drum on a length of upright rail and were inscribed 'Great Western Railway (OS Boundary)' with the date 1886.
9	MDV902	Devon & Somerset Railway	Monument	The Devon & Somerset Railway Company was formed in 1864 to establish a rail link between Barnstaple and Taunton. The railway was originally broad gauge but was converted to standard gauge in 1881. In 1901 the line was taken over by the GWR. It closed in 1966.
10	MDV23370	Area of possible ridge and furrow	Monument	Area of possible ridge and furrow visible on a 1973 aerial photograph. In 1984 ridge and furrow was visible all along the fields between the railway (now A381) and the stream, but some of this was the result of a recent ploughing competition.
11	MDV32806	Signal post in Landkey	Monument	Signal post.
12	MDV38912	Medieval pottery at Portmore Farm	Findspot	Trial trenching in 1987 at Portmore Farm produced medieval pottery.
13	MDV23378	Portmore Farm	Monument	Documentary reference in 1319.
14	MDV95808	Barn at Portmore Farm	Building	Listed Building
15	MDV798	Portmore Fulling Mill	Monument	A fulling mill was established here in 1327. The site was probably on the Bishops Tawton side of present main road from Barnstaple to Landkey to the west of Hill Farm. The site is currently under grass.
16	MDV899	Pill, deserted medieval settlement	Monument	The earthworks of a deserted settlement ( <i>Pill</i> ), with some masonry still standing.
17	MDV382	'Palace' field names	Documentary	Higher Palace Park (tithe no.627), Lower Palace Park (tithe no.628).
18	MDV32848	Stables at Acland Barton	Building	17 <sup>th</sup> century stables with loft.
19	MDV95799	Acland Barton and Chapel	Building	Listed Building.
20	MDV95801	Barn at Acland Barton	Building	Listed Building.
21	MDV840	Mansion House at Acland Barton	Building	Medieval 'mansion' at Acland Barton. Mentioned in the assize roll of 1238 as <i>Akkelane</i> , the original home of the Acland family. Nothing remains of the original house but the present house has a late 15th century block with a chapel built over the kitchen.
22	MDV95797	Hall Cottage	Building	Listed building.
23-24	MDV33051 MDV95795	Great Lilly Farmhouse	Building	17 <sup>th</sup> century farmhouse with 18 <sup>th</sup> century alterations and 19 <sup>th</sup> century extension.
25	MDV32823	Westacott Nursery	Monument	Nurseries shown late 19 <sup>th</sup> and earlier 20 <sup>th</sup> century mapping. Possibly those of James Bale advertised in the North Devon Journal in 1828
26	MDV32837	Westacott House	Building	16 <sup>th</sup> century house remodelled in the late 17 <sup>th</sup> century when a barn was added; extended again in the late 18 <sup>th</sup> or early 19 <sup>th</sup> century.
27	MDV32838	Barn at Westacott	Building	Threshing barn probably added to Westacott House in the late 17 <sup>th</sup> century.
28	MDV32839	Barn and stables at Westacott House	Building	17 <sup>th</sup> century barn and stables.

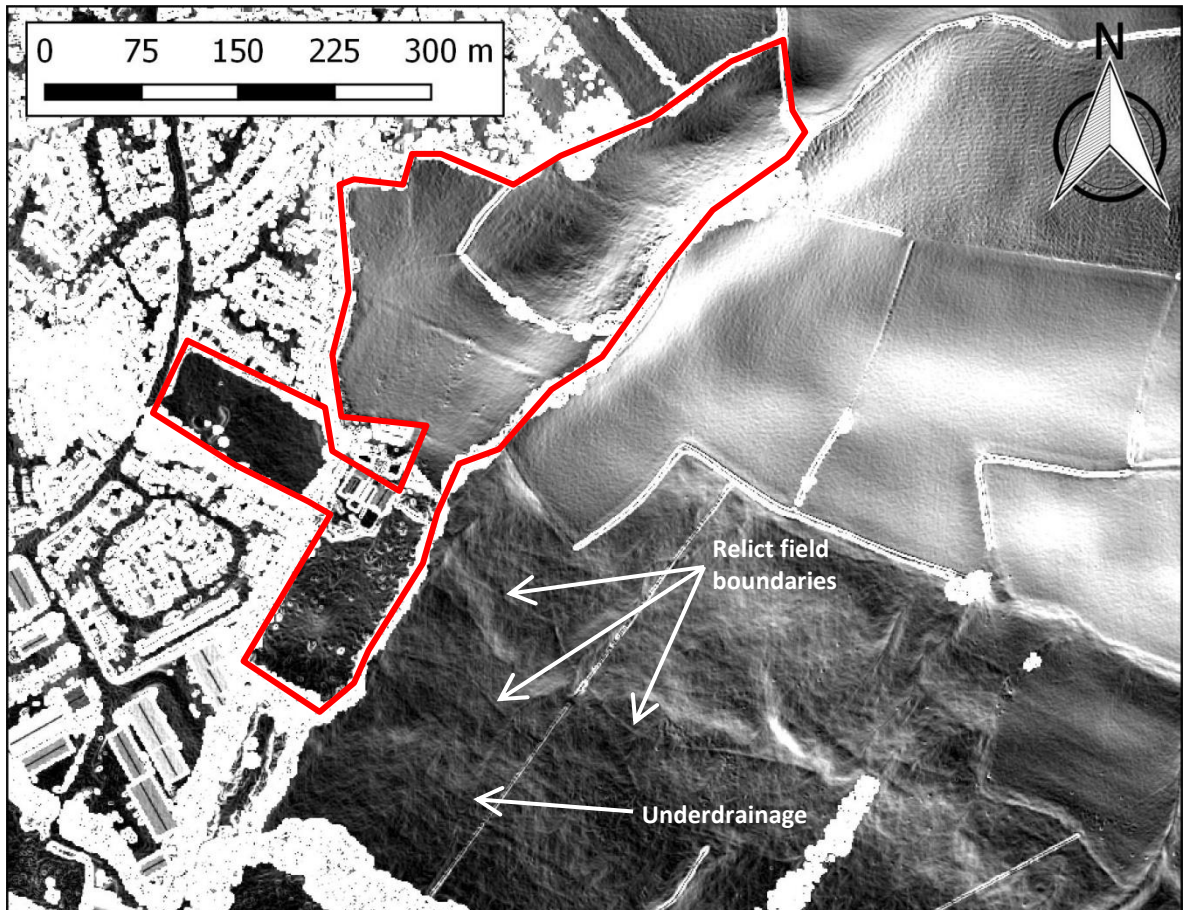


FIGURE 7: IMAGE DERIVED FROM LIDAR DATA OBTAINED FROM THE ENVIRONMENT AGENCY (PROCESSED USING QGIS VER2.8.1 TERRAIN ANALYSIS (SLOPE), 1M RESOLUTION. CONTAINS FREELY AVAILABLE LIDAR DATA SUPPLIED BY NATURAL ENVIRONMENT RESEARCH COUNCIL (CENTRE FOR ECOLOGY & HYDROLOGY; BRITISH ANTARCTIC SURVEY; BRITISH GEOLOGICAL SURVEY); ©NERC).

### 2.3.3 LIDAR DATA

Analysis of the LiDAR data for the site reveals a clear bank crossing the middle field. However, as this does not appear to be a historic field boundary – and the lost field boundaries shown on the historic mapping are far less clear – this bank is probably a later addition. To the east, Acland Moor contains a series of relict boundaries of probable medieval date, as well as evidence for herringbone underdrainage.

### 2.3.1 ARCHAEOLOGICAL POTENTIAL

The archaeological potential of this area is largely untested. The former hamlet of Westacott is medieval in origin, and still contains a number of early post-medieval buildings. The proposed site lies within the medieval fields attached to the former farming settlement, and the presence of the field names *Lower Palace Park* and *Canna Park* points to other settlements or structures in close proximity. On that basis the archaeological potential of the site can be described as *medium*.

### 3.0 CONCLUSION

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The proposed site at Westcott lies within the medieval fields attached to the former farming hamlet. These fields formed part of an open field worked in common by the tenants of at least four tenements, jointly held by the Dyke Aclands and Rolle Families. The amount of fieldwork that has been undertaken in this area is relatively slight, but Westcott is itself medieval in origin, and the earthworks of medieval ridge and furrow are recorded further down the valley. Two of the field names listed in the mid 19<sup>th</sup> century tithe apportionment (*Palace Park* and *Canna Park*) close to the site imply the existence of other medieval settlements in the immediate area. Relict field boundaries of probable medieval date are present on Acland Moor to the east. The archaeological potential of this area, while untested, is therefore likely to be *medium*.

### 4.0 BIBLIOGRAPHY

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<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>; accessed on 10<sup>th</sup> October 2016.

APPENDIX 1: DETAILS OF THE LISTED BUILDINGS WITHIN 1 KM OF THE SITE

TABLE 1: NEARBY LISTED BUILDINGS (SOURCE: DEVON COUNTY HER).

Map key	Identifier	Building Name	Listing grade	Notes
14	1164847	LANDKEY SS 53 SE 7/110 Barn approximately 10 metres east of Portmore Farmhouse	II	Barn. Probably C17. Stone rubble and cob with brick extension at left end. Corrugated iron roof. Rectangular on plan. Cambered brick arch, partially infilled to front with opposing cart entrance to rear. Situated immediately to each side of the entrances are 2 raised jointed cruck trusses of substantial span with collars morticed into the soffits of the blades which have trenches for former purlins. The remaining trusses have been replaced.
18	1107677	LANDKEY SS 53 SE Stables with loft over approximately 5 metres south-west of Acland Barton	II	Stables with loft over. C17 with alterations. Stone rubble and cob, corrugated iron roof with half-hip at left end, gables end to right. rectangular plan, 2 storeys with loft above stables. Loft opening above stone lintel to window to left, both infilled. Window opening and doorway to right end, cambered brick arches and brick jambs. Early C17 stone doorway towards right end, chamfered stone arch with segmental arch and dressed stone jambs, now partially infilled to create window opening. Small slated lean-to at right end which has small reset stone ogee window with pierced quatrefoil stone inset above. 2 light timber mullion to right gable end of main range. To rear are doorways to both storeys in same opening, the loft door has heavy timber chamfered surround. Stone lintel to small window opening to left. The loft floor is supported on massive timber stop-chamfered beams. Some C19 stable fittings survive. 5 trusses with principals with short curved feet resting on continuous timber wall plate. Mortice holes in soffits for original collars now replaced. 3 tiers of threaded purlins and diagonally set ridge purlin.
19	1107676	LANDKEY SS 53 SE 7/97 Acland Barton and Chapel	I	Barton and chapel now store-shed and workshop. C15, both remodelled in 1591. House altered and extended in late C19. House of roughly coursed stone rubble. Slate roof, hipped at left end, gable end to right. Tall brick stack with oversailing courses at left end. Rubble stack with offsets heightened in brick at right gable end. Chapel of painted cob and stone with stone dressings. Lateral rubble stack to rear with brick shaft. Slate roof with gable ends. The house has large hall to right of through-passage; probably formerly open to the roof but must have been heated by stack, as there is no smoke-blackening to the late C15 roof structure. In 1591 this wing was extended, the through-passage and first floor probably inserted and a service end added at lower end, now partly converted to parlour. Possibly in C17 a large right-angled 2-storeyed extension was added to rear right end, formerly with a hipped end where it joins the main range. In late C19 a single storey right-angled kitchen extension was added to rear left side completing 3 sided rear courtyard plan with corrugated roof to outshut to rear of main range across the length of the courtyard. The right-hand extension has a tall rendered stack to its inner face and brick stack at gable end of C19 addition. The chapel sits at right angles to, and adjoining the front left end of the house. House and chapel both of 2 storeys, the chapel with single rooms of unequal size to each side of lobby entrance. House has 3-window range, 3-light casement to left and 2-gabled half dormers to right side with timber lintels. Three 3-light casements to ground floor with timber lintels which are chamfered to the 2 outer openings. C20 fenestration throughout except C19 extensions. Massive through- passage doorway with tiled lean-to roof supported on heavy oak pillars with chamfered jambs reducing to hollow chamfered surround with 1591 date carved to the centre of the head of the lintel. 4-centred arch to inner doorway with a cyma reversa and hollow-moulded surround. Massive 4-plank door with studded nail heads, old knocker and latch, horizontal planking to inner face. Chapel has 2-window range of timber mullion windows of three 4-centred arched lights with moulded surrounds, the 2 outer lights to each window are infilled, the centre lights with stanchions and saddle bars. 2 ground floor stone mullion windows with three 4-centred arched lights, left side has had stone hoodmould replaced with moulded timber lintel, both sides have label stops with fleur-de-lis and foliated designs. Stanchions and saddle bars to each of the 3 lights. These flank stone doorway with depressed ogee arch with roll and hollow chamfered surround, the base of the jambs hollowed outwards to admit cider barrels. Plank door. To rear upper storey is a timber mullion window with moulded surround of two 4-centred arched lights with stanchions and saddle bars. Interior of house: 3 shoulder-headed chamfered door surrounds to left of through- passage, 2 forming pair towards front end and single doorway towards rear set close to

LAND AT WESTACOTT GRANGE, LANDKEY, BARNSTAPLE, DEVON

Map key	Identifier	Building Name	Listing grade	Notes
				impressive segmental-arched rear through-passage doorway with double chamfered surround. Panelled screen to hall side of through-passage of 4 sections, each section 2 panels wide and 3 panels high; 2 sections each side of inserted doorcase possibly casing in earlier door surround. Hall has single scroll-stopped beam. 4 panelled door to rear right end. Fine staircase with moulded handrail, thick turned balusters and square newels with ball finials. 3 early door surrounds at head of stairs, that to left partially cased in, 1 straight-headed without chamfers, the other with run-out stops, overlight and reset 10 panelled door, the upper 2 panels truncated. Over the hall and through-passage, the lower end of which forms a closed truss, is an impressive roof structure with all details intact. 5 principal trusses with short raised jointed cruck feet resting on a continuous moulded wall plate, the hollow-chamfers-flanking-axial-roll-and-fillet moulding running up from the base to the tip of cruck foot from where it continues around the soffit of the archbracing supporting collars morticed into the soffits of the principals. 2 tiers of threaded purlins, the upper tier with 4 straight windbraces meeting and lapjointed at the centre of the purlins between each truss, the soffits of the windbraces and purlins are chamfered with run out stops. The single truss over the lower end has heavy principals, threaded purlins and side-pegged collars. Interior of Chapel C19 doorcases to each side of lobby entry with old staircase backing onto the lobby. Ground floor room to right side has brick steps at right gable end to plank door. Infilled fireplace on rear wall with heavy timber lintel and stone jambs. Room to left has panelled surround to window seat. Upper storey divided into 3 rooms with landing, 2 rooms to right side. Virtually continuous unceiled waggon roof with every fourth rib moulded with carved bosses at the intersections of single tier of side and ridge purl in runs almost the length of the building except at right gable end where there are 2 heavy trusses with straight principals and 2 tiers of threaded purlins, the innermost truss being closed. The rooms to each side of landing have late C16/early C17 plasterwork, that towards right gable end has similar devices echoed on each tympanum composed of a moulded cornice and frieze of interlocking 'S' and foliated scrolls with central heraldic device above with scrolled surround and roundels above and below flanked by foliated swags. Room towards left gable end has a plainer plaster cornice on its inner wall only with similar heraldic device above flanked by larger foliated devices. All 4 doorways with timber surrounds to upper storey are late C16 or early C17, that to inner room towards right gable end has slightly cranked head and chamfered surround, reached by short corridor which has slightly shouldered and cranked head to end doorway. Straight-headed door at head of stairs to principal room and cranked head and chamfered surround to doorway to room at left end which also has original ledged 2 plank door.
20	1107678	LANDKEY SS 53 SE Barn about 10 metres north-west of Acland Barton	II	Barn. Probably C17. Stone rubble with cob above. Slate roof with gable ends. Rectangular on plan, formerly 2 storeys or partially lofted but now with floor removed. Outshut to front left side of snecked rubble with corrugated roof enclosing blocked doorway flanked by ventilation windows with deep splays. Door opening and timber mullion window with chamfered surround and timber lintel to right. Square loft opening and plank door giving access to former first floor to rear. four heavy trusses with principals with short curved feet resting on continuous timber wall plate. Collars intact morticed soffits of principals to 2 trusses towards right hand end, other 2 with collars removed. 2 tiers of threaded purlins and diagonally set ridge purlin.
22	1317607	SS52 NE GOODLEIGH Hall Cottage including garden 7/106 wall adjoining at right gable end and extending approximately 10 metres east	II	Farmhouse, now house with garden wall attached. House probably early C16 remodelled late C17 or C18. Whitewashed rendered stone and cob. Asbestos slate roof with gable ends. Garden wall of cob with slate capping. House has large lateral stack to front with brick shaft inserted into hall probably in C17. 3-cell through-passage plan, the hall formerly open to the roof with closed truss at upper end and jettied loft to lower end. Brick stacks at each gable end. 2 storeys. 2 window range. C20 fenestration throughout except for 3-light chamfered timber mullion window to projecting rear stair turret, removed from front of dairy at lower end. Hall window later built out in line with stack with slated canopy. Plank door to left of stack. Stair turret formerly incorporated in hall stack projection which has massive timber lintel. Original roof structure largely intact with raised jointed cruck truss over upper end of hall, stud partition confining smoke-blackening to timbers over hall. Truss over lower end of hall also smoke-blackened to hall side only. Straight heavy principals. Both trusses have cranked collars morticed into soffits of principals

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				which carry 2 tiers of threaded purlins and diagonally threaded ridge purlin. Garden wall has 4 bee boles and extends from right gable end of house as continuation of front elevation.
24	1107709	GOODLEIGH SS 53 SE 7/78 Great Lilly Farmhouse	II	Farmhouse, C17 core with C18 alterations and C19 extension. C17 core rubble with some cob, right-hand range of small shale rubble with some brick, and C19 brick extension in flemish bond. Slate roofs with gable ends. Stacks with diagonally set twin brick shafts at each gable end of right-hand range, C19 brick stack at gable end of C19 extension and off-centre brick stack at juncture of C17 core and C19 extension. C17 core has through-passage, and right-angled gable-ended dairy extension to rear of hall. The hall was subdivided probably when the lower end to right of through-passage was altered in C18, the latter forming a symmetrical range with single rooms flanking wide central staircase set at right angles to the C17 core and projecting south to form a cross-wing. The original upper end of C17 core has been rebuilt and extended in brick in C19. 2-storeys with basement to front portion of right-hand range. South front has 6-window range, 2 sashes to left side, 6 over 6-panes, left hand sash without horns above 4-panelled door with glazed top panel to rear of through-passage to left and French windows with timber lintel to right of C17 chamfered mullion window of 3-lights. The brick range to right has 3 of the 4 first floor openings with cambered brick arches infilled with brick, sash to left side with marginal glazing bars. 4 similar openings to ground floor with second from left infilled, the remainder have C20 casements. Inner face of projecting right-hand range at left end has 2 sashes, that to left 6 over 6-panes without horns, that to right with marginal glazing bars above 2-light casement, 3-panes per light and plank door to basement. Gable end of right-hand range has sashes on each floor to right of stack above 2-light basement window with chamfered surround. West face of C18 range has C20 fenestration apart from C19 sash 6 over 6-panes with sidelight sashes to left side. Blocked basement door at right end. North side to right of dairy projection has C17 ovolo moulded through-passage doorframe with scroll stops. C19 plank door with slated canopy above. Double horned sashes each side and to first floor left side, and C17 three-light ovolo mullioned window over right side sash. C17 four-light ovolo mullion windows over right side sash. C17 1-light ovolo mullion window to right side of dairy projection and gable end sash over 6-paned fixed light. Left side has a 2-light ovolo mullion window originally 4-lights now with two 2-light casements inserted, above 3 light ovolo-mullion window. Slate canopy to plank door to rear left side of main range with external stone steps to loft plank door to left. Interior: 3 ovolo-moulded door surrounds with scroll stops, the 2 nearest to main through-passage doorway and one at head of main staircase with moulded handrail and thick pillar turned balusters between newels of the same shape. Stair hall has tongued and grooved plank and muntin wainscotting to full 2-storey height with moulded middle rail to both sides. 4-panelled doors to each chamber off stair landing. C18 integral cupboard in room sub-divided from hall with 6-panelled door the top panels shaped to semi-circular head with keyed arch to moulded wooden surround. Ancient plank door with moulded cover strips to main kitchen. Impressively large dairy with slate slabstone fittings intact. Four C19 king-post trusses over C19 extension, but unusual coupled rafter roof structure with 13 couples to dairy extension, 11 over part of C17 core and 30 over right-hand range all with side-pegged collars. This roof may replace a C17 roof with light trusses and threaded purlins, a fragment of which survives over C17 core.
26	1325270	LANDKEY WESTACOTT SS 53 SE 7/126 Westacott House and Barn attached	II	Farmhouse with barn attached. House probably C16 remodelled in late C17 when the barn was added. House extended in late C18/early C19. Colour painted rendered stone and cob. Slate roofs, hipped at left end, roof level raised towards right end. Barn is stone-fronted, cob to rear. Slate roof with gable end. Overall L-shaped plan with barn extending at right angles to front right side of farmhouse. Farmhouse originally 3-cell plan, with hall and upper end heated by rear lateral stacks both with brick shafts. Ridge stack with brick shaft formerly at lower gable end now enclosed by C18/C19 extensions with further brick stack at left end and small 2-storied extension to rear of this addition. House has 2-storeys, 5-window range. C20 fenestration. Barn has slated canopy with projecting piers to full height each side of wide threshing door of 2 leaves. with opposing doors to rear. Double plank doors to right. Buttress to full height at right end. Plank door to left end near the angle of the farmhouse with ovolo mullion timber window of 2-lights to right. 3-light C19 window above. 2-light chamfered timber mullion window to rear. Interior:



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				ovolo moulded timber lintel to chimneypiece at upper end of farmhouse, formerly with plasterwork overmantel said to have been the Acland Crest and dated 1690. 3 raised cruck trusses survive over hall and lower end, 1 with cranked collar tenoned into soffit mortices to principals. No sign of smoke-blackening. 2 tiers of threaded purlins and diagonally set ridge purlin. Straight principals to 2 trusses over right hand end, with superimposed C17 roof structure above these of 2 trusses with lap-jointed collars.
28	1165040	LANDKEY WESTACOTT SS 53 SE 7/127 Barn and stables approximately 50 metres south of Westacott House	II	Barn and stables with loft over. C17. Stone rubble plinth to unrendered cob walls. Corrugated asbestos roof with gable ends. Rectangular on plan. Stables at lower end of barn with stable plank door to front and 2-light chamfered timber mullion window to rear to left of loft plank door. Square loft opening at gable end above pantiled roof to lean-to. Barn has wide opening to rear. Lofted over at each end. Roof structure of 4 raised cruck trusses each foot sitting on individual well-bedded short wall plates. 2 tiers of trencled purlins, formerly with collars tenoned into soffits of blades, replaced with side-pegged collars. One blade to lower end of barn replaced with straight principal.



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