

# **PYNE FARM BLACK DOG WASHFORD PYNE DEVON**

Results of a Desk-Based Appraisal & Historic Building Assessment



South West Archaeology Ltd. report no. 160623

## Pyne Farm, Washford Pyne, Devon Results of a Desk-Based Appraisal & Building

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Report Version FINAL  
23<sup>rd</sup> June 2016

Work undertaken by SWARCH for Jason and Aideen Bateman

### Summary

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*This report presents the results of a desk-based appraisal and historic building assessment undertaken at Pyne Farm. This work was undertaken by South West Archaeology Ltd. on behalf of Jason and Aideen Bateman in order to understand the development of the buildings with aim of informing the impact of any future alterations to the historic asset.*

*The complex consists of a farmhouse with the former farmyard; now a garden and driveway, to the south that is enclosed by a garden wall to the west and redundant farm buildings to the east. The farmhouse and garden wall are grade II\* Listed. To the west of this group is another yard of farm buildings including a lincay, threshing barn with engine house and other animal shelters.*

*The farmhouse appears to have developed from a two orthree cell building, formed into a baffle entry house in the 17<sup>th</sup> century by the insertion of a chimney stack and extended with a service wing to the east in the late 17<sup>th</sup>/early 18<sup>th</sup> century and a parlour to the west in the late 18<sup>th</sup>/early 19<sup>th</sup> century.*

*The early farmyard to the south of the farmhouse was enclosed to the east by a threshing barn and other non-domestic buildings. In the late 18<sup>th</sup> century a range of agricultural buildings and a new yard were established to the west. At this point the yard to the south took on a more formal role and it appears that the range to the east changes function; the northern end adapted for domestic use with a covered link to the kitchen at the east end of the farmhouse.*



June 2016

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## PROJECT CREDITS

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## 1.0 Introduction

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**Location:** Pyne Farm  
**Parish:** Washford Pyne  
**County:** Devon  
**NGR:** SS 80264 10391  
**SWARCH ref.** BDP16

### 1.1 Project Background

This report presents the results of a desk-based appraisal and historic building assessment undertaken at Pyne Farm. This work was undertaken by South West Archaeology Ltd. on behalf of Jason and Aideen Bateman in order to understand the development of the buildings with aim of informing the impact of any future alterations on the historic asset.

### 1.2 Topographical and Geological Background

Pyne Farm is situated approximately 0.5 miles to the north of Black Dog, within the Parish of Washford Pyne. The settlement of Black Dog is located approximately ten miles west of Tiverton and six miles north of Crediton.

The soils of this area are the slowly permeable, seasonally waterlogged clayey, fine loamy and fine silty soils of the Hallsworth 2 Association (SSEW 1993); these overlie the mudstone of the Bude Formation (BGS 2016).

### 1.3 Methodology

This work was undertaken in accordance with best practice. The desk-based assessment follows the guidance as outlined in *Standard and Guidance for Archaeological Desk-Based Assessment* (ClfA 2014) and the building assessment guided by *Understanding Historic Buildings*; a guide to good practice (Historic England 2016).

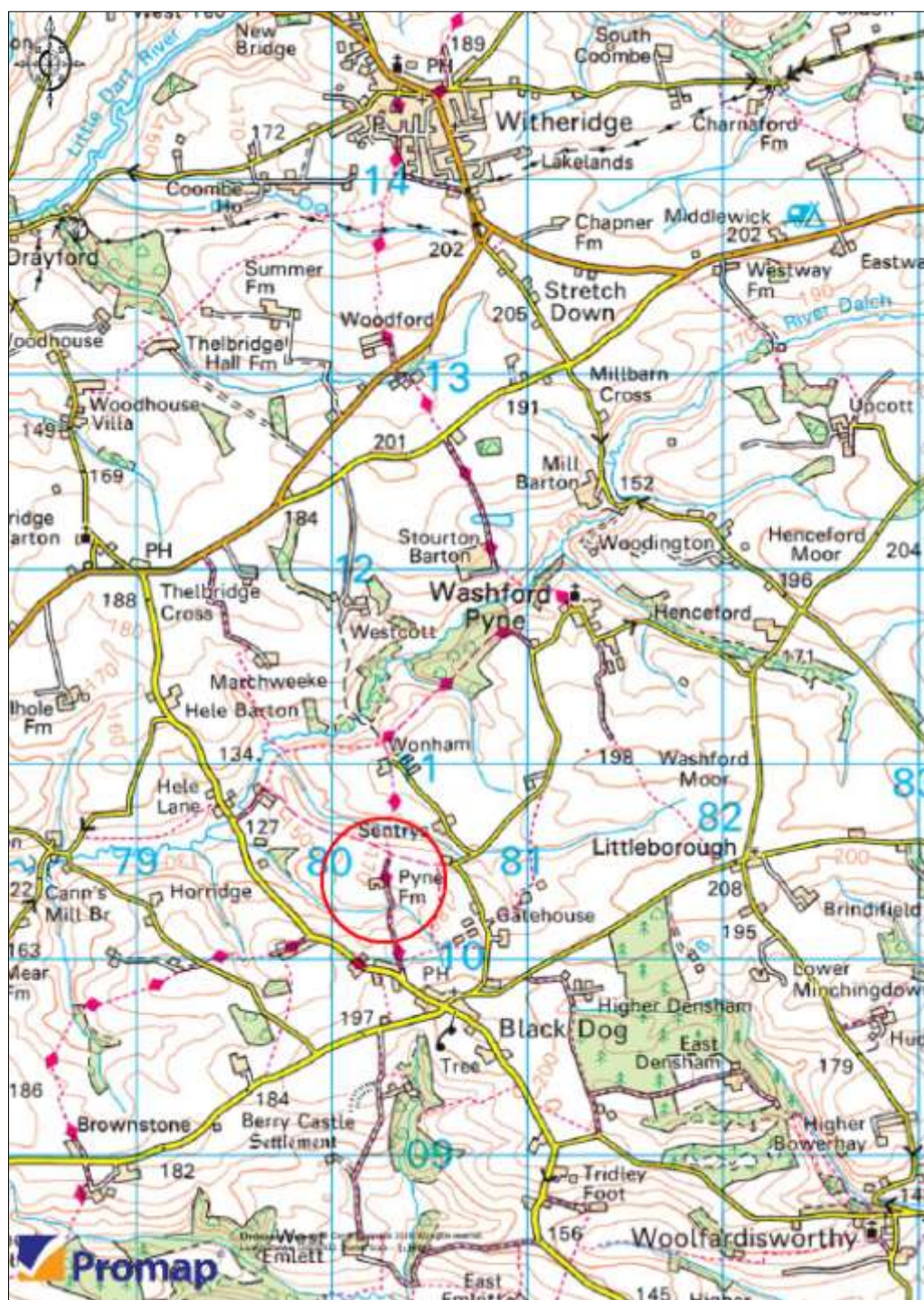


Figure 1: Site location (the site is indicated).



## 2.0 Desk-Based Assessment and Cartographic Analysis

### 2.1 Documentary History

The parish of Washford Pyne historically formed part of the Witheridge Hundred and, for ecclesiastical purposes, lies within the deanery of Tiverton. It is situated around eight miles north of Crediton and approximately twelve from South Molton.

During the Medieval period, the Pyne family held the manor of Washford Pyne and continued their ownership during the reign of Edward III. After the Reformation of the church in the late 16<sup>th</sup> century, the manor fell under the possession of the Hacche Family line for several generations, and was eventually succeeded by the Hemptons. In 1822, it was the property of William Comyns, Esq., of Kenton (*Magna Britannia*; Volume 6, Devonshire).

Pyne Farm is located within Washford Pyne parish, 0.5 miles to the north of Black Dog Village which sits on the edge of the parish, and is set within approximately 47 acres of Farmland.

Washford Pyne is mentioned in the Domesday Book as 'Wesforda' 1086 OE (*ge*)*waesc+ford* and appears to gain the suffix of Pyne after Herbert de Pinu held the Manor in 1219 (Feet of Fines). Pyne Farm is mentioned as Pyne in a 1650 Recov[ery], taking its name from the above-mentioned family (*The Place Names of Devon* Vol 1, p397). The process of common recovery allowed the farm to be sold outside of the family.

### 2.2 Cartographic Evidence

#### 2.2.1 The 1838 Upton Pyne Tithe Map



Figure 2: Extract from the 1838 Upton Pyne Tithe Map (the house is shaded in red and the farm buildings are shaded in grey).

The earliest known map showing the property in any detail is the 1838 Upton Pyne Tithe Map (Fig 2). This shows the agricultural buildings in grey and the house/domestic buildings in red. These are within plot 117 and described as the 'House Courtlage' in the tithe apportionment (Appendix 1). The garden wall is shown as a line running north to south through the plot.

The layout of the buildings shows the farmhouse with a yard to the south that is formed by the Listed wall and a non-domestic range of buildings to the east. To the north another, much smaller yard is formed by the garden wall, the house and a narrow non-domestic building. To the west a third yard is formed between the garden wall and a range of non-domestic buildings. A horse-engine is shown as a semi-circular projection on the east side of this range.

The majority of the land surrounding the property is listed as being in an arable state of cultivation. Other areas include meadows, orchards and pasture.

### 2.2.2 The 1888 First Edition Ordnance Survey Map

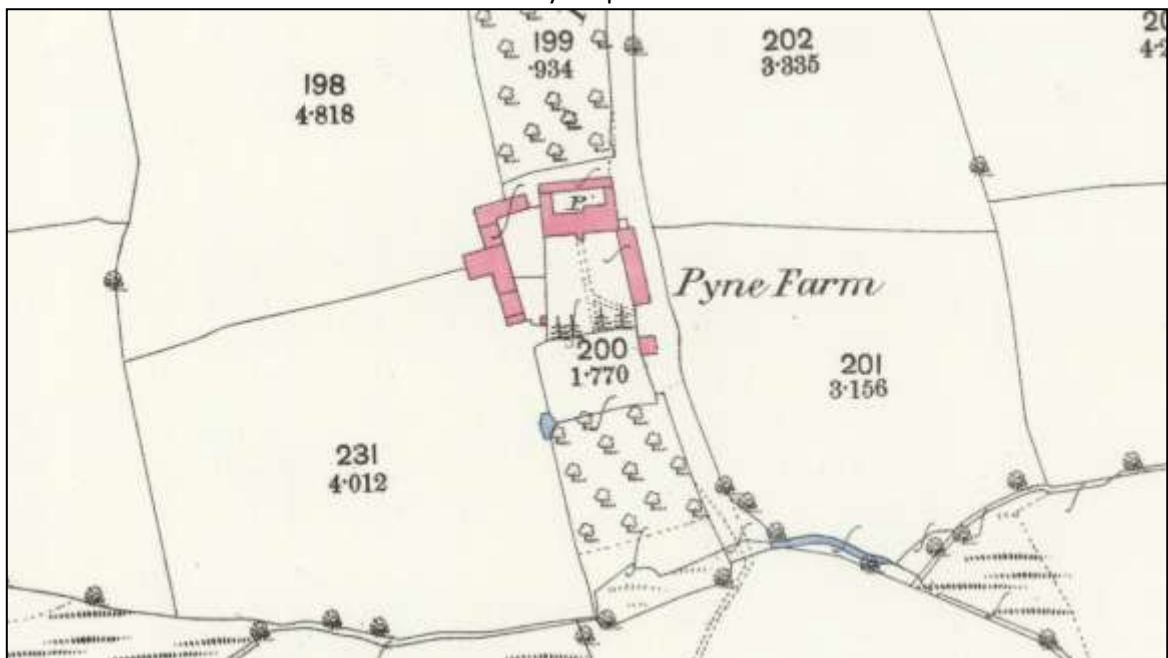


Figure 3: Extract from the 1888 First Edition OS Map.

Although the layout of the three yards remains substantially the same as the tithe map the First Edition OS Map shows a number of changes to the buildings.

The house is now shown with projections to the north east (stair and dairy) and north west, creating an enclosed courtyard with the building to the north. A small projection to the south (the porch) is also depicted. It is possible that the omission of these features on the tithe map is the result of poor surveying and it should not be construed that they were added between 1838 and 1888. Between the house and the range to the east a small structure is shown that probably acted as a covered link.

The yard to the south of the house is now shown with a central path with a branch leading to the access lane. The garden wall no longer extends to the north courtyard but finishes on the south-west corner of the house. The fully enclosed yard to the north indicates structures including a pump to the rear of the dairy.



The most notable change happens in the yard to the west, where the horse-engine has moved to the west side of the main range and the buildings to the north and the south have been truncated.

### 2.2.3 The 1903 Second Edition Ordnance Survey Map

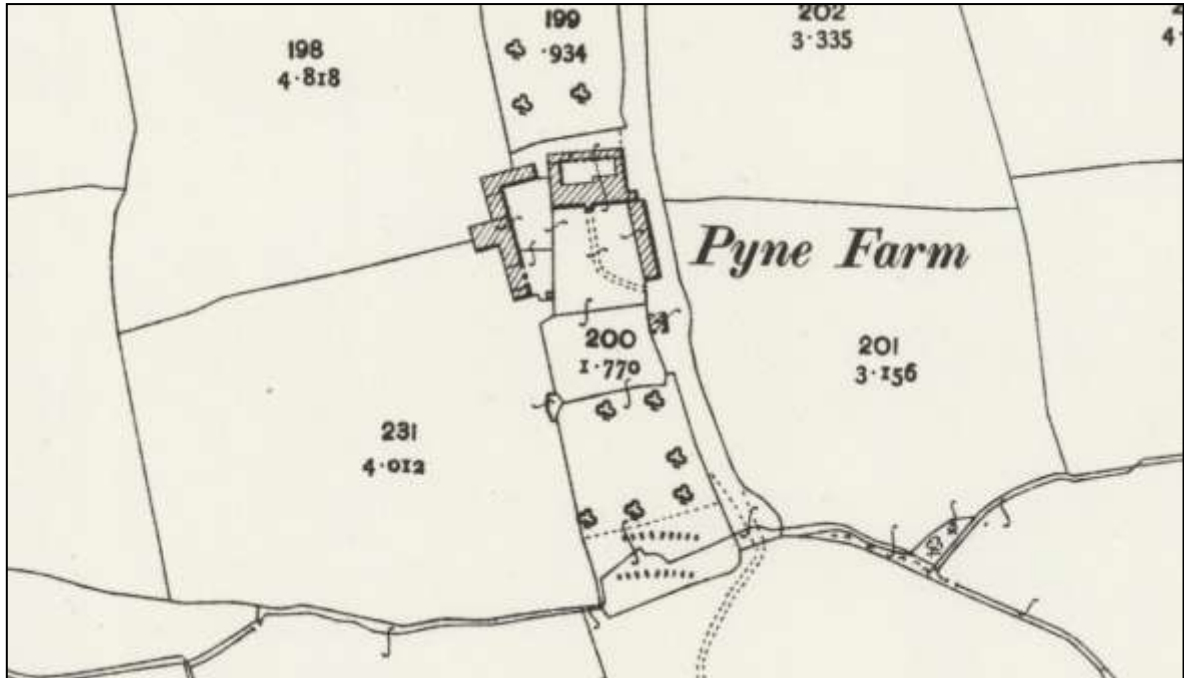


Figure 4: Extract from the 1903 Second Edition OS Map.

There appears to have been little or no change to the form of the buildings between the First and Second Edition OS Maps. The only slight alteration is that the footpath in the south yard no longer extends to the south.

### 3.0 Historic photographic evidence

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Several photographs survive that show the farmhouse and buildings but few that add to the understanding of the use and development of the buildings. The exception are two photographs of mid-late 20<sup>th</sup> century date that show the northern end of the east range of barns (figs 5&6).

#### 3.1 Fig 5.

This photograph shows the barn from the bridleway to the north-west, and clearly demonstrates the construction and style of the building that was extant at the time of the DoE listing. The building is of two storeys with a thatched roof, hipped to the north. A pair of doorways can be seen in north end of the ground floor; presumably one was connected to the farmhouse via the link shown on the mapping. In the west elevation openings can be seen in the ground and first floor and towards the southern end the cheeks for the threshing barn doors are clearly visible. The pair of openings to the north may be painted and glazed but this is not certain.

#### 3.2 Fig 6.

This shows that the northern end of the east range was used for domestic purposes.



Figure 5: Photograph of the north end of the east range; probably 1950's. Taken from the north.



Figure 6: Photograph showing the north end of the east range; probably 1960's. Taken from the south.

## 4.0 The Farmhouse

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Figure 7: The farmhouse viewed from the south-west.

### 4.1 General Description of the Farmhouse

Long, south facing, two storey farmhouse with a central porch. Thatched roof, hipped to the west with three chimney stacks; one central with a brick upper section, a large stone stack against the east gable with a projecting oven and a smaller stack to the rear of the west part of the building, mostly constructed of brick. The walls are of cob construction on a stone base with a modern cement render and modern synthetic paint. The asymmetric layout of the window openings illustrates the development of the building, although many of the casements are modern replacements with modern sills.

To the north of the building a service yard is enclosed by pigsties to the west, an open fronted building to the north and a dairy to the west. In the place of the earlier stair turret is a modern extension containing a stair and bathrooms.

The west elevation of the building has two window openings, both of which were forced in the late 20<sup>th</sup> century.

The east gable is mostly formed out of a massive stone chimney stack with projecting oven.

### 4.2 The Roof Structure

The development of the building is reflected in the type of roof structure over the three main elements of the building. Much of the structure has been repaired; reinforced and replaced and is only partially structural, having been enclosed by a modern structure.

#### 4.2.1 Central section

Only the area to the east of the chimney stack was inspected at the time of the survey. This consisted of a single oak A-frame with steep pitch, the principles half-lapped at the apex and the collar half-lapped and notched to each principle and fixed with a single iron spike (fig 8). There is a pair of purlins to each pitch on the back of the principles with crude 'in the round' rafters pegged to the purlins.

The chimney stack is unrendered in the roof space and the purlin to the north has been relieved around the stonework, possibly demonstrating the later insertion of the stack. The foot of a truss blade can be seen in the corridor (16). This is truncated by the chimney stack, again suggesting an inserted stack. The equivalent truss blade to the south is missing; the whole of the upper part of the porch having been rebuilt in the late 20<sup>th</sup> century.



Figure 8 Detail of collar joint with truss blade over central section.

#### 4.2.2 East end

This is an extension to the central part of the building as demonstrated by the 17<sup>th</sup> century window in the east wall of room (14). A simple roof structure is seen here, consisting of a single pair of principles with tie-beam at ceiling height. The rest of the structure; purlins etc. are modern.

#### 4.2.3 West end

This structure consists of two A-frames with straight principles, ½ lapped and pegged at the apex, with a straight, crudely chamfered collar; surface fixed with a peg and spike to each principle. Each pitch has a pair of large, rectangular section, purlins fixed to the backs of the principles.



This space represents a 18<sup>th</sup>/19<sup>th</sup> century extension to the central core; the cob wall to the east having a cob and straw plaster, painted with a light blue lime wash. The straw fringe of the earlier hip survives.

The rafters supporting the moulded lath and plaster ceiling are crudely supported by slim timbers nailed to the lower purlins. The rafters over the bedroom (20) are mortised in to a central timber, running with the axis of the building. The rafters over the stairs run between the former exterior wall and the bedroom/stair partition.

#### 4.3 The Phasing of the Farmhouse

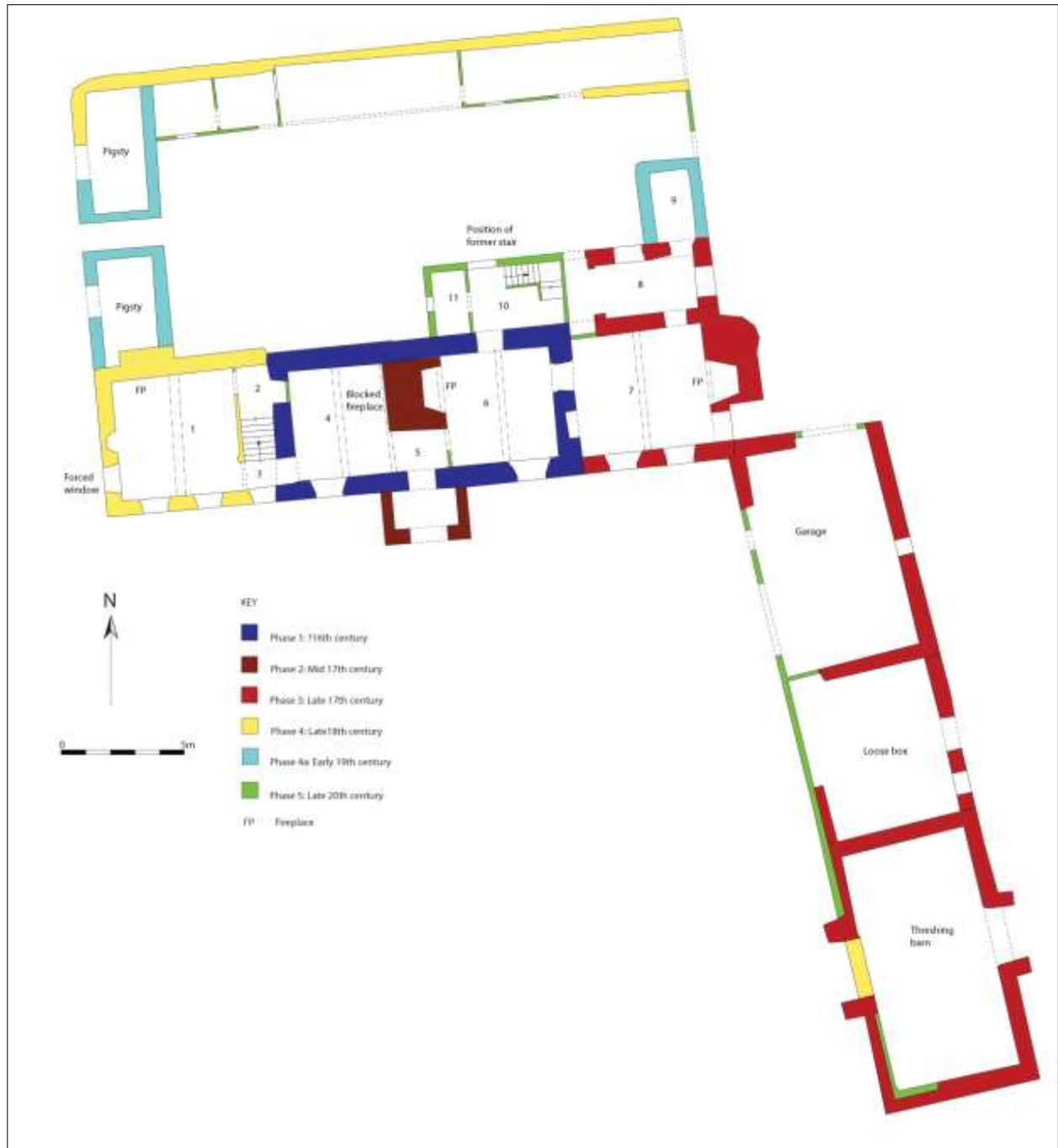


Figure 9: Ground floor of the farmhouse showing the developmental phasing.

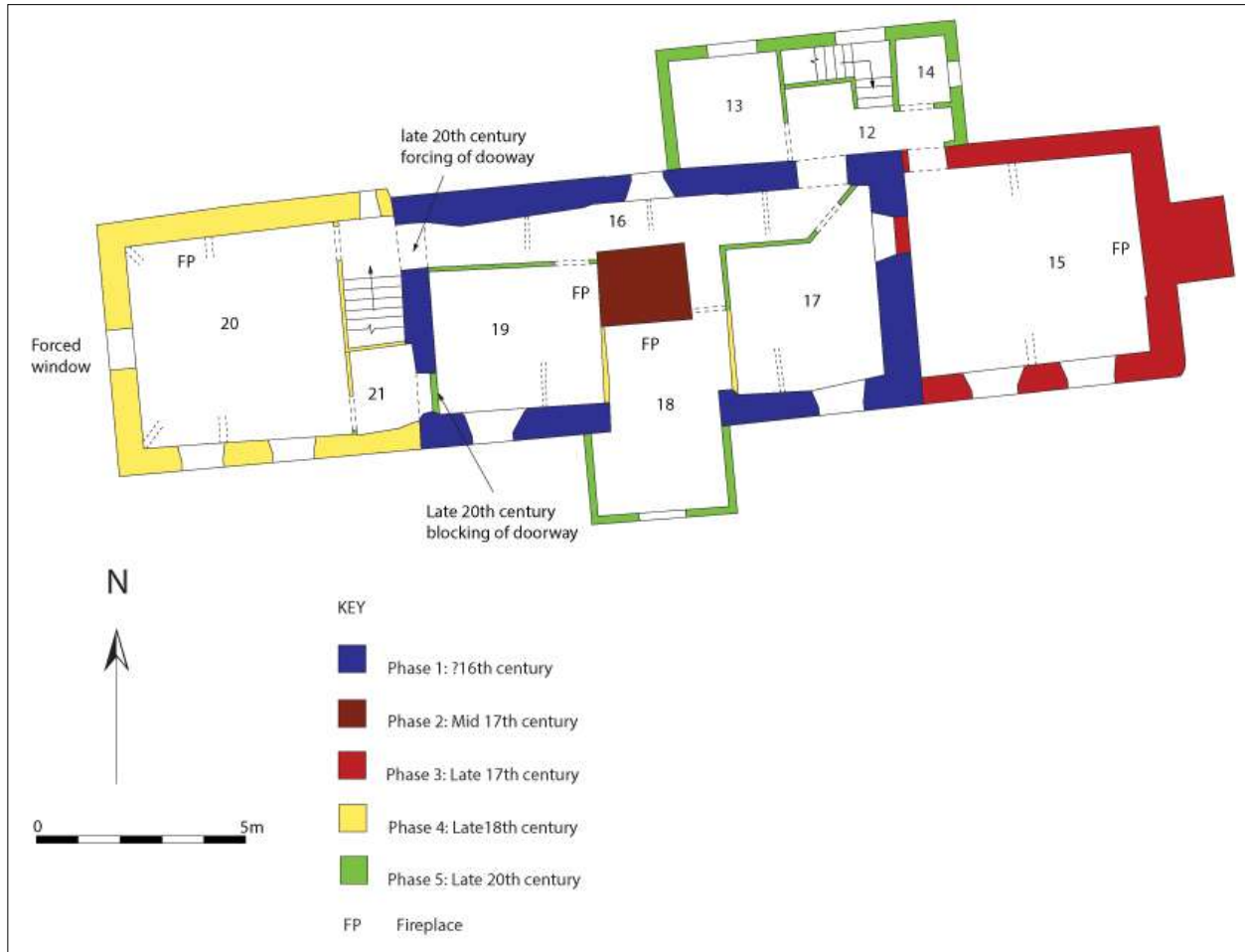


Figure 10: First floor of the farmhouse showing the developmental phasing.

#### 4.3.1 Phase 1: ?16<sup>th</sup> century

3 or 4 bay building; if heated it is likely that it would have been by a central hearth, however, as yet, there is no evidence of smoke-blackening of the roof structure. It may be the case that during this period the building had an agricultural function.

#### 4.3.2 Phase 2: Mid 17<sup>th</sup> century

Insertion of the central chimney stack and porch forming a baffle entry building with a central lobby (room 5) and two heated rooms (4 & 6). A first floor is inserted and accessed from a stair turret to the rear of room 6. The size and finish of the first floor beam in room 6 and the unglazed window in the room above suggests a service and (first floor) storage function for this end of the building.

#### 4.3.3 Phase 3: late 17<sup>th</sup> century

Addition to the east of a large 2 storey service/kitchen with a large gable end stack and oven. A single storey dairy (room 8) was added to the north, in line with the stair turret.

Room 4 probably gained the plaster coving during this period, demonstrating the increasing status of the owners, with a defined division of the building; the service end to the east and the more polite rooms to the west.

#### 4.3.4 Phase 4: Late 18<sup>th</sup> century

Addition of a heated parlour, stair and first floor bedroom to the west end of the building. This would appear to have been a contained unit with access only from the ground floor. Both rooms

have matching, good quality mouldings on the first and second floor; these are similar to those in room 4 but not identical.

It appears that contemporary with the increasing gentrification of the building, the farmyard to the south of the house is reformed as a garden, the agricultural buildings to the east of the yard change function and a new farmyard is built to the west.

#### 4.3.5 Phase 5: 19<sup>th</sup> century

The whole building appears to have undergone a degree of modernisation in the 19<sup>th</sup> century including the addition of cast-iron fireplaces in all of the first floor bedrooms.

#### 4.3.6 Phase 6: Late 20<sup>th</sup> century

The stair turret is replaced with a modern, flat roofed extension containing a stair and ground floor bathroom and a first floor bathroom built over the dairy.

Ground and first floor windows are forced in the west gable and an opening forced on the first floor connecting the top of the 18<sup>th</sup> century stairs and room 19. A corridor is formed on the north side of the central part of the building from this opening to the top of the new flight of stairs.

## 5.0 The Barns to the East of the Farmhouse

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Figure 11: The barn range to the east of the house; viewed from the north-west.

This is a composite of barn structures, forming a long range, which has developed southwards down the slope. It is attached to the south-east corner of the farmhouse. The building forms the east side of the front courtyard, facing the former lane on its east elevation.

In the latter part of the 20<sup>th</sup> century the whole of this range suffered from neglect and poor repair and much of the historic structure was replaced with poorly constructed concrete blockwork. None of the historic roof structure survives; the former pitched, thatched roof (fig 5) having been replaced with mono-pitched corrugated iron.

### 5.1.1 The Garage

What remains of the historic structure is of cob construction on a stone base. Blocked openings in the east and west walls show some of the former door and window layout. The current openings all appear modern; either in the place of earlier doorways, combined with earlier doorways or new.

The evidence of windows at first floor level show this was once a full two storey structure. The west wall and north-east corner have been rebuilt in concrete blocks. Unlike other parts of this range, which were built to be agricultural, this end may have had a service or semi-domestic function.

### 5.1.2 The Loose Box

This appears to be built up against the south gable-end of the garage. This is also of cob on a stone base. The majority of the west wall and the north-west corner have been rebuilt in concrete blocks. The latter function of this part of the range is as an animal shed, with a reused beam, and cut boards providing a low partition to the south, forming an animal pen or loose box. There is an area of surviving cobbling near the doorway in the east wall. The pen on the south side is lit by a window with brick reveals and a hopper casement which has been forced through the east wall.

This section of the range may represent the enclosure of a covered opening, leading into the former farmyard, between the north and south elements of the range.

#### 5.1.3 The Threshing Barn

This may have been a stand-alone building. This building suffered significant collapse in the 19<sup>th</sup> century; its south-west corner and part of its south wall rebuilt in stonework. The structure is otherwise cob, on a stone base with an earth floor.

The northern end of the west wall has also been rebuilt in concrete block. The height of the east wall has been slightly reduced to allow for the insertion of the single pitch corrugated roof. The barn has full height opposed doorways in its east and west walls, framed by large, projecting cheeks; those to the east have been partially rebuilt in brick.



## 6.0 The Significance of the Buildings

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The site, as a whole, is of *local significance*, as a farmstead with an early history dating back to the late medieval or early 17<sup>th</sup> century. The farm will undoubtedly have had influence on the development and appearance of the historic fieldscape in and around the village.

The site may also hold separate *historic significance* with the possible connection with the Pyne family, as demonstrated by the name of the farm and the nearby village of Washford Pyne. The Pyne family owned the parish up to the Reformation but to assume this building was a Pyne family residence would be conjecture at this stage.

The farmhouse is of *architectural significance* and is statutorily protected, as a Grade II\* Listed Building. There are three main elements which define its value: its age and preservation, its design/layout and finally, its structural and internal architectural features.

### 6.1 Age and Preservation

The farmhouse retains at its core a building of the late medieval period. It has later extensions of the 17<sup>th</sup> and then 18<sup>th</sup> /19<sup>th</sup> centuries but these have added to, rather than reduced/replaced parts of the building, so it represents a complex and remarkably complete range, which, in part, is c.400 years old, if not older.

### 6.2 Design and Layout

The farmhouse retains at its core a baffle-entry, two-cell house. The central front entrance opens into a small space opposite a central axial stack, with the two rooms accessed via doors to the east and west. A stair is often found in the corner of one of the rooms, leading to the first floor via a ladder, but in the higher status versions, such as this, there is a stair turret rising to the first floor built against the rear elevation.

This is an unusual form for the West Country, where the dominant vernacular form is of a through-passage, or cross-passage house, of two or three cells. Baffle-entry houses are more common in central and south-eastern Britain, associated with smaller farm holdings or edge of settlement dwellings; the classic Kent, Surrey or Sussex village cottages of the 17<sup>th</sup> century. Whilst there are some examples of baffle-entry houses identified in the South West they are still rare, making this unusual and worthy of note.

### 6.3 Structural and Internal Features

The farmhouse retains many surviving features. These primarily date to the three main phases of construction, the late 16<sup>th</sup>/17<sup>th</sup> century, 17<sup>th</sup> century and 19<sup>th</sup> century. These provide a wealth of detail on the changes in social and domestic arrangements and architectural styles across a 2-300 year period. They are tabulated here on a room-by-room basis:

Room Numbers:	Surviving Features:
1	18 <sup>th</sup> century plaster ceiling; 18 <sup>th</sup> century moulded and carved timber alcove cabinet; part surviving 19 <sup>th</sup> century casement windows.
2	Late 16 <sup>th</sup> /early 17 <sup>th</sup> century stone shaped plinth to base of east wall (former exterior wall); tall blocked doorway, probably late 16 <sup>th</sup> /early 17 <sup>th</sup> century; brick noggin and timber framed partition wall to R1 (exposed to base, not visible within R1); underside of 18 <sup>th</sup> century stairs.
3	18 <sup>th</sup> century stairs; beaded stair plate; moulded handrail set into wall.
4	Late 17 <sup>th</sup> century plaster ceiling, on earlier timbers.
5	17 <sup>th</sup> century stone flag floor; reset 17 <sup>th</sup> century plank, studded door, in reset frame (may not be original to house, may be historic salvage); 17 <sup>th</sup> century stone flag floor leads out into the porch.
6	17 <sup>th</sup> century carved central beam and large square joists; 17 <sup>th</sup> century carved bressumer and large open hearth (altered and reduced in depth, oven may have been removed on north side); 17 <sup>th</sup> century panelled cupboard; 18 <sup>th</sup> century panelled cupboard; 19 <sup>th</sup> century part glazed/part panelled door to rear hall/former dairy; reset 17 <sup>th</sup> century boarded door, in wide pegged frame (may not be original to house, may be historic salvage).
7	17 <sup>th</sup> century open hearth and bread oven to north (19 <sup>th</sup> century iron door); 16 <sup>th</sup> /17 <sup>th</sup> century timber arched doorway, now blocked to south-east corner; blocked doorway to former dairy to north-west corner.
8	In south-west corner there is a deep alcove, a blocked doorway to R7. There is a stone plinth or part of the plaster skirting surviving here, in the alcove; 19 <sup>th</sup> century pegged door frame and plank door to R9. 19 <sup>th</sup> century casement window in north wall, overlooking yard. 19 <sup>th</sup> century dairy.
9	19 <sup>th</sup> century window in west wall, with meshed hopper casement, slate shelf, Early/mid 20 <sup>th</sup> century shelves. Stone floor. 19 <sup>th</sup> century outshut.
10	1970s stair extension.
11	1970s downstairs toilet.
12	1970s first floor landing.
13	1970s bathroom.
14	1970s upstairs toilet.
15	Part surviving 19 <sup>th</sup> century casement window; wide timber boarded floor (carpeted, no detail).
16	1970s corridor, formed from partitions; 19 <sup>th</sup> century casement window to east end; later 19 <sup>th</sup> century/early 20 <sup>th</sup> century narrow single light window to west end, both in the north wall. The base of the 17 <sup>th</sup> century trusses are exposed at the sloping eaves on the north side, those to the east are not boxed in with beading.
17	17 <sup>th</sup> century window, with scratch moulded oak sill, oak plank shutters on iron pintles, chamfered pegged frame, diamond set mullion and bars, never been glazed. Blocked with later 17 <sup>th</sup> century wattle and cob walling for extension (R15); Blocked doorway to R15 in east wall, now a cupboard. 17 <sup>th</sup> century scratch moulded oak sill to south window. Exposed base of 17 <sup>th</sup> century timber roof truss, with knee; lime plastered walls and ceiling; wide boarded floor (not viewed, carpeted).
18	19 <sup>th</sup> century iron fire grate and timber surround with bracketed mantle shelf; reset 17 <sup>th</sup> century two panel boarded door, in reset pegged frame. 19 <sup>th</sup> century bead moulded timber framing, re-used to block former doorway to R17.
19	19 <sup>th</sup> century iron fire grate and timber surround with bracketed mantle shelf. 17 <sup>th</sup> century scratch moulded oak sill to south window. Exposed base of 17 <sup>th</sup> century timber roof truss, with shaped knee. Wide boarded floor (not viewed, carpeted).
20	18 <sup>th</sup> century plaster ceiling; part surviving 19 <sup>th</sup> century casement windows; 19 <sup>th</sup> century iron grate and timber surround with bracketed mantle shelf; reset 17 <sup>th</sup> century two panel boarded door, in modern frame. Wide boarded floor (not viewed, carpeted). Base of 18 <sup>th</sup> century trusses, boxed in and respected by cornice.
21	Blocked doorway in east wall to R17, not visible on the other side, deep boarded step to doorway; base of 18 <sup>th</sup> century truss.

#### 6.4 The barns to the east of the farmhouse

Very little of merit remains in these buildings although they illustrate the history of the farm as it develops from a small farmstead, with its associated buildings, to a minor gentry house where the agricultural buildings have been removed from sight of the main residence.

In the latter period, this range encloses the garden in front of the house to the east, with the cob garden wall enclosing the west. To this end, these buildings contribute to, and form part of, the setting of the main house, although recent work has changed the appearance from a thatched cob two storey building to a modern concrete garage; not to the best advantage.

## 7.0 Conclusion

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The complex consists of a farmhouse with former farmyard to the south; now a garden and driveway that is enclosed by a garden wall to the west and redundant farm buildings to the east. The farmhouse and garden wall are grade II\*Listed. To the west of this group is another yard of farm buildings, including a linhay, threshing barn with engine house and other animal shelters.

The farmhouse appears to have developed from a two or three cell building into a baffle entry house in the 17<sup>th</sup> century with the insertion of a chimney stack, before being extended to include a service wing to the east in the late 17<sup>th</sup>/early 18<sup>th</sup> century and a parlour to the west in the late 18<sup>th</sup>/early 19<sup>th</sup> century.

On many occasions alterations to buildings coincide with a change of ownership. In this case the mid 17<sup>th</sup> century work may coincide with the implementation of the 'common recovery' dated 1650.

The early farmyard to the south of the farmhouse was enclosed to the east by a threshing barn and other non-domestic buildings. In the late 18<sup>th</sup> century, a range of agricultural buildings and a new yard were established to the west. At this point the yard to the south took on a more formal role and it appears that the range to the east changes function; the northern end adapted for domestic use with a covered link to the kitchen at the east end of the farmhouse.

Since the building was first Listed many alterations have been made, these range from the insertion of window openings, to the partial rebuilding of the barns to the east of the farmhouse. The impact the rebuilding of these barns on the setting of the farmhouse has been significant. In the late 18<sup>th</sup> early 19<sup>th</sup> centuries these buildings formed the east 'wall' of an enclosed garden, the thatched roof and cob walls complementing the space. The current vista of concrete block and corrugated iron is of a utilitarian nature and is detrimental to the setting of the grade II\*Listed building.

## 8.0 Bibliography & References

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## APPENDIX 1: TITHE MAP APPORTIONMENT TRANSCRIPT

Plot Number	Name/Description of Land or Premises	State of Cultivation
112	Middle Close	Arable
115	Sanctuary Field	Arable
116	Well Close	Arable
121	Lower Park	Arable
122	Park	Arable
123	Great Down	Arable
130	Song Down	Arable
131	Ball Down	Arable
132	The Walk	Arable
136	Easter Close	Arable
137	Damp Spot	Arable
138	Square Close	Arable
139	Three Acres	Arable
140	Four Acres	Arable
141	Two Acres	Arable
142	Seven Acres	Arable
120	Song Meadow	Meadow
134	Shute Meadow	Meadow
147	Black Dog Meadow	Meadow
114	Moor Plot	Pasture
128	Bottom Pasture	Pasture
129	The Bottom	Pasture
135	New Plot	Pasture
109	Coppice Close	Furze and Pasture
124	Coppice	Coppice Wood
125	Coppice	Coppice Wood
126	Coppice	Coppice Wood
133	Coppice	Coppice Wood
113	Orchard	Orchard
118	Orchard	Orchard
119	Orchard	Orchard
117	House Courtlage	
110	Broom Close Lane	Arable
111	Broom Close Lane	Arable

Table 1: Apportionment transcript for land plots within Pyne Farm and the surrounding area.

## APPENDIX 2: LISTED BUILDING ENTRY DETAILS

WASHFORD PYNE, PYNE LANE SS 81 SW 3/284 Pyne Farmhouse (also - known as Pynes) including  
cob 26.8.65 garden wall adjoining to south - II\*

Large farmhouse. Probably C16 core with major mid C17 and late C17-early C18 alterations. Plastered cob and rubble; rubble stacks, 2 of 3 topped with C19 brick; thatched roof. 4-room house with lobby entrance plan facing south. Kitchen and service room to right (east) of entrance, and dining room and parlour to left (west). 2 storey front porch. Large axial stack with back-to-back fireplaces to centre rooms, projecting right (east) end kitchen stack and rear lateral parlour stack. C20 addition to rear of kitchen and service room with present main stairs. C19 stairs between 2 left rooms. Right end room apparently a late C17-early C18 addition to earlier house. 2 storeys. Not quite regular 8-window front including the porch. Main front has 4 windows to left of porch and 3 to right, all C19 and C20 replacement 2-light casements with glazing bars. The oldest are oak-framed and contain crown glass panes. Gabled porch has plain outer arch and first floor 12-pane sash. Roof is hipped to left and gable-ended to right. This right end has massive projecting stack with original rubble chimney shaft and coping. Good interior: C17 oak studded and ledged plank front door with plain strap hinges in a presumably C19 plain chamfered doorway. Service room to right of lobby has mid C17 fireplace and ceiling beams. Large rubble fireplace includes seats on both sides and its oak lintel is soffit-chamfered with scroll stops. Soffit of main crossbeam has been hacked back but half beam across chimney breast has chamfer and bar-runout stops. Cob crosswall to kitchen (former end wall) includes C17 cupboard with scratch-moulded door on wrought iron butterfly hinges, and rear wall has later C17 oak-lined cupboard with a plank door on HL hinges, and a moulded architrave proud of the wall face as if it were designed for a room lined with panelling. Kitchen fireplace has replacement oak lintel and to its right is reset a C16 oak round-headed door, probably from former through passage. Both rooms left of entrance lobby have plastered crossbeams and the same late C17-early C18 moulded plaster cornice. Central room ceiling includes rectangular panels defined by moulded bolection ribs. Here the fireplace is now blocked. End parlour has C20 Regency style chimney piece. The end wall includes a fine late C17-early C18 round-headed full height cupboard alcove with moulded timber architrave and now completely open-fronted and missing some shelves, but notable for original painted head; a smiling sun on blue ground amongst a nearly symmetrical arrangement of foliage and flowers. First floor chamber over this parlour has another late C17-early C18 moulded plaster cornice which breaks forward around truss feet and has a moulded bolection rib defining a central circular panel. First floor chamber to right of lobby has a C17 oak 2-light window with chamfered mullion apparently in situ in cob crosswall suggesting that end room is an addition. C17 roof observed over central and left room comprising A-frame trusses with pegged dovetail lap-jointed collars. From left end of front a high plastered cob wall on rubble footings and with pantile coping extends southwards along west side of front courtyard. A cob-walled barn formerly enclosed the east side but now only the barn wall remains.

Listing NGR: SS 80264 10391

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SS 80264 10391

### APPENDIX 3: 1970'S DESCRIPTION OF THE PROPERTY

Visit by Mr. Charles Holland to establish date and architectural features. 26.11.76

#### **General :**

The first mention of the house would appear to be in "The Place Names of Devon" (ed. J.E.B. Gover A. Mawer & F. M. Stenton, Cambridge 1931-2) in a register or tax return of 1650.

Mr. Holland said the house must have been in existence for some time before that to have established its identity for a record of this type.

Although the house appears to have been built all at the same time, in fact it is the result of two different additions to a central core. Judging from the interior of the roof, Mr. Holland gave the date of the central portion as not earlier than about 1550-75 since it was at about that time people began plastering what would now be the upstairs ceilings, as opposed to allowing the smoke from the fire to blacken the roof timbers. Any mediaeval building would almost certainly have borne traces of smoke on the rafters. Although there was a top ceiling, there may not necessarily have been an upper storey.

Mr. Holland gave the date of the drawing room and main bedroom section as 1600-25 due to the 'A' frame in the hipped west end of the roof, and the interior plasterwork. The original hipped roof of the central core can still be seen inside the western extension with the Elizabethan thatch still intact.

The east end of the house was dated about 1700, mainly due to the larger quantity of stone used in the construction, and the massive quality of the stone kitchen chimney.

Mr. Holland took a photograph of the exterior, and then went indoors to look at the rooms in more detail.

#### **1. Porch**

This is what is termed a lobby entrance, rather wider than usual and relatively rare in a house of this age. The central chimney is original and not an insertion as is sometimes the case in earlier long houses having a dividing passage between the living quarters for the family and the cow house. This central portion was what is known as a hall house.

#### **2. Dining room**

This was the main room of the original house, the hall where the family lived, cooked and ate. The original fireplace where all the food was prepared is still here, 'The beam over this fireplace has the crudely carved stop of the time, 1575-1580, but it is too worn for anyone to be able to tell whether it was a scroll stop or a drawer stop. The central beam has had its stops hacked off to facilitate the covering with plaster which was probably done in Victorian times.

The projecting cupboard to the right of the fireplace indicates its probable inclusion in the oak panelling which it is understood covered the walls of this room until fairly recently. Mr. Holland said it was almost undoubtedly used as a spice or salt cupboard, either commodity needing to be kept warm and dry. The small 'H' hinges could date from about 1700 when the new kitchen was built and this room became a dining room for the family only, and the servants were banished to the kitchen. There is another, smaller cupboard of the same date on the other side of the room, probably used for gunpowder. Naturally gunpowder would need to be kept as far from the fire as possible.

### **3. Sitting room**

This original room would have been refurbished when the first extension was built, circa 1600-1625, for the plaster moulding exactly matches the newer work, and is typical of that era.

### **4. Drawing room**

This forms the lower floor of the first extension to the original house. Built about 1600-25 the plaster moulding exactly matches that of the refurbished sitting room. The decorated alcove with the sun and various flowers painted in the semi-circular head is probably Victorian, as is the rather unusual fireplace.

### **5. Kitchen**

This is the ground floor of the second addition, on the east end of the house. Mr. Holland showed me the enormous thickness of the wall between the dining room and this kitchen, and told me that it had undoubtedly been the exterior cob wall of the house. After the initial upgrading of the house by an addition of a drawing room and main bedroom, the family separated itself from the servants finally by building a room which was to be solely used for the preparation of food and for the farm people.

Thus the old kitchen became the dining room. The huge stone chimney and bread oven is typical of the early 18th century and indeed Mr. Holland said it was unlikely to be earlier than 1700 because of the bread oven. The main beam is chamfered but has no stops, also typical of the time. The east door and frame is older than this extension, and Mr. Holland felt it was an insertion, either from another house or possibly from the original outside wall between the kitchen and dining room. After all, Mr. Holland said, on the Pyne estate there would have been many houses, and it could have been very easy to find an odd door frame to use in the building of this extension. The frame itself appeared to be of much the same date as the central core, i.e. 1575-80. I feel this could well have been the old outside door for this house.

### **6. Bedroom over kitchen**

Here again the thickness of the wall between this room and Adam's bedroom (over the dining room) proves this to be a later extension. The rafters and wall plate are of a different pattern to those in Adam's room.

### **7. Bedroom over dining room**

The newly discovered window in the thick old outside cob wall which was plastered over when the second extension was built was closely examined by Mr. Holland. There was no provision for glazing, this puts the date of the window at not later than 1575-80 for the rest of this portion. The central mullion also indicates this. The shutters are of the same date. The early papering over these shutters which has now been removed consisted of old copies of the Illustrated London News and other journals advertising the appearance of Mr. Henry Irving at the Lyceum in 1872. Most of this had been stripped when 'proper' wallpaper had been pasted over. All these hideous layers were removed as well to reveal this most unusual original Elizabethan window.

### **8. The Porch room**

Mr. Holland was a little disappointed here, since he told me that these little rooms over the porch were frequently beautifully decorated, if unheated. We did, however, find in the passage outside the partitioning, a small fragment of the original cornice for the room. The pattern of this moulding was the same as for the rest of 1600-25 plastering in the house. Mr. Holland felt that the ceiling had, therefore, been replaced at some subsequent period, especially as it was on a slightly different level, perhaps as a result of damage or collapse.

### **9. Bedroom**

The beam formation in this room matches that in bedroom 4. The cupboard or small room in the corner appears to extend through the original outside wall of the house, and must once have had a window. Mr. Holland could see no particular point in putting a cupboard over the stairs in this way, nor in giving it a window. The window would have been asymmetrical in an otherwise perfectly symmetrical house, and lit what? It must have been very small, much smaller than any of the others, unless they were enlarged during Victoria's reign when the last real alterations were made. None of the features of this cupboard made much sense to Mr. Holland, but maybe someone just wanted a cupboard.

### **10. The Main Bedroom**

This is over the drawing room, and once again displays the same period of plaster moulding both in the centre of the ceiling and around the edge as the rest of the 1600-25 extension.

Sally Fausset

4 January 1977

## APPENDIX 4: BUILDING RECORD FARMHOUSE EXTERIOR

<b>BUILDING - EXTERIOR</b>	<b>General Description</b>
Function/Summary:	Farmhouse, set within its land, with two courtyards of barns, to the south-east and west
Dating Evidence:	Style of building, form and internal architectural features, map evidence
<b>Exterior</b>	
<b>Elevation NORTH</b>	<b>Description</b>
Fabric Description:	Rendered and painted cob walls, on a stone rubble plinth. Brick and stone, rendered and painted, projecting 1970s extension to the east end.
Roof Covering	Thatched roof, water reed, replaced/restored recently in 2015.
Opening – Windows:	Two small windows on the first floor, both 19 <sup>th</sup> century or later in date. One to the west end, single light, in narrow opening. One off-centre from the middle of the wall, small two light casement window, two panes to each light.
Openings Extension – Windows:	Irregular 2 window range within 1970s extension, to both first and ground floor. All modern timber casements.
Openings Extension- Doors	One modern timber stable door to rear courtyard.
Significant Details:	There is a significant change in wall depth and alignment to the west end of the building, which is wider, identified as a later extension.
Relationships:	There is a 1970s rectangular extension to the east end, which has been built around the remains of a single storey, narrow dairy addition.
<b>Elevation SOUTH</b>	<b>Description</b>
Fabric Description:	Rendered and painted cob walls, on a stone rubble plinth. Projecting two storey gabled porch, with square-opening to the ground floor and large sash window to the first floor.
Roof Covering:	Thatched roof, water reed, replaced/restored recently in 2015. Thatch to gabled porch.
Openings – Doors:	Thick oak plank door, on strap hinges with studded ledging bars. This door and its frame show evidence of having been reset, with strap hinges bolting the frame together and marks on the door showing differing hinge fitments. It may not be original to the house.
Opening – Windows:	Four opening two-light casements to the west end of the elevation, two to the first floor two to the ground floor. These are 19 <sup>th</sup> century lights, heavily repaired in the 20 <sup>th</sup> century, with replacement casements in some cases. To the centre-west of the elevation on the ground floor are two fixed, two-light 20 <sup>th</sup> century windows and above on the first floor one 19 <sup>th</sup> century opening two-light casement. The large sash window in the projecting porch is a 20 <sup>th</sup> century copy. To the centre-east of the elevation on the ground floor is another fixed two-light 20 <sup>th</sup> century window. Four opening two-light casements to the east end of the elevation, two to the first floor and two to the ground floor. These are 19 <sup>th</sup> century lights, heavily repaired in the 20 <sup>th</sup> century, with replacement casements in some cases.
Drainage/Guttering	Lead box guttering built into the joints/angles in the thatched roofing, which was replaced in 2015.
Significant Details:	
Relationships:	The central portion of the elevation represents the core building. To the east is the second phase, to the west the third phase. Both the east and west ends abut the central part of the elevation.
<b>Elevation WEST</b>	<b>Description</b>
Fabric Description	Rendered and painted cob walls, on a stone rubble plinth.
Roof Covering	Hipped end of roof. Thatched, water reed, replaced/restored in 2015.
Blocked - Windows	Two 20 <sup>th</sup> century two-light casement windows, one to south side of the ground floor and one to the north side of the first floor.
Relationships	Contiguous with the west end of the south elevation. To the north the elevation is abutted by a row of single storey pigsties.
<b>Elevation EAST</b>	<b>Description</b>
Fabric Description:	Rendered and painted cob walls on a stone rubble plinth. Stone lean-to dairy extension to the north side, attached to single storey projecting store.

Roof Covering	Gabled-end of roof. Thatched, water reed, replaced/restored in 2015.
Openings: Windows	Small fixed pane 20 <sup>th</sup> century timber window, set on the ground floor, on the south side of the elevation next to the large stone stack. One small first floor timber casement window, 20 <sup>th</sup> century, to the north side.
Significant Details:	There is a large central stone stack, square in profile, rebuilt to the top in 2015. There is a large oven to the north side of the stack.
Relationships:	The east elevation is abutted on the north side by a single storey lean-to, a dairy, which is abutted by a later single storey store room extension. The east elevation is contiguous with the east end of the south elevation; forming the second phase of the building.

## APPENDIX 5: BUILDING RECORD FARMHOUSE INTERIOR

<b>BUILDING - INTERIOR</b>	
<b>Interior – Room 1</b>	Description
Function:	Formal Drawing Room.
Walls:	Plastered and painted. Solid skirting with plain chamfer to top, either plaster or concrete, painted. The east wall is set back to the north side and projects slightly to the south, where there is a large doorway leading to the rest of the house.
Floor:	Solid floor, carpeted.
Ceiling:	Lathe and plaster ceiling, with plaster cornice, respecting the central beam and walls. The cornice appears to be an attempt to copy that seen in R4. It incorporates a wide shallow ogee moulding and stepped beading.
Opening – Doors:	There are two doors in the east wall; one to the north side, leading to an under-stair cupboard, in a plain modern chamfered frame. One to the south leading to the hall and rest of the ground floor, in a wide frame, with pegged joints, in which the door has been reset. The frame itself may be correct. It is within an opening which has chamfered edges, with plain, run-out stops. Both have three panel doors, with deep bolection-style mouldings, with brass door knobs. These are 20 <sup>th</sup> century replicas.
Opening – Windows:	Two casement windows to the south, part 19th century, part replacement 20th century. Both have painted plank window seats. One 20th century casement window to the west. Window seat beneath, with plank seat.
Fireplace:	Composite fireplace, using modern marble and a reclaimed or copy grate and timber surround, of mixed styles. Raised slate hearth. May be a 1970s feature, created from reclaimed elements.
Significant Details:	There is an arched alcove fitted with moulded timber frame and shelves for displaying china or glass, several shelves have been removed. The arched top to the alcove/cabinet is painted. 18 <sup>th</sup> century in date. This is one of the noted features on the Listing. The painting may well be a 19 <sup>th</sup> century feature having a twisted foliate motif of ivy or similar; echoing styles such as William Morris.
Dating Evidence:	Style of cornice mouldings. Style of painted display cabinet/alcove. Dimensions of room and stairs adjacent, R3.
<b>Interior – Room 2</b>	Description
Function:	Understair cupboard.
Figure Numbers:	
Walls:	Lime plastered walls, whitewashed.
Floor:	Lime-crete or conglomerate concrete mix, heavy grit inclusions.
Ceiling:	Plasterboard to underside of stair.
Opening – Doors:	Three panel door, with deep bolection-style deep moulding, with brass door knob, 20 <sup>th</sup> century replica.
Blocked Opening s:	One large blocked doorway, step up into the doorway, leading to R4. Plastered to sides.
Significant Details:	The west wall is a brick and timber frame partition, on a brick base, built with handmade frogless bricks.
Dating Evidence:	Partition wall, stair structure, which is currently obscured.
<b>Interior – Room 3</b>	Description
Function:	Stair Hall.
Walls:	Plastered and painted walls. Solid skirting with plain chamfer to top, either plaster or concrete, painted.
Floor:	Solid floor, carpeted.
Ceiling:	Plaster, part modern part boarded, where it has been raised over the stair in the 1970s.
Opening – Doors:	One to the west, already described with R1. One open doorway to the east, the frame of which has been removed. The opening has chamfered sides, with run out plain stops.
Opening – Windows:	One window to the south wall. This appears to fill a blocked opening; the opening is full height, with chamfered sides, like a doorway. The window is 20th century, two light fixed, in a modern frame, with a high painted timber plank sill. The wall has been re-plastered below but shows further disturbance. The skirting has been reset with a modern timber section, breaching the possible blocked opening.
Significant Details:	Wide steep stair, with deep set plank treads and risers. There is a moulded handrail set into



<b>BUILDING - INTERIOR</b>	
	the wall to the west side. There is a deep beaded stair plate to both sides of the stair. The stair is carpeted.
Dating Evidence:	Style of handrail and form of stair.
<b>Interior – Room 4</b>	Description
Function:	Hall/Reception Room
Walls:	Plastered and painted walls. Solid skirting with plain chamfer to top, either plaster or concrete, painted.
Floor:	Solid, carpeted.
Ceiling:	Lathe and plaster ceiling. Central ceiling beam which is now encased in plaster. The walls and central beam are respected by a deep moulded plaster cornice, with ovolo and ogee mouldings. The central beam forms two compartments which are then decorated with two rectangular relief panels, with ovolo mouldings. This is a good survival of 17 <sup>th</sup> century classical plasterwork.
Opening – Doors:	Two opposing openings, to the south of the east and west walls. Both are open, without doors/door frames. The opening to the west is chamfered to the sides, with plain run out stops. The opening to the east is where the wall between R4 and R5 has been forced to create an open-plan space.
Opening – Windows:	One window in the south wall. 20 <sup>th</sup> century two light fixed window, in a modern frame, with a high painted timber plank sill.
Significant Details:	The plaster ceiling is a high quality survival from the 17 <sup>th</sup> century, dating an aggrandisement of this room to the mid 17 <sup>th</sup> century. It would be expected that there is a blocked open hearth in the east wall, within the stack, as this room would also have been heated.
Dating Evidence:	The form and layout of the building, and the later plasterwork.
<b>Interior – Room 5</b>	Description
Function:	Hall/Former baffle-entry way of house.
Walls:	Plastered and painted walls. Solid skirting with plain chamfer to top, either plaster or concrete, painted.
Floor:	Stone slab floor, restored and reset. The floor appears to run under the door frame to the south and into the porch. May therefore be dated to the addition of the porch extension, in the 17 <sup>th</sup> century.
Ceiling:	Plaster ceiling.
Opening – Doors:	Opening to the west where the wall between R4 and R5 has been forced. Door to the east, to R6. Wide plain frame, reset into possible earlier frame, visible only on the east side. Frame is pegged and may be 18th or 19th century. Two panel boarded door, with fielded panels and ovolo moulding, brass door knob and iron lock. The door may also be 18th or 19th century, or a very good 20th century copy. Large front door. Oak planks, with stud-work and large chamfered ledging bars to rear. Modern iron knocker. Large strap hinges, on which the door has been reset, marks showing earlier ironmongery. In wide, oak pegged frame, which is braced and reset using other iron straps. This door is probably 17th century in date but may not be original to the house and may be architectural salvage. The keyhole is currently upside down; combined with reset hinges this suggests the door was once the other way up.
Significant Details:	The porch has plain plastered walls, painted and stone slab floor. No other historic features of note survive.
Dating Evidence:	Plan and layout of house, form of building. Porch extension.
<b>Interior – Room 6</b>	Description
Function:	Kitchen, became secondary living room in the 17 <sup>th</sup> century.
Figure Numbers:	
Walls:	Plastered and painted walls. Solid skirting with plain chamfer to top, either plaster or concrete, painted.
Floor:	Stone slab floor, restored and reset in fireplace. Solid floor beneath carpet, a lime-crete floor, may be 17 <sup>th</sup> century.
Ceiling:	Large central ceiling beam, of massive size. Chamfered with moulded stops, hacked off for plastering in the 17 <sup>th</sup> or 18 <sup>th</sup> century. May have been a roll-stop form. Large square-set joists, set aside into the central ceiling beam. Plaster boarding between the joists.
Opening – Doors:	Opening to the west, to the south corner, described with R5. Door to the east, to R7. Wide, plain frame, pegged to joints, may be 17th century. Two panel boarded door, with fielded panels and ovolo moulding, brass door knob and iron lock. The door may also be 18th or 19th century, or a very good 20th century copy.

<b>BUILDING - INTERIOR</b>	
	Large door to north, to R10. Wide fielded panel below and nine glazed panes above. Brass door knob and iron lock. May be a 19th century door, or a good 20th century copy.
Opening – Windows:	One window in the south wall. 20 <sup>th</sup> century two light fixed window, in a modern frame, with a high painted timber plank sill.
Fireplace:	Large open hearth in the west wall, against the north wall. The hearth has a massive bressumer beam over, with narrow chamfer and lambs-tongue cut stops. The hearth has stone slab base, with stone sloping cheeks which have been reduced and altered, with cement to the sides, creating two narrow ledges - 20 <sup>th</sup> century alterations. To the north an oven may have been blocked and demolished on the exterior. The rear of the fireplace has been brought forward, in-filled with later handmade bricks. This might have been to insert a later, more fashionable fire grate and surround in the 18 <sup>th</sup> century. There is scarring and socket holes suggesting the beam and stone of the hearth may have been covered at some point.
Significant Details:	Cupboard in the south-east corner. Panelled door with scratch moulding, wide pegged frame with scratch moulding, ceramic replacement knob. Lined with oak boards. 17 <sup>th</sup> century. Cupboard in the north-west corner, adjacent to the fireplace. Panelled door, with ovolo mouldings. Wide pegged and moulded frame. Lined with oak boards. Ceramic replacement knob. 18 <sup>th</sup> century.
Dating Evidence:	Plan and layout of house, form of building. Carving on beams. Style and decoration on cupboards. Style, weight and form of beamed ceiling. Style and form of various doors.
<b>Interior – Room 7</b>	
Function:	17 <sup>th</sup> century kitchen, within service extension.
Figure Numbers:	
Walls:	Plastered and painted walls. Solid skirting with plain chamfer to top, either plaster or concrete, painted. The west wall is unusually thick, the extension built up against the base of the former exterior cob gable end wall of the earlier building.
Floor:	Solid, covered in lino.
Ceiling:	Lathe and plaster ceiling, covering joists. Large central ceiling beam, with deep chamfer, plain.
Opening – Doors:	Door to west, in west wall, to R6, described with that room. Door to north wall, to east end, wide plain modern frame. Modern plank door, inserted in 1970s? There is a blocked doorway to the west end of this wall, the alcove of which is visible in R8.
Opening – Windows:	Two windows in south wall. Two light casements. 20 <sup>th</sup> century in date, with painted timber plank sills. One small, fixed pane window in the east wall, south of the stack, within a blocked doorway, 20 <sup>th</sup> century in date.
Fireplace:	Large, open hearth with plain beam, exposed stone sides, whitewashed. Large funnel shaped opening to large stone-built oven on the north side of the stack. Now set with a later 18 <sup>th</sup> or 19 <sup>th</sup> century iron door, set in brickwork; oven is earlier. Hearth contains an Aga.
Significant Details:	There is a timber pegged door frame, with a wide arch to the south of the stack, blocked with a window. This is of 16th or 17th century date, simple and functional in style, but in poor condition. Possibly reset here or may have led to a former cross-wing, now the north part of the barn B2A.
Dating Evidence:	The form and layout of the building. Style of hearth and beamed ceiling.
<b>Interior – Room 8</b>	
Function:	18 <sup>th</sup> or 19 <sup>th</sup> century dairy.
Figure Numbers:	
Walls:	Plastered and painted walls.
Floor:	Solid, covered in two layers of mid 20 <sup>th</sup> century lino flooring.
Ceiling:	Plaster ceiling, replaced in 1970s.
Opening – Doors:	Door to south wall, at east end, forced in the 1970s to provide access. Described with R7. Door to R9 in north wall, at the east end, wide pegged door frame. Boarded plank door, ledging bars and strap hinges, iron thumb latch. 19th century. Door in north wall, to the west end. 1970S stable door to courtyard.
Opening – Windows:	One window in the east wall, three light 19th century casement window, with chamfered frame. Quarry-tiled sill. One window the north, two light 19th century casement window, quarry tiled sill.
Dating Evidence:	The form and layout of the building. Classic narrow dairy extension, on the north side of the

<b>BUILDING - INTERIOR</b>	
	building, leading off the kitchen.
<b>Interior – Room 9</b>	<b>Description</b>
Function:	18 <sup>th</sup> 19 <sup>th</sup> century outshut. Food store off dairy.
Walls:	Plastered and painted walls.
Floor:	Solid, concrete, covered in lino flooring.
Ceiling:	Lime, lathe and plaster ceiling.
Opening – Doors:	Door in south wall. Wide pegged frame. Boarded plank door, ledged to rear, strap hinges. 19 <sup>th</sup> century.
Opening – Windows:	One window in the west wall, at the south end. Two light window, hopper casement to the south, with meshed exterior side, fixed two pane window to the north. 19 <sup>th</sup> century.
Dating Evidence:	The form and layout of the building. Style of window indicative of storing food, with a meshed opening to prevent flies and pests.
<b>Interior – Room 10</b>	<b>Description</b>
Function:	1970s stair hall.
Figure Numbers:	
Walls:	Plastered and painted walls.
Floor:	Solid, carpeted.
Ceiling:	Plaster ceiling.
Opening – Doors:	1970s door to downstairs toilet, in west wall. Wide door in south wall, to R6. Described with R6.
Opening – Windows:	Modern casement window in the north wall, looking into the rear cobbled courtyard. 1970s.
Significant Details:	1970s stair lead up to the open first floor, where two arches lead back into the historic building. The arch to the east was forced upon the building of the extension but the arch to the west is an enlarged opening from the original stair turret which probably rose in a similar position.
Dating Evidence:	The form and layout of the building.
<b>Interior – Room 11</b>	<b>Description</b>
Function:	Ground floor 1970s toilet.
Walls:	Plastered and painted walls.
Floor:	Solid flooring.
Ceiling:	Plaster ceiling.
Opening – Doors:	One modern door in the east wall, leading to R10.
Opening – Windows:	One modern casement window in the west wall.
<b>Interior – Room 12</b>	<b>Description</b>
Function:	First floor landing, within 1970s extension.
Walls:	Plastered and painted walls.
Floor:	Boarded floor, carpeted.
Ceiling:	Plaster ceiling.
Opening – Doors:	Two arched openings in the south wall, to the east and west, leading into the historic part of the house, the east opening, to R15, the west to R16.
Opening – Windows:	One modern casement in the north wall.
Significant Details:	The arch to the east was forced upon the building of the extension but the arch to the west is an enlarged opening from the original stair turret which probably rose in a similar position.
<b>Interior – Room 13</b>	<b>Description</b>
Function:	1970s first floor bathroom.
Walls:	Plastered and painted walls.
Floor:	Boarded floor.
Ceiling:	Plaster ceiling.
Opening – Doors:	One modern boarded door in the east wall, plain chamfered frame.
Opening – Windows:	One modern casement window in the north wall.
<b>Interior – Room 14</b>	<b>Description</b>
Function:	1970s first floor toilet.
Walls:	Plastered and painted walls.
Floor:	Boarded floor.
Ceiling:	Plaster ceiling.
Opening – Doors:	One modern boarded door in the east wall, plain chamfered frame.
Opening – Windows:	One modern casement window in the east wall.
<b>Interior – Room 15</b>	<b>Description</b>

<b>BUILDING - INTERIOR</b>	
Function:	Bedroom.
Walls:	Plastered and painted walls. The east wall is irregular with a curving projecting section to the south-east corner, where the house adjoins the barn, B2A.
Floor:	Wide plank floor, now carpeted. Sloping to the centre. Boards not viewed but may be original 17 <sup>th</sup> century flooring.
Ceiling:	Lathe and lime plaster ceiling.
Opening – Doors:	One 1970s boarded door, in a modern frame, set within a 1970s partition forming a lobby to the bedroom.
Opening – Windows:	Two-light casement windows in the south wall, part 19 <sup>th</sup> century, part 20 <sup>th</sup> century replacements.
Significant Details:	The east wall has partly been re-plastered and painted as it had to be repaired during the works to the chimney stack, in the last few years.
Dating Evidence:	The form and layout of the building.
<b>Interior – Room 16</b>	
Function:	Bedroom.
Walls:	Plastered and painted walls.
Floor:	Boarded floor, carpeted.
Ceiling:	Plaster ceiling, altered in the 1970s when the partitions were inserted.
Opening – Doors:	Open archway to the east end, leading to R12. Door to south wall, at the east end, 1970s modern, leading to R17. Door in the south wall, east of the chimney stack, set down a short corridor, leading past the stack, to R18. In pegged frame, reset under a beam. 17 <sup>th</sup> century two fielded panel door, on strap hinges. Reset in this position. Door to south wall, west of the stack, 1970s modern, leading to R19. Open archway to landing above wide stairs at the west end, leading to R20.
Opening – Windows:	One two-light casement window to the east end, in the north wall. 19th century. Narrow single light window in the north wall, at the top of the stairs, leading to R3.
Significant Details:	On the north side, within the sloping eaves there are the bases of the roof trusses. To the east end, these are exposed timber, wide elm trusses, with a shaped knee. 17th century. To the west end they are boxed in with a shallow bead, but are the same form of truss. 17th century.
Dating Evidence:	The form and layout of the building.
<b>Interior – Room 17</b>	
Function:	Bedroom.
Walls:	Lime plastered and painted walls. The north wall is a 1970s board partition.
Floor:	Wide plank floor, carpeted.
Ceiling:	Lathe and plaster ceiling, lime plaster. Whitewashed.
Opening – Doors:	Door in the north wall, at the east end, 1970s modern, leading to R16.
Opening – Windows:	Window in the east wall, set low on the wall, wide oak sill, with scratch moulding to the edge. Chamfered window frame, diamond set mullion and bars, no glazing. Plank board shutters, small handmade iron strap hinges, on small iron pintles, iron pin and loop closing. 16 <sup>th</sup> /17 <sup>th</sup> century. Window in south wall, set low on the wall, the eaves rising above, sloping, enclosed with plaster. The window opening is reduced in height, narrow 19 <sup>th</sup> century casement window, two-light. Wide oak sill below, scratch moulded to the edge. 16 <sup>th</sup> /17 <sup>th</sup> century.
Significant Details:	Cupboard in the east wall, narrow, modern boarded door and plain frame. This doorway formerly led to R15. On the south side, within the sloping eaves there are the bases of the roof trusses. Wide elm trusses, with a shaped knee. 17 <sup>th</sup> century.
Dating Evidence:	The form and layout of the building.
<b>Interior – Room 18</b>	
Function:	Bedroom.
Walls:	Plastered and painted walls.
Floor:	Boarded floor, on two levels, an area by the door, to the north-east is raised, forming a step
Ceiling:	Plaster ceiling, altered in the 1970s.
Opening – Doors:	One door in the north wall, to the east end. Two panel door, fielded panels. Strap hinges. Thumb latch. This door is 17 <sup>th</sup> century, but reset here. In a wide pegged frame, also reset here.
Opening – Windows:	Large 20 <sup>th</sup> century copy of a sash window in the south wall.

<b>BUILDING - INTERIOR</b>	
Fireplace:	19 <sup>th</sup> century fireplace, forced into the south side of the earlier stack. Arched cast-iron grate. Slate hearth. Timber surround with bracketed mantle shelf.
Significant Details:	This room is formed from a small space between R17 and R19, south of the stack, forming a small closet, which has been expanded by the addition of the south porch. The access to this room has been altered, previously from R19. The door to R16, in the north wall, may have been moved from the original position.
Dating Evidence:	The form and layout of the building.
<b>Interior – Room 19</b>	<b>Description</b>
Function:	Bedroom.
Walls:	Plastered and painted walls. The north wall is a 1970s board partition.
Floor:	Wide plank floor, carpeted. May be original 17 <sup>th</sup> century flooring.
Ceiling:	Plaster ceiling, altered in the 1970s when the partitions were inserted forming the corridor R16.
Opening – Doors:	One door in the north wall, to the east end. Modern 1970s door, boarded, in a plain frame, within 1970s partition.
Opening – Windows:	Window in the south wall. Set low on the wall, the eaves rising above, sloping, enclosed with plaster. The window opening is reduced in height, narrow 19 <sup>th</sup> century casement window, two-light. Wide oak sill below, scratch moulded to the edge. 16 <sup>th</sup> /17 <sup>th</sup> century.
Fireplace:	19 <sup>th</sup> century fireplace, forced into the west side of the earlier stack. Arched cast-iron grate. Slate hearth. Timber surround with bracketed mantle shelf.
Significant Details:	On the south side, within the sloping eaves there are the bases of the roof trusses. Wide elm trusses, with a shaped knee. 17 <sup>th</sup> century.
Dating Evidence:	The form and layout of the building.
<b>Interior – Room 20</b>	<b>Description</b>
Function:	Bedroom.
Walls:	Plastered and painted walls. Deep chamfered skirting boards.
Floor:	Wide plank floor, carpeted.
Ceiling:	Lathe and plaster ceiling. Cornice to all walls, respects the projecting truss bases to the north, south and west walls. Large oval relief panel in the centre of the ceiling, with ogee mouldings.
Opening – Doors:	Modern door frame and door in the east wall, to the north side, leading to R16. Wide pegged door frame, in the east wall, to the south, leading to R21. Two panel boarded door, with fielded panels; on strap hinges. This door has been reset, probably from the blocked doorway between R19 and R21.
Opening – Windows:	Two casement windows to the south, part 19 <sup>th</sup> century, part replacement 20 <sup>th</sup> century elements. One 20 <sup>th</sup> century casement window to the west.
Fireplace:	19 <sup>th</sup> century fireplace, in the north wall. Arched cast-iron grate. Slate hearth. Timber surround with bracketed mantle shelf. Identical to those in R18 and R19.
Significant Details:	This room never had access to R21 previously, which was only accessible via R19. The modern door to the north in the east wall, is the re-worked/rebuilt original entrance to the room, from the stairs which lead up from R3.
Dating Evidence:	The form and layout of the building. Style of plasterwork and fireplace.
<b>Interior – Room 21</b>	<b>Description</b>
Function:	Bedroom.
Figure Numbers:	
Walls:	Lime plastered walls, whitewashed.
Floor:	Boarded floor, modern replacement.
Ceiling:	Altered in 1970s to provide roof access, some lime plaster to eaves.
Opening – Doors:	Door to R20, in west wall, described with that room. Blocked door way in the east wall to R19, tall doorway, step up. Plastered to sides.
Significant Details:	This formerly provided a private closet area off R19, what was the function of this small space, which was windowless, secure storage??
Dating Evidence:	The form and layout of the building.

## APPENDIX 6: BUILDING RECORD FOR BARNs TO THE EAST AT PYNE FARM.

Barn range	General Description
Function/Summary:	A long building range, incorporating; a semi-domestic structure B2A, an animal shed B2B and a threshing barn B2C.
Dating Evidence:	The construction form of the building and the plan and layout, in relation to the farmhouse. Style of the barn.
<b>Exterior</b>	
<b>Elevation NORTH</b>	<b>Description</b>
Fabric Description:	Irregular rubble stonework to the base of the wall, cob above, partially rendered in cement. The north-east portion of the elevation has been rebuilt in brick and concrete block, with a large forced opening.
Roof Covering:	20 <sup>th</sup> century corrugated sheeting roof, shallow single pitch to the east.
Openings: Doors	Large forced double doorway, offset to the east side, the reveals are rebuilt in brick, the surrounding walls are concrete block. There are 1970s boarded barn-style doors.
Significant Details:	The wall has been reduced in height, from a typical gable end. Part of the building has been truncated or another structure which adjoined this has been demolished. The building formerly had a thatched roof. The elevation is attached to, or is partly contemporary with, the south wall of the south-east corner of B1.
<b>Elevation SOUTH</b>	<b>Description</b>
Fabric Description:	Irregular rubble stonework to the base of the wall, cob above, partially rendered in cement. The south-west corner has been rebuilt in stonework to the eaves and rendered.
Roof Covering:	20 <sup>th</sup> century corrugated sheeting roof; shallow, single pitch to the east.
Significant Details:	The wall has been reduced in height from a typical gable end. The building formerly had a thatched roof. This had collapsed by the 1970s.
<b>Elevation WEST</b>	<b>Description</b>
Fabric Description:	Irregular rubble stonework to the base of the wall, cob above, rendered in cement and painted cream. The central portion of the wall has had to be rebuilt in concrete block, for the full height of the elevation, due to collapse. To the south end there are two projecting cheeks to a threshing door.
Roof Covering	20 <sup>th</sup> century corrugated sheeting roof; shallow, single pitch to the east.
Blocked Openings - Doors	There is a potential former door in the centre of the elevation (B2B), one jamb is visible in stonework to the south, the rest of the wall rebuilt in concrete block. There is one large blocked threshing door to the south (B2C), with projecting cheeks in rendered stone and cob, with a wide timber lintel over the former opening. This has an opposing opening in the east wall.
Forced Openings:	There is a wide, forced doorway, to the north end of the elevation (B2A), of 1970s date, which serves the open area formed in the 20 <sup>th</sup> century, now being used as a garage.
Significant Details:	The elevation has been reduced in height and rebuilt to the north and centre in concrete block, due to collapse in the 20 <sup>th</sup> century. The building formerly had a double-pitch thatched roof.
<b>Elevation EAST</b>	<b>Description</b>
Fabric Description:	Irregular rubble stonework to the base of the wall, cob above, rendered in cement. To the south end there are two projecting cheeks to a threshing door, in stone and cob, but heavily repaired in brickwork.
Roof Covering	20 <sup>th</sup> century corrugated sheeting roof, shallow single pitch to the east.
Blocked Openings: Windows	At the north end (B2A) there are the remains of a wide first floor window, just visible at the eaves, which has been truncated by the lowering of the elevation, but had previously been blocked. On photos of the building from the 19 <sup>th</sup> century, there was an opposing window on the east elevation and both were fitted with sash windows. There is one further blocked window in the north end, at ground floor height, towards the north-east corner (B2A), it shows internally with a large timber lintel.
Blocked Openings: Doors	At the north end (B2A) there is a doorway, with timber lintel, now partially blocked with rubble and concrete blocks and set with a single pane 1970s window.
Openings: Windows	There is one off-set window to the centre of the elevation (B2B), within a later opening, with brick reveals, which may have been forced. The window is timber, a hopper casement.
Openings :Doors	There is one off-set central doorway to the elevation (B2B). It has a timber lintel and is of

	wide plank form, with ledging bars to the rear. It has a later knocker attached. There is a large double set of threshing doors to the south end (B2C), of narrow timber plank form, ledged and braced. The doorway is framed by large projecting cheeks.
Significant Details:	The elevation has been reduced in height, to take the shallow, single pitch of the new corrugated roof.
<b>Garage Interior</b>	<b>Description</b>
Function:	Part-detached domestic block or service range. Possibly enclosed by a yard to the north or by another building.
Walls:	Exposed stonework, cob or concrete block.
Floor:	Concrete, the first floor loft has also been removed.
Openings:	All openings described with exterior.
Significant Details:	No fitments have survived here. There is a modern oil tank on concrete block base to the north-west corner. The space has been converted to a garage and store.
<b>Loose box Interior</b>	
Function:	Animal shed or loose box.
Walls:	Exposed stonework to the base, cob above. The north-west corner and west wall is of concrete block, a 1970s repair.
Floor:	Stone cobbled floor survives around the doorway, to the east and may stretch further into the space, covered in dirt, and straw.
Openings:	All openings described with exterior.
Fitments:	There is a massive beam which runs east-west, spanning the space, just south of the doorway. This has some further reused timbers for framing, also using cut boards, forming a low pen/partition, with gate to the west side. The height of the partition would suggest it was used for sheep. This appears to be a later conversion or reuse of this space, all the timbers having been reused.
Significant Details:	No other fitments have survived here. This may have been a covered opening into the courtyard, in-filled to provide extra animal housing at a later date.
<b>Threshing Barn Interior</b>	
Function:	Threshing Barn
Walls:	Exposed stonework to the base, cob above. Rebuilt stonework to the south-west corner. Concrete block to the north end of the west wall.
Floor:	Earth.
Openings:	All openings described with exterior.
Significant Details:	No fitments have survived here.



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