

COOMBE FARM BRENDON AND COUNTISBURY EXMOOR DEVON

Historic Building Recording



South West Archaeology Ltd. report no. 170818

Coombe Farm Barns, Brendon and Countisbury, Exmoor, Devon

Historic Building Recording

By E. Wapshott & F. Balmond

Report Version FINAL

7th August 2017

Work undertaken by SWARCH for
Laura Wall of Acorus Rural Property Services Ltd
On behalf of Mr Robert Pile

Summary

South West Archaeology Ltd. was commissioned to undertake building recording on two barns at Coombe Farm, Brendon and Countisbury, Exmoor, Devon. This work was undertaken in advance of the proposed conversion and development of the barns to set the buildings in their historical and archaeological context.

The mid to late 19th century remodelling and expansion this farmstead received is probably connected to its purchase by the Halliday family to form part of the Glenthorne estate, the major changes happening between the 1841 Tithe Map and 1880s 1st Edition OS Map. The core of the farmhouse is of 17th century date, and the proposal site once formed part of the former house.

The barns which abut the farmhouse certainly predate this Glenthorne estate phase; however the significant works they received at that time have obscured their possibly more interesting origin. It is clear that Barn 1, known as the 'turf house' was considered part of the farmhouse range in the 1840s and with the reuse of the 17th century beams bracing the loft it could certainly be used to store an immense weight. Barn 2's modern concrete overhaul forming cattle pens has obscured any details which indicate even its 19th century use, but again its relationship to Barn 1 is such that we can suggest it too has an earlier (17th century) origin. Both buildings would appear to have had an outbuilding or service function to the main house, with their agricultural functions being a secondary phase.

Both barns were largely re-built in the 19th century, and significantly altered in the 20th century.



South West Archaeology Ltd. shall retain the copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved, excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project.

CONTENTS

<i>LIST OF FIGURES</i>	3
<i>LIST OF APPENDICES</i>	3
<i>ACKNOWLEDGEMENTS</i>	4
<i>PROJECT CREDITS</i>	4
1.0 INTRODUCTION	5
1.1 PROJECT BACKGROUND	5
1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND	5
1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND	5
1.4 METHODOLOGY	6
2.0 DESK-BASED APPRAISAL	7
2.1.1 The Ordnance Surveyors Draft Map, 1804	7
2.1.2 The Countisbury Tithe Map, 1841	7
2.1.3 First and Second Edition OS Maps, 1888 and 1903	10
3.0 BUILDING ASSESSMENT	14
3.1 SITE DESCRIPTION	14
3.2 BUILDING DESCRIPTION	14
3.3 HISTORIC PHASING OF THE BUILDING	14
3.4 SIGNIFICANCE OF THE BUILDINGS	17
3.5 IMPACT ON THE PROPOSALS	18
4.0 CONCLUSIONS	19
5.0 BIBLIOGRAPHY	20

LIST OF FIGURES

COVER PLATE: THE EAST END OF THE NORTH ELEVATION; FROM THE NORTH-WEST (SCALE 2M).

FIGURE 1: LOCATION MAP. THE SITE IS INDICATED.	6
FIGURE 2: ORDNANCE SURVEY SURVEYORS DRAFT MAP. THE SITE IS INDICATED.	7
FIGURE 3: EXTRACT FROM THE COUNTISBURY TITHE MAP (1841). THE LAND HOLDING AT THIS TIME IS INDICATED (NA).	8
FIGURE 4: EXTRACT FROM THE COUNTISBURY TITHE MAP 1839, SHOWING COOMBE FARM IN GREATER DETAIL (NA).	9
FIGURE 5: EXTRACT FROM 1 ST EDITION OS MAP. THE BARNS ARE INDICATED.	11
FIGURE 6: EXTRACT FROM THE OS FIRST EDITION 25" MAP, SHOWING COOMBE FARM IN MORE DETAIL.	12
FIGURE 7: EXTRACT FROM 2 ND EDITION OS MAP. THE BARNS ARE INDICATED.	12
FIGURE 8: EXTRACT FROM THE 2ND EDITION OS MAP. THE BARNS ARE INDICATED.	13
FIGURE 9: PHASING OF THE BARNS; FLOOR PLAN.	16
FIGURE 10: PHASING OF THE BARNS; SOUTH ELEVATION.	17

LIST OF APPENDICES

APPENDIX 1: BUILDING RECORD	21
APPENDIX 2: SUPPORTING JPEGs	25

ACKNOWLEDGEMENTS

MR ROBERT PILE (THE CLIENT)
LAURA WALL OF ACORUS RURAL PROPERTY SERVICES LTD (THE AGENT)

PROJECT CREDITS

PROJECT DIRECTOR: DR. SAMUEL WALLS
DESK BASED RESEARCH: FAYE BALMOND
HISTORIC BUILDING APPRAISAL: EMILY WAPSHOTT
REPORT: EMILY WAPSHOTT, FAYE BALMOND
EDITING: NATALIE BOYD; DR. SAMUEL WALLS

1.0 INTRODUCTION

LOCATION:	COOMBE FARM
PARISH:	BRENDON AND COUNTISBURY
DISTRICT:	EXMOOR
COUNTY:	DEVON
NGR:	SS 76571 48882
SWARCH REF:	CCO17
PLANNING APPLICATION:	62/11/17/004

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Laura Wall of Acorus Rural Property Services Ltd (The Agent) on behalf of Mr Robert Pile (The Client) to undertake historic building recording at Coombe Farm Barns, Countisbury, Exmoor, Devon. This work was undertaken in advance of the proposed conversion of the barns to additional residential accommodation.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

Coombe Farm is located on a spring head site on the south side of Countisbury Common. It sits at the top of a steep combe which leads down to the East Lyn River at Brendon (c. 650m south). The farm lies approximately 180m south of the A39 but is accessed from a track off a secondary road which links Brendon and the A39. Combe Farm sits at approximately 260m AOD. The local bedrock is the sandstone of the Hangman Sandstone Formation (BGS 2017), overlain by a confluence of the well drained course loamy soils over rock of the Rivington 2 formation and the reddish, very acid, permeable loamy upland soils over sandstone of the Larkbarrow Formation (SSEW 1983). Within the combe there are superficial deposits of clay, silt, sand and gravel (BGS 2017).

1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

Coombe Farm lies on the northern edge of Exmoor in an area of isolated farms with enclosed fields, small settlements, wooded valleys, moorland and coastal heath. The site is located between Countisbury and Brendon. A number of Prehistoric and Roman features survive in this area including Bronze Age barrows on Kipscombe Hill (MDE1227), Wind Hill Promontory Fort (MDE1236) and Old Burrow Roman Fortlet (MDE1223). The settlement of Countisbury is recorded in Domesday as 'Contesberia' and was gifted after this date to Forde Abbey, in whose ownership it remained until the dissolution (MDE20877). The name is derived from the British for hill, 'Cunet' and the Old English 'Burg' suggesting a fortification. Countisbury, referred to as 'Arx Cynuit', is recorded as the site of a battle between the English and Danes in 878AD (MDE20877). Brendon was recorded as 'Brandona' in Domesday and held by Ralph de Pomeray (MDE20879). Its name derives from the Old English 'brim' and 'dun', meaning broom hill and influenced by 'bremel' meaning bramble (Watts 2010).

Coombe Farmhouse is a Grade II Listed building (MDE21331) with date stones of 1640 and 1664 identified within the structure of the porch. These are thought to have been reused in the current building, whose porch contains a reset millstone with a small raised stone shield dated 1848, during remodelling by the Glenthorne Estate of which this farm was formerly part (MDE21331). The Glenthorne Estate was purchased by the Reverend Walter Halliday in 1829, with the house constructed shortly after (MSO7777). Coombe Farm is shown on the Countisbury Tithe Map as 'Combe', with the farmhouse, four outbuildings and a yard depicted. No archaeological investigation

appears to have taken place on this site although a buildings at risk (BAR) survey was completed in 2014 (Lawrence).

1.4 METHODOLOGY

The purpose of the following report is to place the building in its architectural, historical, topographic and social context. The building recording was conducted by Emily Wapshott in August 2017 and follows the guidance outlined in: ClfA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014) and Historic England's *Understanding Historic Buildings: A guide to good recording practice* (2016). The desk-based appraisal follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (ClfA 2014, Revised 2017) and *Understanding Place: historic area assessments in a planning and development context* (Historic England 2017).

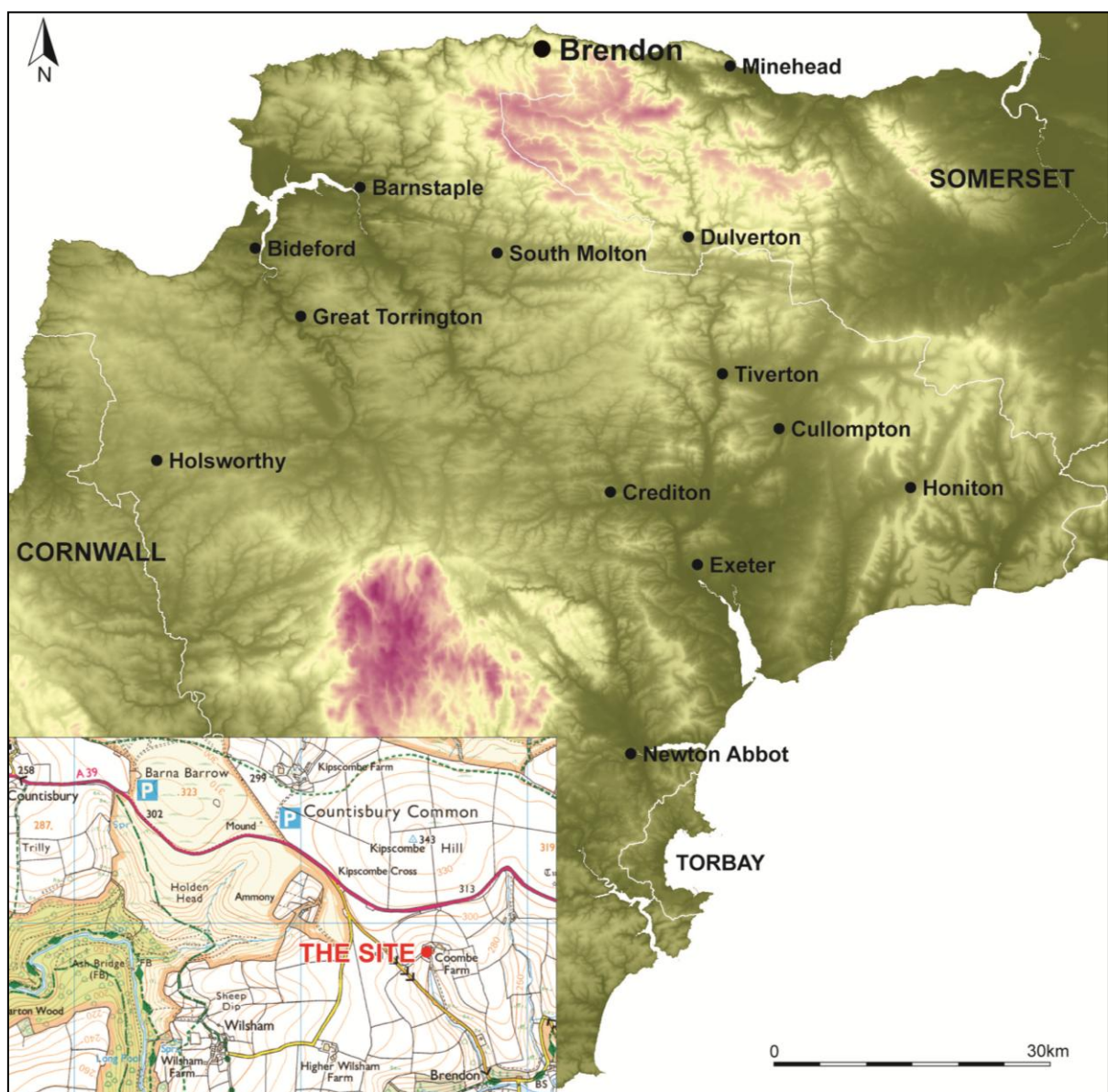


FIGURE 1: LOCATION MAP. THE SITE IS INDICATED.

2.0 DESK-BASED APPRAISAL

Although date stones from the seventeenth century are visible at Coombe Farm, a date stone of 1848 indicates extensive rebuilding by the Halliday family as part of the construction of the Glenthorne Estate (MDE21331). There is the potential for the survival of earlier fabric within the extant buildings. Only the farmhouse building is Listed (Grade II). It is unclear exactly when the Hallidays purchased Coombe Farm, however it appears they owned it by 1833 when they report problems with finding good tenants and are advised by their agent to advertise the tenancies of 'Combe, Trilleys, Hall and Yeanworthy' in the hope that they might attract tenants from further afield (Halliday 1995, 69). This, however, appears to have been difficult to achieve (Halliday 1995, 70).

2.1.1 THE ORDNANCE SURVEYORS DRAFT MAP, 1804

The surveyors draft map depicts the farm labelled as 'Comb'. Some buildings are shown but not in detail, and it is difficult to determine how they relate to buildings shown on later mapping.



FIGURE 2: ORDNANCE SURVEY SURVEYORS DRAFT MAP. THE SITE IS INDICATED.

2.1.2 THE COUNTISBURY TITHE MAP, 1841

The Countisbury Tithe Map depicts Coombe Farm as 'Combe' and shows the farm house to the east with an outbuilding attached to its north end and three outbuildings to the north and west forming a yard. The extract from the 1839 tithe apportionment shows that Combe Farm was run as part of the Glenthorne Estate at this date (see Figure 3). The 1841 Census records that the farmhouse was occupied by Richard and Hannah Pope, aged 64 and 65 respectively, and James Harvey, aged 40.

Richard Pope and James Harvey are recorded as agricultural labourers. The barns which form the subject of this assessment are not recorded on this map, but their location appears to be occupied by the southern end of the farmhouse (Figure 4).



FIGURE 3: EXTRACT FROM THE COUNTSBURY TITHE MAP (1841). THE LAND HOLDING AT THIS TIME IS INDICATED (NA).

TABLE 1: EXTRACTS FROM THE TITHE APPORTIONMENT.

Landowner	Occupier	Plot No.	Plot Name	Land Use
The Reverend Walter Halliday	The Reverend Walter Halliday	331	Upper Dennicombe	Arable
		332	Lower Dennicombe	Arable
		335	Square Piece	Pasture
		336	Easter Ley	Pasture
		337	Wester Ley	Arable
		338	Garden	Garden
		339	Farm Building Pond and Grove	Grove
		340	Combe Farm House	House
		341	Home Meadow	Meadow
		342	Wat Thorne's Piece	Pasture
		343	Orchard	Orchard
		344	Garden	Garden
		345	Farm Road	Road
		346	The Park	Meadow
		347	The Great Meadow	Meadow
		348	The Long Piece	Pasture
		353	Mills Field	Meadow
		361	South Ground	Pasture
		362	Great Cleave	Pasture
		363	Old Walls	Meadow
		364	Waste	Waste
		365	Waste by River	Waste
		366	Lawn Cleave	Pasture
		367	The Lawn	Arable
		370	Plain Hallsend	Pasture
		371	West Hallsend	Pasture
		509	Elwell Wood	Copse
		510	Scrip Wood	Copse
		508	Watering Plot	Copse

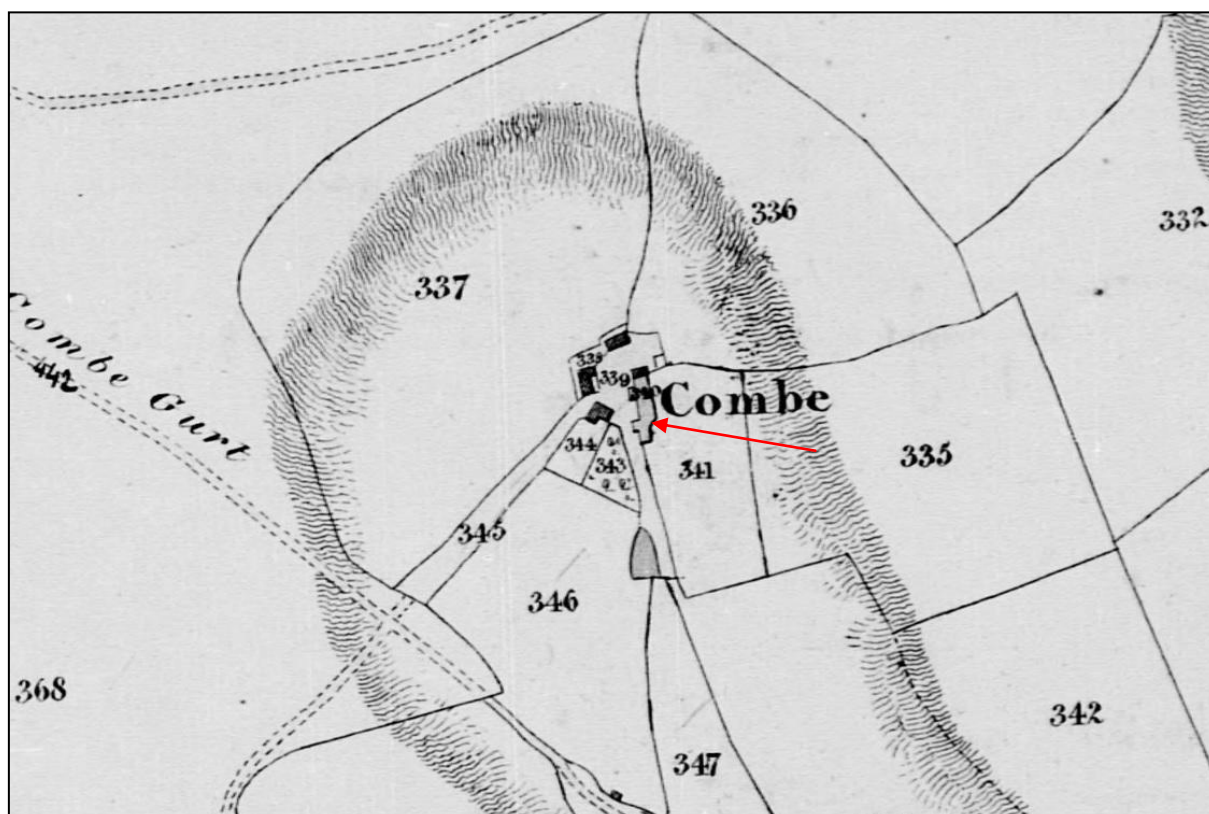


FIGURE 4: EXTRACT FROM THE COUNTISBURY TITHE MAP 1839, SHOWING COOMBE FARM IN GREATER DETAIL (NA).

2.1.3 FIRST AND SECOND EDITION OS MAPS, 1888 AND 1903

The first edition Ordnance Survey Map shows an 'L' shaped range has been added to the south of the yard, replacing the outbuilding shown in this location on the Tithe. The barns subject to this survey are recorded on this map, either remodelled from the southern end of the farmhouse recorded on the tithe or constructed on the footprint of the former structure. These new barn ranges complete the south side of the courtyard, closing off the track formerly leading south into the fields. A pump is shown to the eastern side of the yard. The Farmhouse has changed shape considerably, with square extensions, porches and lateral stacks, added to the front and rear elevations. There is no longer a division between it and the attached shippon to the north, so this has likely been subsumed into the house as part of the remodelling works. These alterations are presumably the rebuilding carried out by the Hallidays as part of the construction of the Glenthorne Estate, and would tie in with the 1848 datestone in the Farmhouse.

The footprints of the buildings depicted on the First Edition map are largely comparable to those we see today. The pond shown to the south of the farmstead on the Tithe map is still visible on the first edition mapping and the small area of orchard has been retained. A small building is depicted along the trackway into the farm on the First Edition map. The field pattern does not appear to have changed extensively between 1840 and 1888, although some subdivision of the fields above Frogwell Wood has occurred. An old quarry is identified in fields to the south east of the farm. By the 1881 census, the farm is occupied by the Squire family and their seven children. John Squire is listed as a farmer of 160 acres, born in Trentishoe. The Squire family first appear on the 1851 census for Coombe; John is recorded as 13 years old and his father listed as head of the family and a farmer.

Little change is noticeable between the first and second edition Ordnance Survey maps although the pond to the south of Coombe Farm appears to have been filled in and the avenue of trees along the driveway is no longer depicted.

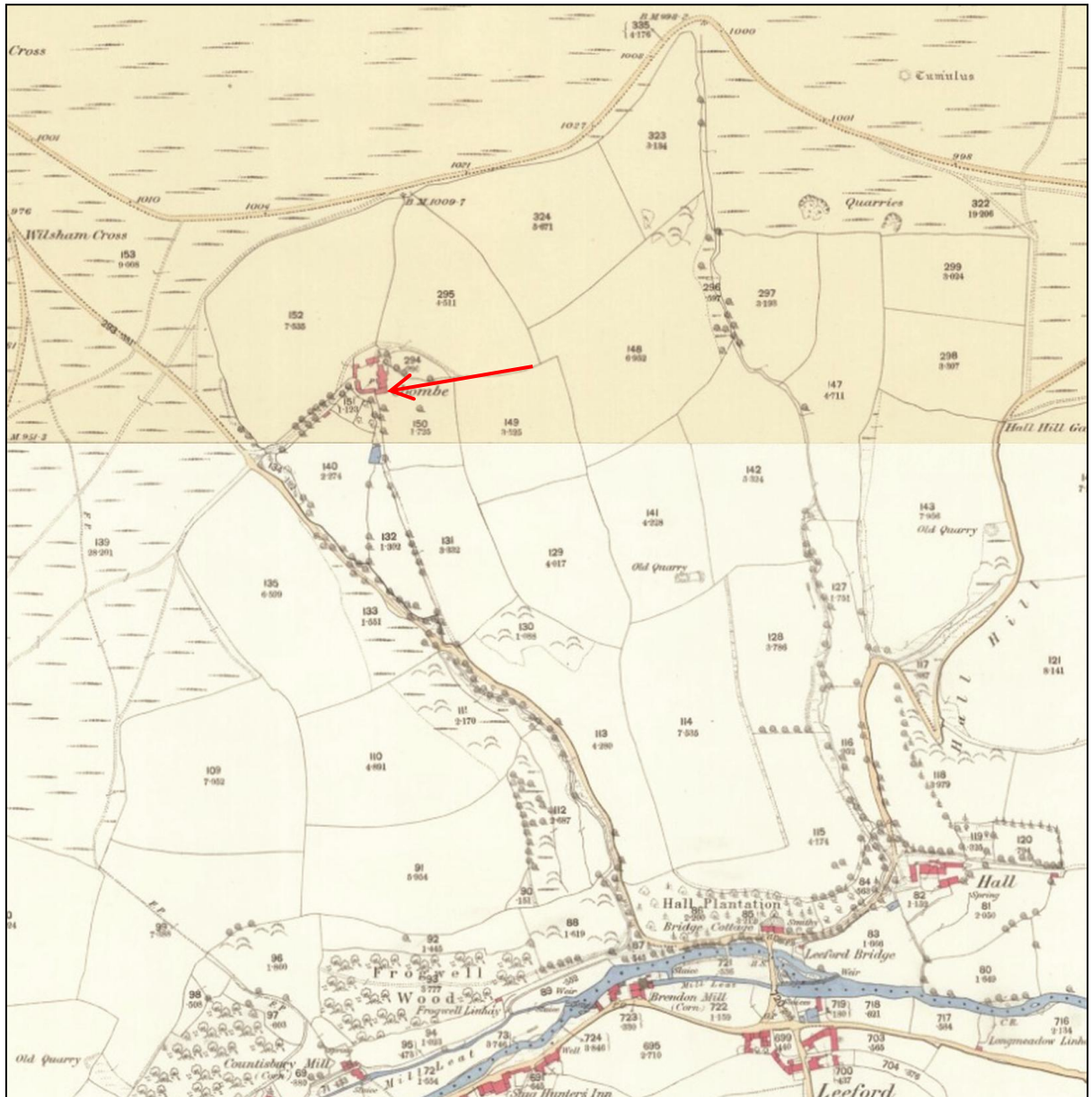


FIGURE 5: EXTRACT FROM 1ST EDITION OS MAP. THE BARNs ARE INDICATED.

A detailed historical map of the Combe area, showing land parcels, roads, and landmarks. A red arrow points to a specific location labeled 'Combe'. The map includes various place names such as 'Duncombe Walls', 'William Cross', 'Camulus', and 'Combe'. It also shows 'Old Quarry' and 'New Quarry' areas. The map is divided into numerous numbered parcels, and there are several roads and paths depicted. A red arrow points to a specific location labeled 'Combe' in the center-right of the map.

12

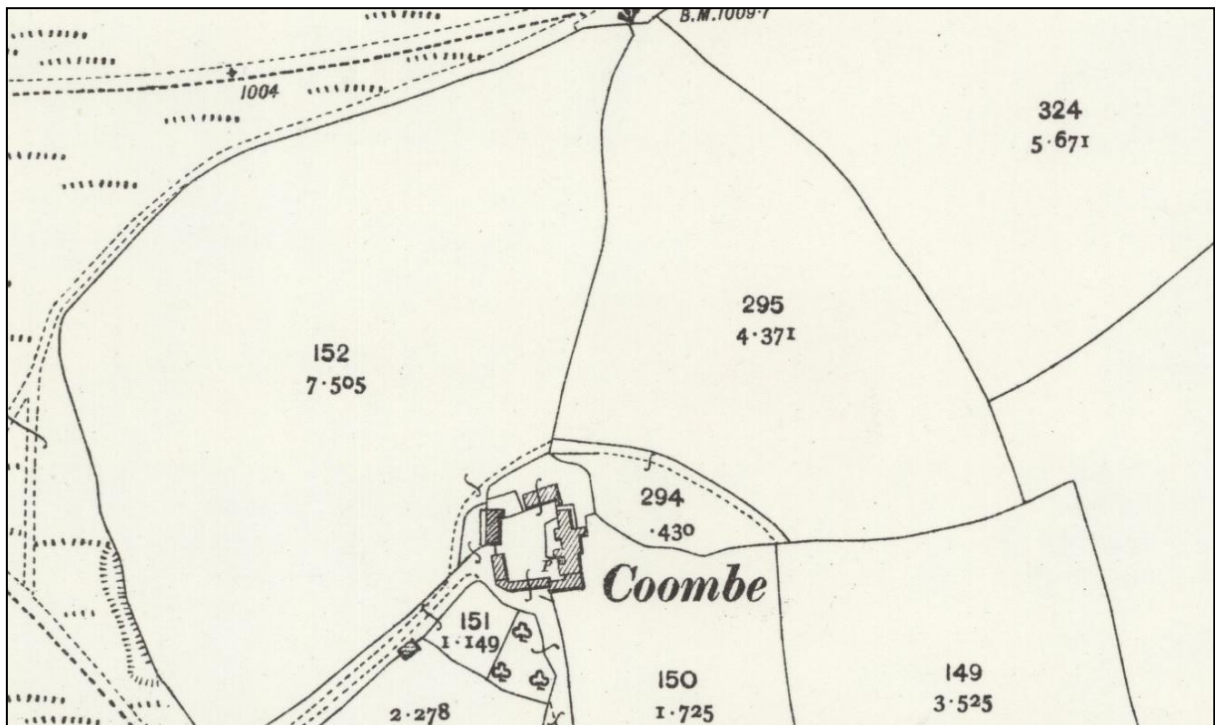


FIGURE 8: EXTRACT FROM THE 2ND EDITION OS MAP. THE BARN IS INDICATED.

3.0 BUILDING ASSESSMENT

3.1 SITE DESCRIPTION

Coombe Farm barns comprises a traditional slate and shale rubble two storey shippon, attached to the south gable of the Grade II Listed Farmhouse, with narrow single storey slate rubble range running west. The single storey range represents a sub-phase of build, but is roughly contemporary.

Both buildings were wholly remodelled in the 19th century but the footings may relate to the earlier farmhouse depicted on the Tithe map. The main two storey shippon is colloquially referred to on the farm as the 'turf house', an indication of its former function.

3.2 BUILDING DESCRIPTION

Barn 1 is a large, two storey, rectangular shippon, attached to the farmhouse to the north. It is open to the fields on its south and east sides and is abutted by a later single storey barn to the west. It is built of slate and shale rubble in a lime mix mortar, with various phases of hard pointing reapplied to the exterior elevations. The south gable elevation appears to have been rebuilt when the land drains were installed. The roof is of scantle slate with terracotta ridge. The roof structure is of fairly basic A-frames, possibly an early 20th century replacement, using some original irregular and curving purlins and thin, partially embarked collars, as well as more modern square profile cut timbers.

The barn has a first floor loft, supported on a mix of poorer quality irregular roughly shaped, partially embarked timbers and four massive reused/reset chamfered carved beams. These beams have square cut heavy sockets for joists and scroll cut stops, with deep chamfers. They are the same as those over the hall in the farmhouse and are 17th century in date. These beams are clearly cut off and reused here; the floorboards of the loft are a mix of regular chunky but narrow boards, wide older boards and modern repairs. There is a small loading opening in the west elevation which presumably entered the loft of Barn 2, but appears altered. The ground floor has a surviving but much damaged cobbled floor to the south end, replaced in part with concrete to the north where opposing doors give access to the yard and field. The ground floor is lit by two windows, one to the south, and one to the east. It retains some timber fixings on the beams indicative of possible former hayricks, but no other historic fittings survive.

Barn 2 is a short single storey range which appears to abut Barn 1, certainly on the north elevation which may have been wholly rebuilt. The south elevation is more cohesive in style and looks to be as one; however the south end of Barn 1 has been largely rebuilt. Barn 2 is also of slate rubble, but of looser build and poorer quality, heavily repointed in cement and patched and repaired. It has been altered internally and externally and converted to a cow byre with concrete cattle stalls. The roof is of corrugated sheeting, with basic A-frame trusses, with crude tie beams, still embarked, and modern purlins and rafters; the A-frames have notched laps at the ridge.

3.3 HISTORIC PHASING OF THE BUILDING

Barn 1 is likely to be mid 19th century in date. There is the possibility that it is reworked from the southern end of the farmhouse depicted on the Tithe Map, but no evidence survives from this phase above ground. The barn was reworked again within a few years of its construction, likely in conjunction with the terracing of the field for drains, and this phase included the rebuilding of the south gable and probably the insertion of the cobbled floor and slate slab drain structure, which

dates the conversion to a cow byre. The loft appears to have been inserted at a similar time, the heavy beams and the name 'turf house' indicating its likely use being for the storage of peat cuttings.

Barn 2 also dates from the mid 19th century. It was significantly altered soon after construction, when the long, narrow west range was built abutting it and the north wall of the barn rebuilt at that point in poorer quality slate rubble, perhaps having been open fronted before. Its earlier function is unknown but it is unusually wide for such a short range. The roof has been replaced, probably in the early 20th century, when the heavy, good quality but relatively modern truss blades, purlins and rafters were installed. Barn 2 was then converted to form a cow byre.

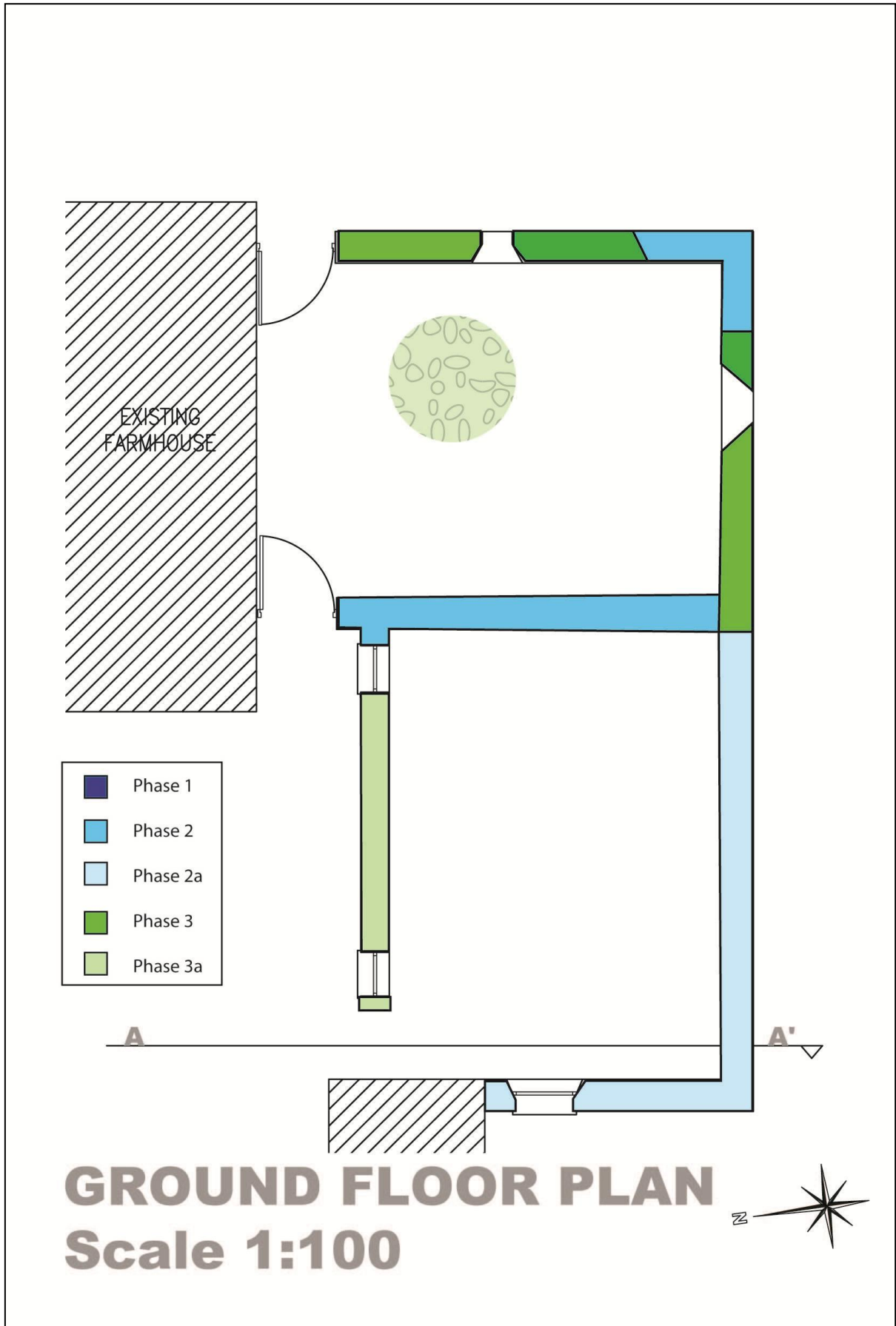


FIGURE 9: PHASING OF THE BARN; FLOOR PLAN.

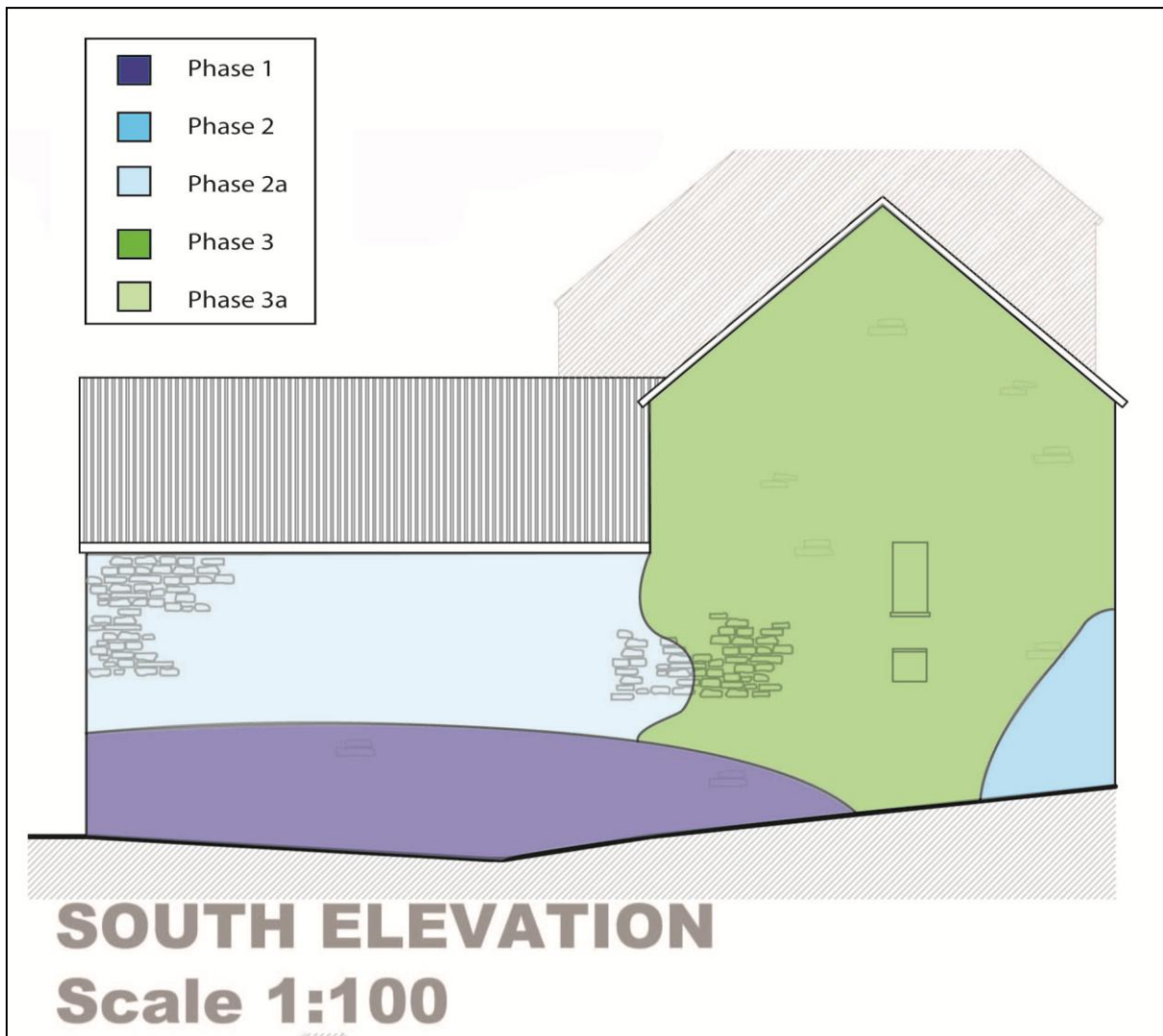


FIGURE 10: PHASING OF THE BARN; SOUTH ELEVATION.

3.4 SIGNIFICANCE OF THE BUILDINGS

Barn 1 is attached to the Listed farmhouse and is built of local vernacular materials and traditional form. The barn is now of largely 19th century character, significantly remodelled in the mid to late 1800s and survives in fair condition, with its main interest lying in the reuse of earlier timbers in the loft floor; large chamfered 17th century beams which match the hall beams in the farmhouse. The real value of the barn therefore lies in the story it can tell of the complex development of the farmstead, an earlier independent and presumably relatively high status holding, later subsumed into the early 19th century Glenthorne Estate.

Barn 2 has been so heavily altered as to retain very little historic character, it is valued as part of the wider group but is of little architectural interest.

Both barns are considered of significance as part of the larger group of stone farm buildings which provide a cohesive setting to the Listed building.

3.5 IMPACT ON THE PROPOSALS

The proposed designs for the barn conversion retain the exposed stonework and slate roofing, therefore the exterior character/appearance of the barn is not expected to change dramatically during or after conversion. It appears also that care has been taken in the design to minimise loss of historic fabric to the exterior and to limit the number of additional openings. There will only be one additional opening to the south elevation of Barn 2 and two small windows added to Barn 1's east elevation. The door to the south of Barn 2 has a strongly agricultural appearance and the two small windows are really the minimum required to light the first floor area, reducing their visual impact as much as possible.

The interior alterations are more considerable, with the loss of the wall between Barns 1 and 2 in order to open up the space and allow for movement of light and air in a building, with intentionally minimised window openings. The wall between the barns is indicative of their phasing and the development of the farmyard and contains the current loading door, a historic feature. There would be a fundamental change in the experience of the buildings, although attempts have been made in the design with the location of toilet, pantry and stairs to divide the space on a similar build line and the floored and open roofed areas will define the former differences between the barns.

The fundamental character of the building is agricultural and this will change to domestic. The barns are however a remodelling of part of the former farmhouse, as illustrated on the Tithe map. Therefore this conversion to ancillary accommodation is in keeping with the historic use of this part of the complex.

The building will still look like a barn, within a wider surviving and unaltered barn range. The impact on the setting of the house will be minimal due to the retention of openings and lack of development to the exterior of the barn. The current and natural focal point of the holding is the house, with its aggrandised 19th century elements, designed to mimic the gothic Glenthorne House. There is a strong axis between the house and fine stable opposite and again between the yard, house and the grand bank barn to the north. Both of these are high quality early to mid 19th century buildings, associated with the farmyard being remodelled once taken over by the Glenthorne Estate. As a lower status and secondary building within this complex, there is more flexibility for change within the proposed conversion of this barn.

It must also be considered that this building has some structural and weather damage issues in the walls and roof respectively, as well as in the loft, which is no longer sound. The barn is also too small to be practical for modern farming, used only for occasional storage. The conversion will restore the structure, provide a sustainable use, and secure its survival as part of the wider complex.

4.0 CONCLUSIONS

The mid to late 19th century remodelling and expansion this farmstead received is probably connected to its purchase by the Halliday family to form part of the Glenthorne estate, the major changes happening between the 1841 Tithe Map and 1880s 1st Edition OS Map. The core of the farmhouse is of 17th century date, and the proposal site once formed part of the former house.

The barns which abut the farmhouse certainly predate this Glenthorne estate phase; however the significant works they received at that time have obscured their possibly more interesting origin. It is clear that Barn 1, known as the 'turf house' was considered part of the farmhouse range in the 1840s and with the reuse of the 17th century beams bracing the loft it could certainly be used to store an immense weight. Barn 2's modern concrete overhaul forming cattle pens has obscured any details which indicate even its 19th century use, but again its relationship to Barn 1 is such that we can suggest it too has an earlier (17th century) origin. Both buildings would appear to have had an outbuilding or service function to the main house, with their agricultural functions being a secondary phase.

Both barns were largely re-built in the 19th century, and significantly altered in the 20th century.

5.0 Bibliography

Published Sources:

- CIFA** 2014: *Standard and Guidance for the archaeological Investigation and recording of standing buildings or structures.*
- CIFA** 2014: *Standard and Guidance for Historic Environment Desk-based Assessment.*
- CIFA** 2014: *Standard and Guidance for Archaeological Excavation.*
- CIFA** 2014: *Standard and Guidance for an Archaeological Watching Brief.*
- DCCHET** 2015: *Specification for Historic Environment Desk-Based Assessment.*
- DCCHET** 2015: *Specification for Archaeological Monitoring and Recording.*
- DCCHET** 2015: *Specification for Historic Building Recording.*
- English Heritage** 2016: *Understanding Historic Buildings, a Guide to Good Recording Practice.*
- English Heritage** 2012: *Understanding Place: historic area assessments in a planning and development context.*
- Halliday, U.** 1995: *Glenthorne: A most romantic place.* Exmoor Books
- Soil Survey of England and Wales** 1983: *Legend for the 1:250,000 Soil Map of England and Wales.*
- Watts, V.** 2010: *The Cambridge Dictionary of English Place-Names.* Cambridge: Cambridge University Press

Websites:

- BGS British Geological Survey** 2017: *Geology of Britain Viewer.*
http://maps.bgs.ac.uk/geologyviewer_google/googleviewer.html
- The National Archive** (TNA)
- The National Library of Scotland** (NLS)
- Exmoor National Park Historic Environment Record** (ENPHER)

Unpublished Sources:

- Lawrence, G.** 2014: *Exmoor National Park: Rapid condition survey of listed buildings 2012-13*

APPENDIX 1: BUILDING RECORD

BUILDING 1		General Description
Function/Summary:		Two storey shippon, attached to farmhouse. Former use as a 'turf' house, other uses unknown
Dating Evidence:		Style and form of stonework, build and historic map regression.
Figure Numbers:		
B1 Exterior		
B1 Elevation NORTH		Description
Fabric Description:		Built up against the farmhouse to the north. Short section of slate rubble extends wall to the east side, not tied in to the heavy dressed quoins of the farmhouse. Large crack between. The farmhouse wall has been whitewashed, but is of regularised rubble build; a noticeable mix of slate, shale, sandstones and ironstone types. This end of the farmhouse looks to have been remodelled.
B1 Elevation SOUTH		Description
Fabric Description:		Two storey gable end elevation. This elevation has been largely rebuilt, probably in the later 19 th century. Slate and shale rubble build, densely packed, in a lime mortar but heavily repointed in a hard red-brown mix. Built over a heavier, more irregular build to the south-east corner, which bows out slightly or is slightly battered. Quoins to base of south-east corner are roughly dressed blocks, as seen on the farmhouse; slate slabs higher up. The build of this lower part of the wall is of yellowish sandstone and red ironstones, some purple shale mixed with the typical blue grey slate. Slates are seen as possible levelling courses. It is not clear if this heavier build is due to the sloping site or to an earlier build. It is more similar to the build of the farmhouse than the rest of the building. The base of the wall to the west end is more similar to that above, on the ground and first floors. It appears cohesive with Barn 2.
Roof Covering:		Gable end elevation, slated roof, slated eaves.
Opening – Windows:	1	One narrow rectangular window opening at ground floor in the centre of the elevation. Slate block lintel and slate slab sill. This window is offset.
Significant Details:		There is an opening for a drain set low in the wall; square with slate sill and lintel. It is lined with heavy slate slabs, serving the cobbled floor and central drain within the building. It is crudely blocked with a piece of iron.
Relationships:		The south elevation has been largely rebuilt, likely in the later 19 th century when the drain, cobbled floor and loft were installed. The base of the wall was revealed when the ground was dug away to install the land drains and may be the remains of the southern end of the farmhouse depicted on the tithe map.
Comments:		The heavy 20 th century repointing of this elevation obscures the detail/joints between the differing types of stonework.
B1 Elevation WEST		Description
Fabric Description		Slate and shale rubble build elevation, two storeys. In a lime mix mortar. Possible slight lift at the eaves, more clearly seen in the east elevation. Largely obscured by the abutting Barn 2.
Roof Covering		Slate scantle roof, with terracotta ridge tiles.
Openings – Loading Doors	2	One rough opening leading into the tallet above Barn 2. One large loading door, set to the north end. Timber lintel, narrow, slate slab sill. Chunky plain timber frame. Some shaping of larger slate slabs on the reveals but no formal quoins.
Openings – Doors:	1	One large doorway in the ground floor at the north end. Heavier slabs used in the build at the reveals but no formal quoins. Fine slate slab segmental flat arch to opening. Chunky timber frame and the lower leaf of a plank boarded stable door, on heavy iron strap hinges. Ledged to rear, the door is of wide, even width planks, probably 19 th century.
Drainage/Guttering		Plastic guttering is hanging off the elevation; iron pins and semi-circular brackets

		suggest cast iron guttering may once have served this elevation.
Relationships		The elevation is cohesive with the rest of the barn, a 19 th century remodel of an earlier building. It abuts the farmhouse to the north and is abutted to the west by Barn 2.
B1 Elevation EAST		Description
Fabric Description:		Slate and shale rubble build elevation, closely packed dense stonework. Two storeys. In a lime mix mortar. Possible slight lift at the eaves. Heavy later repointing in hard mortars of several colours in a few small patches. To the south-east corner and at the base of the wall are the distinctive yellow-brown sandstone blocks and some redder ironstones, in a looser but heavier build, similar to that of the farmhouse and likely of an earlier phase.
Roof Covering		Slate scantle roof, terracotta ridge tiles. The southern half of the roof has been covered with bitumen weather proofing/tar.
Openings: Doors	1	Large doorway at north end, near farmhouse. Larger slate slabs are used at the reveals, but there are no formal quoins. Heavy slate slabs form a flat segmental arch to the doorway opening, which has dropped. Evidence of doorframe survives in scarring within opening.
Openings: Windows	1	One narrow rectangular window, with slate slab lintel and sill, offset to centre, in ground floor. Interior reveals splay out from narrow opening.
Relationships:		The elevation abuts the farmhouse to the north, with an odd slight return abutting the quoins of the older building, which is narrower here. The elevation is cohesive with the rest of the barn, the south gable and the upper part of the south-east corner rebuilt.
B1 Interior		Description
Function:		Cow house, with loft above.
Walls:		Exposed stone, with lime mix mortars. Evidence of former limewash or whitewash.
Floor:		Cobbled floor of slatestone pebbles, in relatively poor condition and patched, central sloping drain exits through small hole against centre of south gable and feeds through wall into field. This floor is covered in mud and animal waste, could not be properly recorded.
Loft:		19 th century, wide, even width boards are mixed with several sizes of more modern boards used as repairs. Heavy chamfered 17 th century beams are reused here to brace the loft. Deep chamfers, >10cm, end in scroll stops, as recorded in the Listing for the farmhouse. To the north and south, beams have been cut off crudely to brace the walls. The 2 nd from north beam has been reused upside down and the last beam is roughly to the centre of the building and is the largest, cut off at the east end. The boards lie on the back of the beams, with small bracing timbers between.
Roof Structure:		Plain A-frames. Pine. Narrow plain heavy truss blades, look machine cut, very regular modern rafters, a mix of modern square purlins and older more irregular ones, still partially embarked timbers. Collars are crudely shaped and very lightweight, bolted and possibly also spiked.
Openings – Doors:	2	Massive internal lintel to east doorway, chamfered to opening, square in shape, socket holes and pintles, reused from elsewhere. Large timber lintel to west doorway with chamfer and run out stops to opening, cut with a small socket and staining indicating possible reuse.
Openings – Windows:	2	Window to south gable has a narrow timber lintel to interior face, wide, evenly sloping sides, a heavy pine surface mounted bar frame on the west side with pintle. On the east a hanging iron bar, onto which is fixed a plank board shutter with ledging bars. A 19 th century shutter reused here. Window in east wall has a chunky timber lintel with narrow chamfer to opening. The reveals of this window are narrow and straight by the opening, widening to a shallow slope on the interior face, like a slit air vent, although wider. Concrete patched internal sill.

Openings: Loading Doors:	2	Chunky timber frame to larger of loading doors, to the north. Internal timber lintel. Timber lintel to internal loading door to Barn 2.
Significant Details:		Some timber nailed braces and fixing to the beams at the south end of the loft may indicate hayricks or similar were once attached.
Dating Evidence:		The large 17 th century beams do not relate to the loft they carry and several are cut off before their stops, one is set upside down, one is hacked roughly in half and used at either end of the barn, or two original end beams have been hacked to reduce their width weight. The loft floor they carry is typically 19 th century, the other rough embarked beams also a sign these earlier timbers do not relate to this building but have been reset here. The style of the rubble stonework and details such as lintels and segmental arches are all typically 19 th century.

BUILDING 2		Description
Function/Summary:		Single storey barn linking range – cow byre.
Dating Evidence:		Style and form of stonework, build and historic map regression.
Figure Numbers:		
B2 Exterior		
B2 Elevation NORTH		Description
Fabric Description:		Loose slate rubble stonework build, a later 19 th century rebuild. Heavily repointed in cement. Forced and altered several times.
Roof Covering:		Corrugated sheeting roof.
Openings – windows:	2	Two small square windows appear forced into the elevation at the eaves, thin timber lintels. Both windows have two fixed panes below and a three pane hopper casement above, opening inwards. Both hoppers are broken/damaged. The frames are chunky and plain. The bottom panes still glazed. Both windows are cemented at the sides, the west window has been rebuilt in concrete block on its west reveals, between it and the doorway.
Openings – feed hatches	3	Three small square feed hatches have been forced at ground level into the elevation, spread evenly apart. The sides are patched and cemented, rendered internally, serving the animal pens inside. They all have narrow timber frames and an MDF board awning cover, with modern hinges.
Openings – Doors:	1	Narrow timber lintel, narrow timber frame, even width plank stable door, ledged and braced. Modern strap hinges. The side of this doorway is rebuilt in concrete blocks.
Drainage/Guttering:		Plastic guttering to east side of elevation, does not run whole length of wall.
Relationships:		This wall has been rebuilt abutting barn 1.
B2 Elevation SOUTH		Description
Fabric Description:		Slate and shale rubble build, of dark grey colour, densely packed, in a lime mortar, but heavily repointed in a hard grey mix and patched with cement. No formal quoins to the upper part of the south-west corner, larger slabs used. Built over a differing heavier style of more irregular build below, which bows out slightly or is slightly battered. Quoins to base of south-west corner are of yellow-brown sandstone/limestone, roughly dressed slabs and blocks and as seen on Barn 1 and the farmhouse, possibly relating to the farmhouse depicted on the tithe map. The build of this lower part of the wall is of yellowish-brown sandstone/limestone and red ironstones, mixed with far less of the typical blue grey slate. The stones are heavier, bigger and more irregular in shape. The build changes approx 1.25-1.5m above the grass level in the field.
Roof Covering		Corrugated fibre sheeting roofing.
Relationships:		This appears to have a ragged build line to Barn 1 higher up, where the stonework is poorer, but be more cohesive at the base of the wall. Barn 1's south elevation has been rebuilt.
B2 Elevation WEST		Description
Fabric Description:		Slate and shale rubble, looser build than to the north and south elevations, forced and altered, substantially repointed and patched with cement, battered to base where it is of heavier build with more of the yellowish-brown stone, as to the

		south.
Roof Covering:		Gable end, corrugated sheeting, cemented eaves. Tin sheeting or similar folded over eaves.
Openings – Windows:	1	Forced window, sides repaired in cement, concrete lintel.
Significant Details:		The end of this elevation has been rebuilt, when the adjacent range infilled the south-west corner of the yard.
Relationships:		This is broadly cohesive with the south elevation, the lower parts of the walls of differing build, possibly C17 th .
B2 Elevation EAST		Description
Fabric Description:		Built up against Barn 1.
B2 Interior		Description
Function:		Cow byre.
Walls		Exposed stone, some evidence of whitewash, above ½ height cement rendered walls to cattle stalls.
Floors		Concrete floor, with central sunken drain, leading out the west wall.
Ceiling		Open to roof structure.
Roof Structure:		A-frames, with truss blades of regular thick planks, pine, with notched lap joints at the overlapping ridge. The tie beams are chunky, roughly shaped timbers. The truss blades rest on the backs of the tie beams at the walls, the blades appear to sit partly in the walls, the tie beams just below, it is not clear if the two were formerly attached.
Comments		This building has been completely remodelled inside to provide 20 th century concrete cattle pens and retains no historic character or visible features. There is low potential for a cobbled floor to survive underneath the concrete slab.

APPENDIX 2: SUPPORTING JPEGs



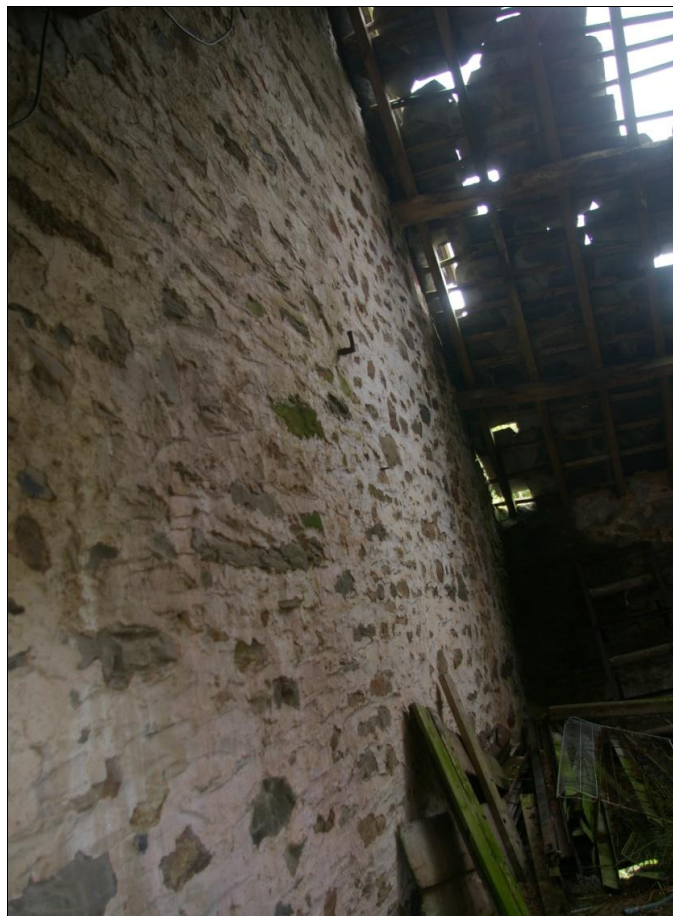
View of the roof structure over the two storey shippon (Barn 1) from the loading door; from the north-west.



View of the upper part of the west wall of Barn 1, showing the upright at the eaves where the wall has been raised and the eaves enclosed during a later phase of alteration; from the loading door; north-west.



The south two storey gable end wall, which has clearly been rebuilt at a later stage in a markedly different mortar; from the north-west.



The upper part of the gable end of the house, as seen within the loft area of Barn 1; from the west.



The water damaged loft floor, showing large holes, Barn 1; from the west.



Rear of Barn 1 and single storey Barn 2 (yard side elevations); from the north-west.



Ground floor south wall, Barn 1, with window; from the north-west doorway to the yard.



Ground floor east wall, Barn 1, with window and door to field; from the north-west.



The loft floor in Barn 1, supported on massive reused timbers, possibly from the house; from the north-east corner of the barn.



Long view of Barns 1 and 2 in the corner of the yard, in relation to the long single storey range which runs at an angle to the south-west, built in 1706; from the west.



The historic 19th century stable block and modern stable block which enclose the west side of the farmyard; from the east, south-east.



The north elevation of Barn 2, the single storey cow byre; from the north, north-west.



The roof structure in Barn 2, of the same form as that in Barn 1; from the north-west.



The interior of Barn 2, with rendered walls and inserted concrete cattle pens, with loft carried on the tie beams of the roof; from the west, south-west.



The loft structure in Barn 2: even width narrow but chunky plank boards on embarked irregular lightweight timbers, resting on the tie beams; from the west, south-west.



The window forced in the west gable end wall of Barn 2, with concrete lintel and rendered sides; from the east.



The yard door in Barn 2, with relatively modern plain timber frame and narrow plank stable door; from the south-east.



The small air vent in the apex of the gable of the west wall of Barn 2; from the east, north-east.



The ridge and relatively modern purlins and rafters of the roof over Barn 2, with corrugated asbestos sheeting; from the west, north-west.



The forced feed openings in the north wall of Barn 2 at ground level, covered by MDF board awnings; from the north-east.



The yard elevation or west elevation of Barn 1, with door and loading door above; from the west, north-west.



The door to Barn 1, from the yard; from the west, south-west.



The loft structure in Barn 1, with flash, showing the massive chamfered beams which have been reused here; from the north-west.



The two 19th century beams supporting the loft floor, roughly shaped trees, probably pine; from the east.



The south window in Barn 1, with hanging plank shutter; from the north.



The door to the field, showing the large timber internal lintel, with pintles and peg holes, indicating its reuse; from the west-south-west.



Detail of the profile of one of the large 17th century beams reused in the barn; from the west.



The north elevation of Barn 2; from the north-north-west (2m scale).



The west elevation of Barn 1; from the west-north-west (2m scale).



The west elevation of Barn 1, where it is abutted by Barn 2; from the north-east.



The south end of Barn 1, where the floor appears to be earth but is in fact cobbled beneath but much patched and altered, steeply sloping to a drain in the south wall; from the north-east.



The quoin of the house, seen within Barn 1, with the small projecting section of slate and shale linking to the east wall of Barn 1, not tied in and now structurally failing; from the south, south-west.



The east wall of Barn 1 and the farmhouse; from the east (2m scale).



The south two storey gable of Barn 1 with Barn 2 attached, from the south-south-east (2m scale).



Barns 1 and 2, with 2m scale, in context of farmhouse and other barn ranges; from the south, south-east.



The different builds in Barn 2, heavier iron stone, sandstone and shale build to base, with slate and shale rubble above; from the south-east.



Looking past Barn 2 to the longer L-shaped barn range, with datestone of 1706, which sits on a heavy shale herringbone revetment bank; from the south-east.



The farm nestled into the combe, from the south-east.



Detailed view of the different stonework to the base of the walls of Barn 2; from the east, south-east.



The different stonework seen in the base of the south and east walls of Barn 1, with more of the red and yellow sandstones and ironstone types, as well as heavier but softer blue purple shale, with harder slate rubble above; from the south-east.



The farmyard at Combe Farm, placing the barns in their correct context; from the north-west.



The farmyard and adjoining barn ranges; from the north, north-west.



Wider view of the farm from Hall Hill lane, nestled into its hollow framed by fields.



View of the farmstead in its combe head setting.



The Old Dairy
Hacche Lane Business Park
Pathfields Business Park
South Molton
Devon
EX36 3LH

Tel: 01769 573555
Email: mail@swarch.net