

# THE BARN ANDERTON FARM LAUNCELLS CORNWALL

Historic Building Recording



South West Archaeology Ltd. report no. 170814



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# The Barns, Anderton Farm, Launcells, Cornwall

## Historic Building Recording

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By E. Wapshott & N. Boyd

Report Version: Final

14<sup>th</sup> August 2017

Work undertaken by SWARCH  
for Lydia Rowe of Trewin Design Architects Ltd.  
On Behalf of Mr. & Mrs. Ridley

### Summary

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*South West Archaeology Ltd. (SWARCH) was commissioned by Lydia Rowe of Trewin Design Architects Ltd. (The Agent) on behalf of Mr. & Mrs. Ridley (The Clients) to undertake building recording for the Barns at Anderton Farm, Pancrasweek, Cornwall in order to assess the fabric affected by the conversion, restoration and development of the buildings.*

*The recording work highlighted the almost continuous change and development of the barn range since Anderton was first constructed in the medieval period. A few small sections of original walling may have survived and been incorporated into the extant barn structures, but the majority of the fabric relates to the barns construction in the 18<sup>th</sup> or 19<sup>th</sup> century. Historic fitments relating to the use of the barns have not survived, those existing are modern replacements. Some of the timbers of the roof structures of Barns 1 and 2 are reused (presumably from elsewhere within the site), but many have been replaced with phases of repair.*

*There is potential for the survival of elements of previous structures under the concreted floor of Barn 2, which is raised. Groundworks in this area of the site may therefore reveal more information about the history of the barn range and the preceding domestic range. It is unlikely that works to the walls or roofs of the extant barns will expose any significant historic fabric or details.*

*The removal of the modern barns will open up the courtyard and will improve the setting of the house by returning the layout to something akin to the historic arrangement of the buildings. The reversion of the function of the buildings from agricultural to domestic is also in keeping with the historic iteration of the buildings as recorded in the Spoure Book.*

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August 2017

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## ACKNOWLEDGEMENTS

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## PROJECT CREDITS

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## 1.0 INTRODUCTION

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**LOCATION:** THE BARNS, ANDERTON FARM  
**PARISH:** LAUNCELLS  
**COUNTY:** CORNWALL  
**NGR:** SS 27731 05746  
**SWARCH REF:** PAF17

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Lydia Rowe of Trewin Design Architects Ltd. (The Agent) on behalf of Mr. & Mrs. Ridley (The Clients) to undertake building recording for the Barns at Anderton Farm, Pancrasweek, Cornwall. This work was undertaken in consultation with Phil Copleston (SDOHE) and was undertaken in order to assess the fabric affected by the conversion, restoration and development of the building.

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

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

The soils of this area are the well-drained fine loamy soils of the Neath Association, with slowly permeable seasonally waterlogged clayey, fine loamy- and fine silty soils of the Hallsworth 2 Association (SSEW 1983), overlying the sandstones of the Bude Sandstones Formation where they border the mudstone and siltstone of the Bude Formation (BGS 2017).

### 1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

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

The Cornwall Council Historic Landscape Characterisation suggests that Anderton sits within *Anciently Enclosed Land* (AEL). The county HER denotes traces of medieval field systems visible as cropmarks on aerial photographs (MCO 40536, 40541, 40544, 40545) and a possible medieval windmill to the west (MCO 21952). There is also evidence of prehistoric activity, with a Bronze Age barrow to the west (MCO 46626) and an Iron Age round to the south-east (MCO 8155). Later post-medieval quarry pits have been identified to the north (MCO 40516, 40517, 40522, 40539, 51966) and the Bude Canal (MCO51965) passes to the south and east, close to the farmstead. Historic Building Recording at the Farmhouse was undertaken by SWARCH in 2015 (Humphreys, et al.)

## 1.4 METHODOLOGY

The assessment of the building was conducted by Emily Wapshott in July 2017. The work was undertaken in line with best practice 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 Processes* (2016).



FIGURE 1: LOCATION MAP.

## 2.0 HISTORIC BUILDING RECORDING



FIGURE 2: LOCATION OF THE BARN IN RELATION TO THE REST OF THE FARMYARD.

### 2.1 SITE DESCRIPTION

The building(s) under consideration in this report form a traditional 19<sup>th</sup> century stone barn range significantly extended and altered in the 20<sup>th</sup> century. The barn forms part of a large farmstead with other stone, cob and brick-built outbuildings and a fine Grade II\* Listed late medieval/17<sup>th</sup> century House (see Figure 2). Whilst the courtyard of buildings is now agricultural in character and appearance the buildings in this location may have once had a more mixed service function related to its former higher status (see Appendix 2).

The barn stands to the north of the large farmyard, with stone and cob barns to the south and south-west, a smaller modern concrete garage to the south-west and brick outbuildings to the west. The farmyard is enclosed by stone walls, of mixed build and age, further stone walls and hedgebanks enclosing the farmhouse to the east and south.

The barn range is divided into three separate sections (see Figure 3), Barn 1, the original stone building, Barn 2, the concrete extension to the west and Barn 3, a lean-to metal framed and concrete block shed to the front of Barn 1.





FIGURE 3: BARNs 1, 2 AND 3, VIEWED FROM THE SOUTH-WEST (2M SCALE).

## 2.2 BUILDING DESCRIPTIONS

### 2.2.1 BARN 1

Barn 1 contains the oldest fabric within the range, with neat, coursed stonework surviving in three sections, rising to between 1-1.5m along the north wall of the building (Figure 4). This stonework is of small shaped, faced and dressed blocks of local slatestone, set in a clay bond and later re-pointing. This stonework is finer and of better quality than the rest of the build and may relate to the earlier courtyard complex, most likely a surviving boundary wall from pre-1800, or the remains of a demolished range. There is some similarity to the style of build seen in the house and its immediate outbuildings, but so little survives, that more conclusive dating would be impossible. The rest of the barn is of regularised slate rubble build, of typical 19<sup>th</sup> century style, in a lime mortar, with quoins and timber lintels to openings, significantly patched with English bond brickwork in a clay/lime mix mortar, repointed in a harder cement mortar, then repaired again quite extensively with concrete blocks. The roof is of traditional scantle slates with terracotta ridge. The roof structure is of basic A-frames, utilising two historic phases of timbers, one of heavy oak, one of chamfered pine, as well as more modern, poorer quality, roughly shaped pine logs.





FIGURE 4: THE NORTH WALL WITHIN BARN 1 (COMPARTMENT 1), WITH VARIOUS PHASES VISIBLE; FROM THE SOUTH-EAST (2M SCALE).

### 2.2.2 BARN 2 & 3

Barn 2 is wholly rebuilt in concrete block but stands on an irregular and thick coarse concrete plinth, which cover or infill the footings of an earlier building. Barn 3 is a wholly late 20<sup>th</sup> century concrete and steel agricultural shed, of no historic value or interest.

## 2.3 SIGNIFICANCE

Barn 1 is of traditional form and built of local slatestone with slate roofing, a fair example of the local vernacular style. It has no key defining characteristics and is not in particularly good condition. The building has faced several phases of dereliction, each requiring significant and ongoing repairs, with considerable rebuilding of walls in brick and concrete block, each repair retaining less historic fabric. It has also been stripped of many of its historic fittings, those surviving are modern replacements.

The barn incorporates some reused remains from earlier phases of the holding, such as truss blades, a few architectural stones from doorway mullions, and other stonework fragments in the north wall. In particular the early 20<sup>th</sup> century mismatched and relatively poor quality roof includes two different styles of re-used historic timbers, oak and pine, in itself not significant but of increased interest in depicting the various phases of remodelling of the former courtyard ranges. The 19<sup>th</sup>/early 20<sup>th</sup> century loft in compartment 2 includes beams which have undoubtedly come from earlier buildings (presumably on the site).

The barn is not considered to be significant in its own right but does contain features which contribute to the overall complex developmental story of the farmholding and it does contribute to the current agricultural character of the setting of the Listed farmhouse.

## 2.4 HISTORIC DEVELOPMENT/PHASING

Barn 1 contains the earliest upstanding fabric within the barn range. At the base of the north wall there are surviving sections of pre-1800 stonework, possibly boundary walling, dating to the 17<sup>th</sup> century.

The oak truss blades seen in the roof of Barn 2 also date to an earlier phase and have been reused in the standing barn buildings.

The rest of Barn 1 probably dates to the mid 19<sup>th</sup> century. This was built over and around the earlier building to the west (Barn 2) and possibly the boundary wall. The building was purposefully built as a barn, the focus of the site having become primarily agricultural and potentially dropped in status at this point. The good chamfered and pegged heavy pine truss blades may date to this period. The west gable elevation is of much better build, as is the base of the south wall, areas which have received less alteration, and indicate this barn was initially quite well built.

The historic mapping suggests that by 1907 the range has been significantly remodelled and is of one continuous width with a return to the west. This may account for the poorer quality of build higher up the north, south and west walls in Barn 1, where the stonework appears to have been poorly repaired. The English bond brickwork patching, inserted partition wall and the brick and stone buttresses may relate to this phase, suggesting the barn was in poor condition. The mismatched trusses of the current roof structure will most likely date to this phase. The farmyard markedly changes in appearance in the later 19<sup>th</sup> and early 20<sup>th</sup> centuries, with all the farm buildings potentially replaced or remodelled in some aspect.

Barn 1 has undergone several potential periods of dereliction or decline, since it has required repair and remodelling several times in a relatively short history. In the late 20<sup>th</sup> century the east gable needed to be rebuilt, concrete patching applied to several of the walls and at least one additional buttress was built. Barn 2 was wholly rebuilt in this phase and Barn 3 newly constructed, infilling a space in the yard.

Note: The short stretch of stone walling to the east of Barn 3 is only documented on the 1884 mapping, however sections of wall between the house and nearer range of barns include early, good quality stonework and are not noted on the same map, so if the wall was in poor condition may it not have been recorded during the Tithe map surveys, or was it ruinous and rebuilt in exactly the same style in the 19<sup>th</sup> century. The wall has a blocked opening and phasing indicative of a complex history rather than a single phase of build in the late 19<sup>th</sup> century.

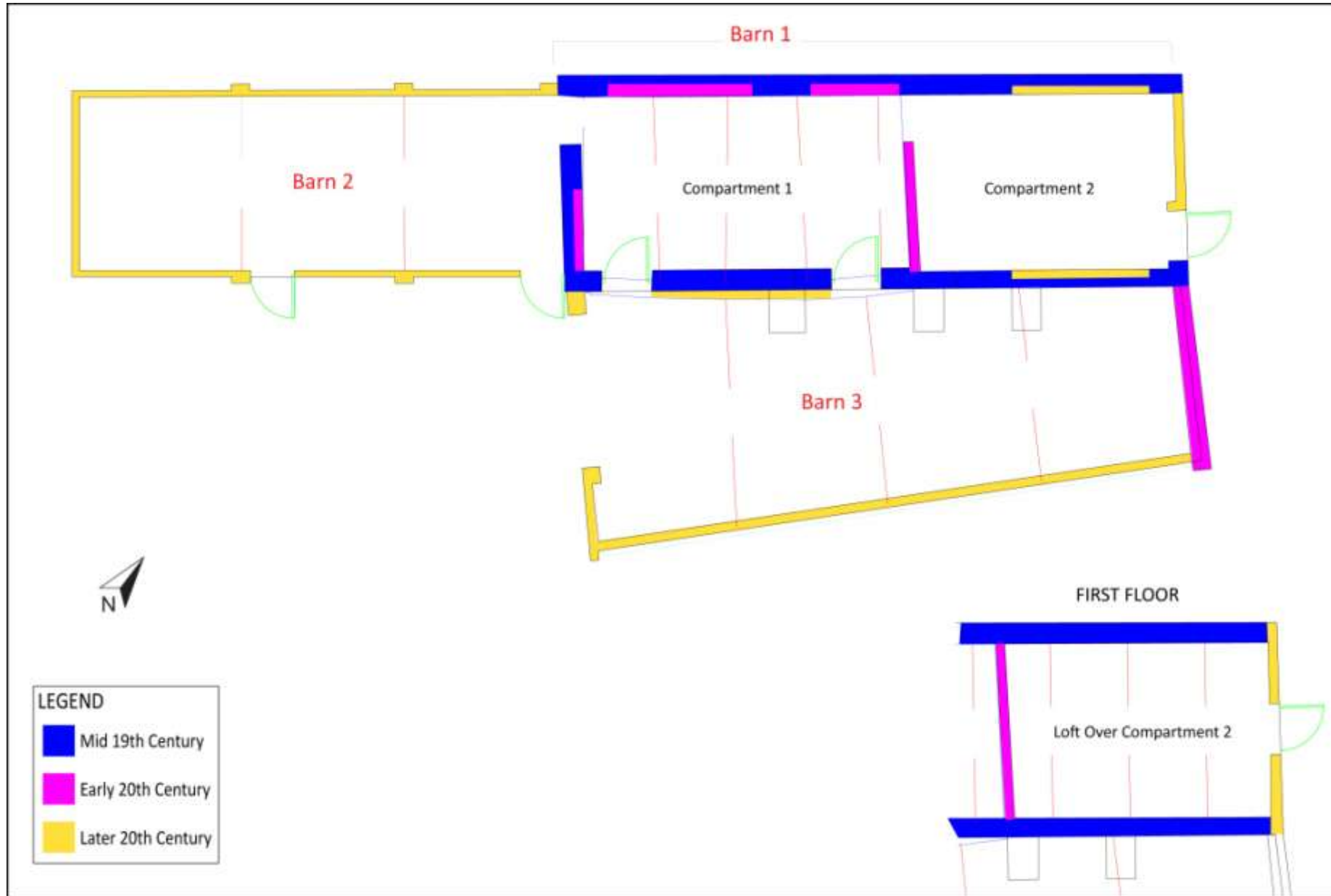


FIGURE 5: PHASE PLAN OF THE BARN.  
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## 2.5 IMPACT ASSESSMENT

The barn range which survives today is of mixed appearance, traditional in build, in a mix of local materials and starkly modern concrete block and steel. The whole is strongly agricultural in character and the visual dominance of the combined range is such that it strongly defines the setting for the Listed house, the intermediary metal sheds having been demolished. This somewhat typical 'farm' appearance belies the far more complex developmental history of the site and its origins as a medieval manor, with hall house, and later a grandiose 17<sup>th</sup> century phase as a small courtyard 'mansion' (see Figure 6 in Appendix 2).

The study of the house and the historical documents which appertain to the holding indicate a drop in status in the 18<sup>th</sup> and 19<sup>th</sup> centuries; with several changes of ownership (see Appendix 2). The barns relate to this secondary or tertiary phase of the sites history.

The somewhat conflicting form of the modern agricultural sheds does not benefit the setting of the Listed building, and it is unlikely that they would be approved for construction today. Their removal and the exposure of the traditional style Barn 1 behind can only be considered beneficial to the setting of the house and other barns. The difference in height, status and age in the range will continue in the new build with the relationships between Barns 1 and 2 being preserved, the exterior appearance of both changing very little.

The creation of a domestic range from the barns, facing the house, within a series of semi-formal walled courtyards also goes in some way to restoring the status and historic appearance of the house, allowing the visitor to focus on the main building and appreciate its fine build and exceptional historic detailing, the buildings, enhancing the house and the setting, not obscuring it; reflecting to some extent the original ranges which once stood opposite the house, as documented in the Spoure Book (Figure 6).

### 3.0 CONCLUSIONS AND RECOMMENDATIONS

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#### 3.1 CONCLUSIONS

The recording work highlighted the almost continuous change and development of the barn range since Anderton was first constructed. A few small sections of pre-1800 walling may have survived and been incorporated into the extant barn structures, but the majority of the fabric relates to the purposeful barn construction when the status of the house downgraded to a farmhouse in the late 18<sup>th</sup> or early 19<sup>th</sup> century. Historic fitments relating to the use of the barns have not survived, those existing are modern replacements. Some of the timbers of the roof structures of Barns 1 and 2 are reused from within the site, but many have been replaced with phases of repair.

There is potential for the survival of elements of previous structures under the concreted floor of Barn 2, which is raised. Groundworks in this area of the site may therefore reveal more information about the history of the barn range and the preceding domestic range. It is unlikely that works to the walls or roofs of the extant barns will expose any significant historic fabric or details.

The removal of the modern barns will open up the courtyard and will improve the setting of the house by returning the layout to reflect the former historic arrangement of the buildings and the relationship between them. The reversion of the function of the buildings from agricultural to domestic is also in keeping with the historic iteration of the buildings as recorded in the Spoure Book.

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### *Unpublished Sources:*

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**Trewin Design Architects** 2015: *Roof Truss Condition Survey & Repair Options for Anderton Farm*.

### *Cornwall Record Office:*

Launcells Tithe Map and Tithe Apportionment 1840

Gascoyne's Map of Cornwall, 1699

First Series OS Surveyors Map, 1803

Ordnance Survey First Edition map, published 1884

Ordnance Survey Second Edition map, published 1907

Will of John Anderson, 1578 (Ref no. AD37/50/4)

Spoure Book, 1694



## APPENDIX 1: RECORDING TABLE

<b>BUILDING 1</b>		<b>General Description</b>
Function/Summary:		Barn, cow byre and loft, in two compartments. Possible historic remains of an earlier building, an accommodation range, serving a courtyard complex.
Dating Evidence:		Style of stonework, form of barn and map regression, documentary evidence.
Figure Numbers:		
<b>B1 Exterior</b>		
<b>B1 Elevation NORTH</b>		<b>Description</b>
Fabric Description:		Regularised stone rubble, of local slatestone, patched with a repair phase of English bond brickwork and later, more modern repairs of concrete blocks, both 20 <sup>th</sup> century. The rubble stonework is in a lime mix mortar and the brickwork and concrete blocks in different types of hard cement mortars. The interior face of this wall is quite heavily covered with historic limewash or whitewash in places, obscuring details where it survives.
Roof Covering		Slate roof, of scantle form, (graduated sizes of slate). Red terracotta ridge tiles, some black glazed ridge tiles. Timber roof structure.
Significant Details:		This wall contains earlier stonework of a more formal and better quality of build than the rest of the structure. This stonework may relate to the earlier courtyard complex at Anderton, developed in the 17 <sup>th</sup> century. At the base of the wall in compartment 1, in two separate sections (rising 1m high approx) and a small tall ragged area (approx 1.25-1.5m high) in compartment 2 there is a different style of build, of shaped faced and dressed small blocks of stone, laid in more regular courses. This stonework has a clay bond.
Relationships:		The north elevation, west and south elevation are contiguous, of the same phase of build. The different stonework to the base of the wall is from an earlier building.
<b>B1 Elevation SOUTH</b>		<b>Description</b>
Fabric Description:		Regularised stone rubble, of local slatestone, quite significantly patched with concrete blocks and cement to both interior and exterior faces, a 20 <sup>th</sup> century phase of repair. The rubble stonework is in a lime mix mortar. The wall is braced by two heavy brick and stone buttresses to the east end, in a hard mortar and a more modern stone rubble and concrete block buttress to the west end. The wall is angled out at the top, leaning markedly, where it is structurally failing, hence the buttresses. The wall is heavily whitewashed/limewashed on its interior face.
Roof Covering:		Slate roof, of scantle form, (graduated sizes of slate from ridge to eaves). Red terracotta ridge tiles, some black glazed ridge tiles. Timber roof structure.
Openings – Doors:	2	Two doorways on the ground floor, with timber lintels, serving compartment 1, to the west end. The western doorway has a very narrow timber lintel, probably reset, with concrete blocks and cement above, with a narrow slate weather overhang. The sides of the doorway have been considerably patched with cement pointing and there is a section of infill brickwork to the base, on the west side of the door. The doorframe is formed by nailed together reclaimed pieces of timber, some large with socket holes, heavy scantling and of considerable age. The door itself is of narrow even width planks, ledged to rear, all joints nailed. This door has been stained with tar or creosote and is relatively modern, probably early to mid 20 <sup>th</sup> century in date. This door is served by concrete and rubble steps. The eastern doorway has a chunkier timber lintel. The stonework around it is repointed to the east side and on the interior. To the west side of the doorway there is an attempt at quoins to the opening and the stonework is very regular,

		almost coursed, in a yellowish-beige lime and clay mix mortar. On the interior face there are rough quoins to this opening, with some clearly roughly dressed blocks. To the west side, at the base there is a possible piece of architectural stonework, a piece of granite with deep cut chamfer. The doorframe is again made using reclaimed timbers with sockets cut for other uses, but this is better put together, the jambs socketed into the timber lintel. The door is again relatively modern, of even width narrow planks, with heavy crude ledging bars to rear, which look to be stapled or spiked to the planks. Stained dark on its exterior face. The eastern doorway is served by concrete block steps and a large rough granite gate post, used as a step.
Openings – Windows:	1	One window, which serves compartment 2. The sides have been forced and patched with cement on the external face, suggesting this opening has been much enlarged here, possibly originally a narrow slit vent, opened up into a more typical window. It has a chunky timber internal lintel and the inner edge of the reveals is sloping, with some rough shaping of stone on its edges. Any sill has been removed, the opening possibly deepened, patched with smeared cement. The exterior has been patched with concrete blocks to both sides and above rebuilt in concrete blocks, an external concrete block lintel inserted.
Openings – Loading Door:	1	One large low loading door, with concrete patched sill, at the eaves, serving compartment 1. It has no lintel but the opening is braced by plank wallplate. Attached awning shutter, a reused stable door. The sides of the opening are patched with cement and it has a brick exterior sill, concrete to the interior. It appears to have been forced into the wall.
Significant Details:		The elevation has a section between the two doorways to the west end and to the extreme east end of better stonework. This is not quite the quality of that seen to the north elevation but is in more coursed form and with a notable use of slate levelling courses. This too may be the remains of an earlier phase, not relating to the current barn building.
Relationships:		The south, west and north walls are all contiguous. The elevation is enclosed by the modern shed which abuts it, Barn 3.
<b>B1 Elevation WEST</b>		<b>Description</b>
Fabric Description		Two storey gable end wall. Regularised rubble build, better quality than the south and north walls, in a lime mix mortar, heavy repointing to the exterior face with cement. Roughly dressed quoins to the corners. Clear blocked opening to the exterior elevation. The interior face of the wall has been significantly rebuilt in English bond brickwork, a late 19 <sup>th</sup> or early 20 <sup>th</sup> century repair. This can be seen to repair the wall and block an opening, with narrow timber lintel still visible. The bricks used have been reused from elsewhere with different colours of paint and plaster on them, being of two types of terracotta, a blue-red and an orange-red. Limewash or whitewash survives to the interior face, but the wall has been repointed in cement too, where further cracks have formed. Above the roofline of Barn 2 the elevation is exposed to the weather, cement and tin sheeting to flashing of roof for Barn 2. There are the possible remains of cement render, or an excessively heavy cement repointing.
Roof Covering		Gable end, slightly projecting ridge tile and overhanging slate edge. Timber wall plate, exposed in part by ragged top of wall.
Blocked Openings - Doors	1	Window or loading door, now blocked at apex, a narrow timber lintel or sill still seen in the stonework.
Openings – Doors:	1	Doorway to the north side, at ground floor level, with rough quoins to the sides, concrete blocks infill reveals at top of doorway, on the exterior side. Chunky timber lintel to interior and exterior. Nailed plain chunky frame to the north side of the doorway, sockets into lintel, no frame survives to the south side. Stable door, cut down and reset here. Wide even width boards, chunky roughly chamfered ledging bars, spiked joints, heavy mismatched strap hinges, additional bracing and repairs to door. Empty bolt housing to upper leaf of door. Heavy bolt to interior face, lower

		leaf of door.
Relationships		The west, north and south walls are contiguous for the barn phase of this building.
<b>B1 Elevation EAST</b>		<b>Description</b>
Fabric Description:		Two storey gable end elevation. Wall totally rebuilt; concrete blocks, in cement mortar. One small section of stonework to the south-east corner, as far as the doorway, where rough quoins can be seen to the corner and rough shaped reveals to the opening. Two small bricks patch the loss of a stone at the doorway.
Roof Covering		Gable end elevation. Slated eaves, the roof tarpaulined on the south side, slate to the north. Terracotta ridge tiles.
Openings: Doors	1	One door at ground floor, south side. Chunky plain timber frame, chunky timber lintel with slate and cement weather overhang. Wide even width plank door, with heavy chamfered ledging bars, spiked. Heavy iron strap hinges and small iron catch. This door is historic but reset in the rebuilt elevation, possibly from original elevation, one plank is replaced to the centre of the door. Covered in historic graffiti. This door has been treated with tar or creosote, it also appears to be cracked/charred on its surface as if partially burnt at some point. Rough stone threshold, one stone used is an architectural fragment, a deeply chamfered granite piece.
Openings: Loading Doors:	1	One large loading door in the first floor apex of the gable, narrow nailed timber frame. Door of even width planks, with ledging bars nailed. Heavy strap hinges and iron catch. Probably reset here in the elevation from the original. Heavy timber lintel, slate and cement weathering over the lintel.
Significant Details:		The wall was completely rebuilt in concrete blocks in the 20 <sup>th</sup> century.
<b>B1 Interior</b>		<b>Description</b>
Function:		Two compartments, both a mix of barn storage and possible cow byre. Loft over compartment 2.
<b>Compartment 1</b>		
Walls:		Exposed rubble stone patched extensively with English bond brickwork. The rubble stone is whitewashed or limewashed to the west and south walls, less survives to the north wall. Much of the north wall is heavily repointed. The compartment is formed by an inserted brick English bond partition to the east end.
Floor:		Concrete floor, slightly sloping. Sunken area to the south side, infilled with loosely cemented concrete blocks, probably former drain.
Ceiling:		Open to roof, no ceiling.
Roof Structure:		Timber A-frames, of a mix of pine and reused earlier oak blades, some rough semi-embarked beams. There are four trusses over compartment 1; the roof contiguous with that over compartment 2, the whole roof of eight bays. All trusses have a mixture of both spiked and bolted joints, pointing to a more traditional form of build. All trusses have a ½ lapped, notched overlap at the ridge and surface mounted collars, of cruder narrower scantling. At the ridge it can be seen that there are cut out sockets and many of the truss blades have been cut off and truncated, reused from much wider spans. Several truss blades sport peg holes, again indicating their reuse. The scantling of the truss blades varies between almost square profile and chamfered heavy pine, beams and narrower but deeper tapered oak and pine blades. There are two purlins to each pitch and chunky rafters and battens, all being more modern than the trusses. The roof is of scantle slates, with terracotta ridge, partly replaced by felt sheeting and tarpaulin to the south side.
Opening – Doors:	4	One door in the brick partition wall to the east. Narrow reset modern timbers form

		<p>a doorframe and a reused wide even width plank door is reset here on relatively modern iron hinges, with very narrow crude ledging bars. The base of the 'doorframe' is braced by strap hinges.</p> <p>One door in the west wall to Barn 2, described with elevation.</p> <p>Two doors to the south wall, described with elevation.</p>
Opening – Windows:	1	Loading door set at eaves height in south wall, described with elevation.
Significant Details:		<p>There are the remains of timber hay ricks attached to the north wall. There is a blocked opening in the partition wall, to the south side, at ground level, with a narrow timber lintel, of narrow width.</p> <p>A wide portion of the north wall looks to have been heavily repointed or rebuilt in rubble stone, in cement. It may block a wide opening, but would lead into the bank so may merely be collapse, repaired.</p> <p>To the base of the north wall in two places, rising approx 1m high there is a better stone build, of shaped and dressed, faced small stone blocks, in courses. This is similar to but not identical the older stonework seen in the house and may be the remains of a much earlier building range. This stonework is in a clay bond but has been repointed in places, otherwise it has been left, being of better quality and requiring repair like the poorer quality rubble.</p>
<b>Compartment 2</b>		
Walls:		<p>Exposed stone, whitewashed or limewashed to the south, small section of concrete block patching. Extensive patching in concrete block and cement to the north wall.</p> <p>The east wall is wholly rebuilt in concrete block.</p> <p>The west inserted partition wall is of English bond brickwork, unpainted.</p>
Floor:		Crude cobbled floor, of slate pebbles, several larger stones. Damaged and very irregular, with unusually large pebbles and stones used. Patched with cement in places.
Loft:		<p>Narrow even width chunky plank boards form a loft over this space, at quite low level. This is supported on unusually heavy beams. Several of these beams are almost square in profile and lie flat inside in the wall, an older form of build.</p> <p>Several are roughly chamfered, with squarish older sockets cut in them, as well as peg holes and a possible slot for a screen; reused from a much earlier building.</p> <p>Several of the other beams are slightly lighter in weight and more irregular, curving or twisting, the three to the west end of the loft are still partially embarked, more roughly shaped and resemble the rough collars on the roof trusses.</p> <p>The beams sit on chunky timber plank wallplates in the north and south walls.</p> <p>The heaviness and reused of such big beams indicates this loft was carrying immense weight, possibly grain at some point.</p> <p>Most of the beams which are reused have pintles, hooks or other inset ironwork indicating former uses within doorways, framing and possibly screens.</p>
Roof Structure:		<p>Contiguous roof with compartment 1. There are three trusses over compartment 2, the whole roof of eight bays.</p> <p>Timber A-frames, of a mix of pine and reused earlier oak blades, some rough semi-embarked beams and collars.</p> <p>All trusses have a mixture of spiked and bolted joints.</p> <p>All trusses have a ½ lapped, notched overlap at the ridge and surface mounted collars. All truss blades show cut sockets, peg holes etc which indicate reuse here.</p> <p>There are two purlins to each pitch and chunky rafters and battens, all being more modern than the trusses.</p> <p>The roof is of scantle slates, with terracotta ridge, partly replaced by felt sheeting and tarpaulin to the south side.</p>
Opening – Doors:	2	<p>Door in brick partition wall to compartment 1, to the west, described with that room.</p> <p>Door in east wall to exterior, described with elevation.</p>
Opening – Windows:	1	Forced window, now opening into Barn 3 to the south, described with elevation.
Openings – Loading Doors:	2	<p>Loading door to loft, described with elevation.</p> <p>One small opening in base of partition wall with narrow timber lintel, blocked by concrete block, for machinery or for feeding accessibility?</p>
Significant Details:		To the base of the north wall there is a small ragged area of stonework surviving

	<p>near the door to compartment 1; rising approx 1.25-1.5m high there is a better stone build, of shaped and dressed, faced small stones, blocks, in courses. This is similar to but not identical to the older stonework seen in the house and may be the remains of a much earlier building range.</p> <p>There are two roughly square flat stone pads included within the cobbled floor which may indicate the former existence of partitions to pens. There is a much damaged built drain to the south side, where the floor slopes down, this would have led out of the doorway.</p>
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<b>BUILDING 2</b>		<b>Description</b>
Function/Summary:		Single storey extension to Barn 1, cow byre.
Dating Evidence:		Style and modern form of build of the barn.
Figure Numbers:		
<b>B2 Exterior</b>		
<b>B2 Elevation NORTH</b>		<b>Description</b>
Fabric Description:		Single storey concrete block elevation, in a cement mortar, rendered externally. Evenly spaced air vents, of square shape inset in wall at eaves level.
Roof Covering:		Corrugated fibre sheeting, possibly asbestos, with individual clear corrugated plastic sheeting in places as lightwells.
Significant Details:		To the east end of the wall there is the continuation of the long stone built north wall of Barn 1, with very poor cemented interface between blocks and rubble stonework. Indicating the range may have continued here in some sense and has been truncated.
Relationships:		The north wall abuts the earlier stonework and is contiguous with the concrete block west and south walls.
Comments:		Much of this wall is obscured by the bank and foliage/overgrowth, really only visible from the interior.
<b>B2 Elevation SOUTH</b>		<b>Description</b>
Fabric Description:		Single storey concrete block elevation, in a cement mortar, rendered externally. The elevation is built over and incorporates a rough concrete slab, with rubble and large pebbles and there is a possible suggestion this slab infills footings of an earlier stone building, now replaced by the concrete byre, as quite a lot of stone can be seen in this concrete mix or under it.
Roof Covering		Corrugated fibre sheeting, possibly asbestos, with individual sheets of clear corrugated plastic in places as lightwells. Some replacement rusty tin corrugated sheeting.
Openings – Doors:	2	There are two doorways into the byre, one to the centre and one to the east end, against Barn 1. Both have poor concrete lintels, rotted/weathered exposing iron structural supports. Modern narrow plank timber boarded and ledged stable doors set into narrow modern nailed door frames. Both doorways are served by a set of concrete steps but to the central doorway a large piece of dressed granite can be seen to have been used as a step. The steps seem crude and secondary, levels may have changed to front (south) of this barn.
Significant Details:		There are two small buttresses which support the wall, as the slope of the yard here is quite marked and there are clearly quite a few structural cracks in the wall.
Relationships:		The south, west and north walls are all concrete block, modern and abut Barn 1 to the east end.
Comments		The steps which access the doors and the exposing of the rough concrete slab on the south side would suggest levels have changed here and the loosely laid poured concrete slabs and steep slope of the yard here may be the resulting of some kind of terracing or alteration, or the removal of a previous building.
<b>B2 Elevation WEST</b>		<b>Description</b>
Fabric Description:		Single storey gable end elevation, built of concrete block, rendered externally.
Roof Covering:		Gable end, but boarded eaves, corrugated sheeting roof.
Relationships:		The north, south and west walls are all of concrete blocks and are contiguous.

<b>B2 Elevation EAST</b>		Description
Fabric Description:		Barn 2 is built up against Barn 1 to the east.
<b>B2 Interior</b>		Description
Function:		Cow byre.
Walls		Exposed concrete block, above ½ height smooth unpainted cement render.
Floors		Concrete floor, sunken to south side along long elevation, with drain, raised to the pens to the north and to the east along the wall of Barn 1.
Ceiling/Roof Structure:		Open to the roof. The roof structure is of timber, basic modern A-frames, plain, nailed joints, with narrow plain kingpost bracing to the centre, surface mounted and nailed on. Slight straight strut to eastern truss, north side, surface mounted and again nailed. One pair of overlapping modern purlins to each pitch, double ridge poles, angled and braced to top of truss blades, with small timber wedges.
Opening – Doors	2	Two doors to south wall, described with elevation. One door to east, leading into Barn 1, described with that building.
Significant Details		Timber relatively modern hayricks occupy the north wall and there are also two small concrete block structures, the remains of pen partitions and water troughs. One small water feeder, metal, served by modern piping. One timber shelf fixed high on the south wall, between the two doors. Scars on the floor indicate at least two pens divided the space, of concrete block, now demolished.

<b>BUILDING 3</b>		Description
Function/Summary:		20 <sup>th</sup> century equipment shed, of concrete and steel.
Dating Evidence:		Modern style and form of building and modern materials.
Figure Numbers:		
<b>B3 Exterior</b>		
<b>B3 Elevation SOUTH</b>		Description
Fabric Description:		Steel framed modern agricultural shed with ½ concrete block infill walls and box-profile corrugated fibre sheeting panels above, with gap between. The wall stands on a thick plinth of concrete slab, which levels out the otherwise quite steep slope here.
Roof Covering		Box-profile modern corrugated fibre sheeting panels cover the shallow single pitch roof.
Relationships:		This modern wall and that to the west are cohesive. They abut both the older stone wall to the east and the building is built up against Barn 1 to the north.
<b>B3 Elevation WEST</b>		Description
Fabric Description:		Concrete block wall, in a cement mortar, with large central opening. The concrete is framed by steel girders to the south-west corner, it is a tall single storey elevation gable.
Roof Covering:		Box-profile modern corrugated fibre sheeting panels cover the shallow single pitch roof.
Opening – Doors:	1	One large opening to the centre of the wall, with a narrow sloping timber lintel which follows the shallow single pitch of the roof. The opening has no framing but is enclosed by a large modern galvanised farm gate.
Relationships:		This west elevation and the south elevation are contiguous. It is built up against Barn 1 to the north side quite crudely, not tied in.
<b>B3 Elevation EAST</b>		Description
Fabric Description:		The wall is a mix of regularised stone rubble, in a lime and clay mix mortar, then a later phase of looser, more irregular rubble. There is a clear build line in the wall and possibly a blocked opening which has had one set of reveals then rebuilt. Some of the stonework has been heavily repointed in cement or partially rebuilt at some point in the 20 <sup>th</sup> century. The top is covered with concrete, as if repaired, so it is likely this wall has been truncated/reduced. The whole exterior of the wall has been repointed in cement. The top of the wall is raised in concrete block and cement mortar, to meet the shallow single pitch modern corrugated roof, in two clear phases of markedly



		different coloured blocks.
Roof Covering		Box-profile modern corrugated fibre sheeting panels cover the shallow single pitch roof.
Significant Details:		There is one straight build line in the wall, but no clear evidence of significant quoins, however the arrangement of stones at this build line may indicate this is part of a blocked doorway, the next section of wall also rebuilt at some point, obscuring the other side.
Relationships:		This wall appears to abut the south wall of Barn 1, but the relationship has been altered by some significant repairs and repointing. The abutting material is potentially part of a wide blocked opening, so elements of the wall may predate Barn 1, despite the seeming phasing. The wall is abutted by the concrete south wall.
<b>B3 Interior</b>		<b>Description</b>
Summary/Function:		Equipment shed and temporary animal housing, partly open.
Walls:		Exposed concrete block walls to the south, exposed concrete block to the west, exposed stone of Barn 1 to the north and of the short section of stone to the east.
Floor:		Concrete sloping floor slab.
Ceiling:		Metal framed shed structure braced off Barn 1 to the north, single shallow pitch roof. Timber beams brace roof, modern, pine.

APPENDIX 2: DESK-BASED ASSESSMENT FROM 2015 ASSESSMENT OF ANDERTON FARM

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*HISTORICAL SUMMARY*

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

*THE SPOURE BOOK*

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

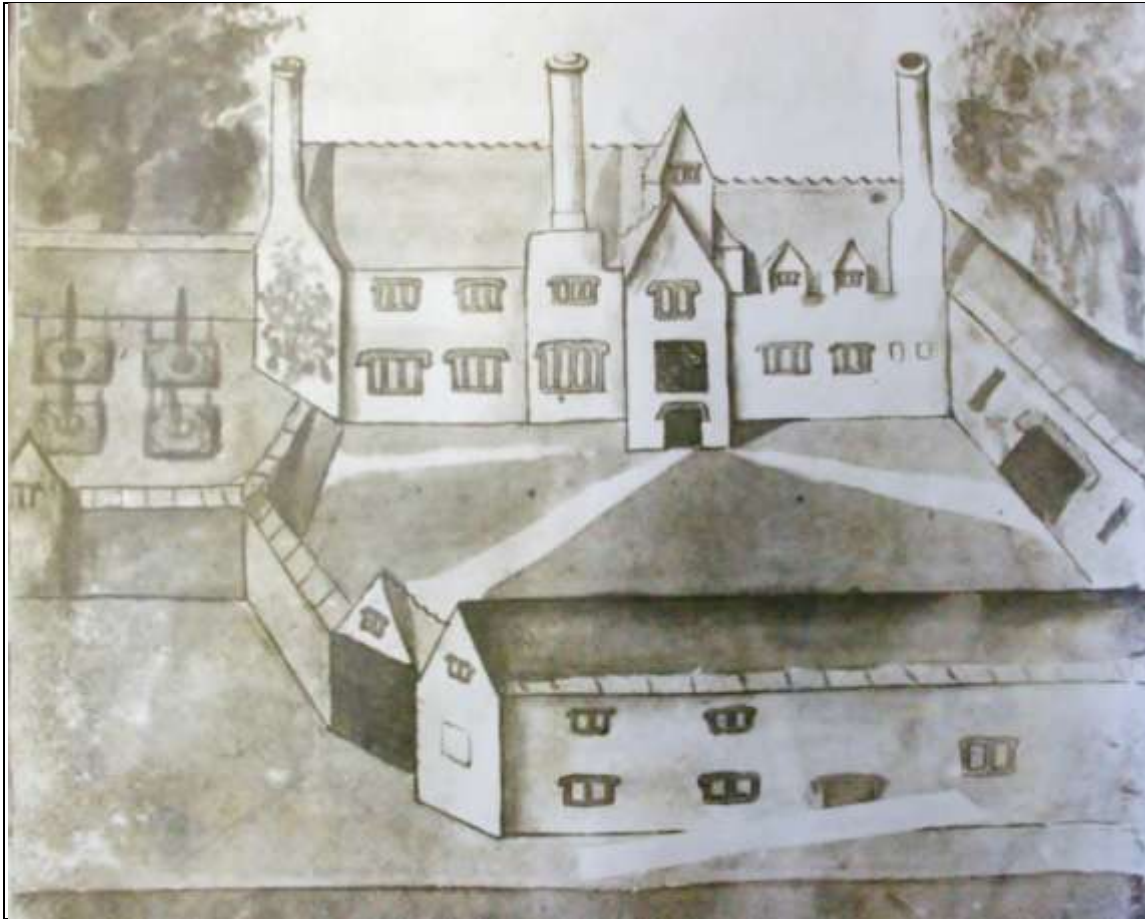


FIGURE 6: EXTRACT FROM THE SPOURE BOOK, SHOWING ANDERTON HOUSE (CRO).

#### CARTOGRAPHIC ANALYSIS

##### OS SURVEYORS DRAFT

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



FIGURE 7: EXTRACT FROM THE HOLSWORTHY ORDNANCE SURVEY SURVEYORS DRAFT, c.1813 (CRO).

#### TITHE MAP

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

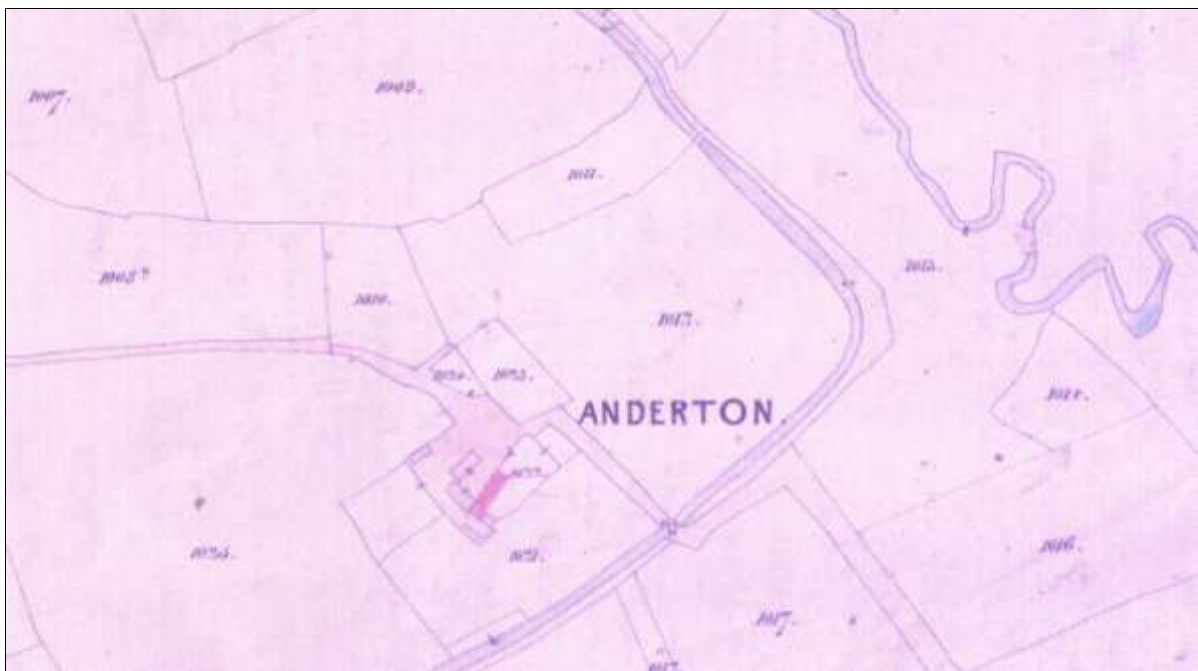


FIGURE 8: EXTRACT FROM THE 1840 LAUNCELLS TITHE MAP (CRO).

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

No.	Landowner	Tenant	Field Name	Field Use
1009	John Bray	John Burnard	Commons Close	Arable
1010			Calves Plat	Pasture
1011			Betsey's Plat	Arable
1012			East Park	Arable
1013			Off Marsh	Coarse Pasture
1014			Plat	Arable and coarse pasture
1015			Ever Ham	Arable
1016			Rushy Marsh	Arable and coarse pasture
1017			Horse Marsh	Coarse Meadow
1017A			Long Plat	Meadow
1018			Canal Meadow	Meadow
1019			Plat	Coarse Meadow
1020			Point Canal	Coarse Meadow
1021			Orchard	Orchard
1022			House, Garden, Cottage, Yard and Outbuildings etc.	House, Garden, Cottage, Yard and Outbuildings etc.
1023			Orchard	Orchard
1024			Garden	Garden
1025			West Park	Arable
1026			Little Square Close	Arable
1027			Little Blake's Field	Arable
1028			Blake's Marsh	Coarse Pasture
1029			Great Blake's Field	Arable
1030			Ossington Plat	Arable
1031			Great Square Close	Arable
1032			Higher Oxen Field	Arable and Coarse Pasture
1033			Lower Oxen Field	Arable and Coarse Pasture
1034			Wood	Timber and Coppice
1035			Higher Bray Park	Arable and Coarse Pasture
1036			Lower Bray Park	Arable and Coarse Pasture

TABLE 1: EXTRACTS FROM THE 1840 TITHE APPORTIONMENT FOR LAUNCELLS (CRO).

#### FIRST AND SECOND EDITION ORDNANCE SURVEY MAPS

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





FIGURE 9: EXTRACT FROM THE ORDNANCE SURVEY 1<sup>ST</sup> EDITION 1884 (THE SITE IS INDICATED).



FIGURE 10: EXTRACT FROM THE ORDNANCE SURVEY 2<sup>ND</sup> EDITION 1907 (THE SITE IS INDICATED).



APPENDIX 3: LISTING TEXT FOR ANDERTON FARM

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## SS 20 NE LAUNCELLS

6/29 Anderton and Barn adjoining at west

- II\*

Farmhouse and barn. C15 origins, C17 alterations. Dressed freestone and granite, some cob to the rear, slate roofs, scantle slate to left; left gable end projecting dressed freestone stack, brick chimneys in ridge. C15 4-bay solar to left of through passage, evidence of C17 remodelling with 3 room and through passage plan, roof of higher end of range raised late C17. Rear right cob outshut under catslide roof forms L plan. North-facing 2-storey front with off centre porch formed from 2 slates over slight recess at junction between higher and lower end. Fine ovolo-moulded doorframe with urn stops, elaborate front door with geometric decoration formed by incised lines between studs. Range to left of door has 1636 datestone. Windows: ground floor left has two 3-light granite mullioned windows with hoodmoulds and label stops, window to far left retains casements. Ground floor right of higher range has 2-light mullioned window with high transom. Each light below transom has 12 panes, some glazing bars above transom missing, timber lintel. 3 irregularly-spaced first floor windows: each 2-light, with high transom and 3 panes per light below the transom. Timber sash above porch with 6 panes to upper sash, 9 panes to lower sash. To right of porch the roofline is lower, the front rendered above first floor sill level, evidence that roof has been raised. Ground floor window 3-light timber casement, 3 panes per light. Further blocked opening to ground floor right. First floor window 2-light timber casement, 8 panes per light. Slate roof of lower end painted with bitumen. Through passage has slate floor, heavily moulded cross beam to right, and roll-moulded axial beams. Timber doorway with 4-centred arch and foliage carved in the spandrels leads into ground floor room right, which has massive blocked fireplace with 2 cloam ovens. Rooms to left of passage divided up in C20. C20 fireplace to left gable end stack possibly conceals earlier fireplace. Remains of moulded plaster cornice to rear of ground floor rooms left. Roof to right of through passage replaced C20, and raised. Roof to left retains 4 arched brace trusses with mouldings. No evidence of smoke-blackening. 1 truss, complete with collar mortised into principals, moulded braces, and 2 tiers of hollow chamfered purlins, is at original lower level. Truss to left has lost 1 brace; next truss to left intact with hollow chamfered wind brace, fourth truss has collar and braces missing. Roofspace at higher end beyond stack inaccessible at time of resurvey. Ground floor room left had elaborate plaster ceiling with wreath of fruit and flowers, ceiling removed 1940s. Anderton was owned by the Anderton family and sold to Edmund Speccott. Speccot's daughter, Elizabeth, married into the Spoure family and the house is illustrated in the Spoure Book, compiled 1698. The illustration shows that the present range and barn projecting forward from the right gable end were part of an enclosed courtyard. Barn retains opening in east wall shown in Spoure Book, the illustration also shows cylindrical chimneys to house and formal walled garden to east. A front lateral stack, now missing, is shown with inserted mullioned windows indicating an altered plan. The present front wall of the left hand end may have been moved forward since 1698.

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

Listing NGR: SS2773105746

Appendix 4: SUPPORTING PHOTOGRAPHS



THE LARGE SLATES ON THE ROOF OF BARN 1; FROM THE WEST, SOUTH-WEST



THE SUNKEN AREA IN THE FLOOR IN COMPARTMENT 1, BARN 1, INFILLED WITH CONCRETE BLOCKS; FROM THE WEST.





THE SMALL DRESSED BLOCKS USED IN THE QUOINS OF THE DOOR TO BARN 2, FORM BARN 1, IN THE WEST WALL; FROM THE EAST.



THE LONG REBUILT SECTION IN THE NORTH WALL OF BARN 1, COMPARTMENT 1; FROM THE SOUTH.





AS ABOVE.



THE BETTER QUALITY STONEMWORK IN THE BASE OF THE NORTH WALL WITHIN BARN 1; FROM THE SOUTH, WITHIN COMPARTMENT 1.





THE REUSED TIMBER WITH CUT SOCKETS IN THE EASTERN DOOR IN THE SOUTH WALL OF BARN 1, COMPARTMENT 1; FROM THE WEST, NORTH-WEST.



THE BLOCKED OPENING IN THE PARTITION WALL; FROM THE WEST.



THE LOADING DOOR IN THE SOUTH WALL OF BARN 1, COMPARTMENT 1; FROM THE NORTH-WEST.



DETAILS OF THE RIDGE AND APEX OF SEVERAL OF THE TRUSSES, SHOWING CUT OFF MORTICE AND TENONS; FROM THE WEST.





AS ABOVE.



LEFT: THE DOOR IN THE PARTITION WALL BETWEEN COMPARTMENTS 1 AND 2, WITHIN BARN 2; FROM THE SOUTH, SOUTH-WEST.

RIGHT: THE EASTERN DOOR IN THE SOUTH WALL OF BARN 1, COMPARTMENT 1; FROM THE NORTH.





LEFT: THE WESTERN DOOR IN THE SOUTH WALL OF BARN 1, COMPARTMENT 1; FROM THE NORTH.

RIGHT: THE DOOR BETWEEN BARNS 1 AND 2; FROM THE SOUTH-EAST



THE WEST GABLE OF BARN 1; FROM THE EAST (2M SCALE).





THE SOUTH WALL OF BARN 1, COMPARTMENT 1, FROM THE NORTH-EAST (2M SCALE).



THE BRICK PARTITION WALL WHICH DIVIDES COMPARTMENTS 1 & 2 OF BARN 1; FROM THE WEST (2M SCALE).





ROOF OVER COMPARTMENT 1, BARN 1; FROM THE WEST.



ROOF OVER COMPARTMENT 1, BARN 1; FROM THE EAST.





THE CONCRETE FLOOR OF BARN 1; FROM THE EAST.



THE WEST GABLE END OF BARN 1; FROM THE SOUTH-EAST CORNER.





THE NORTH WALL OF BARN 1, SEEN WITHIN COMPARTMENT 1, SHOWING SIGNIFICANT PHASING; FROM THE SOUTH-WEST CORNER.



THE SOUTH WALL OF BARN 1, SEEN WITHIN COMPARTMENT 1, SHOWING MARKED SLOPING OF THE WALL; FROM THE NORTH-WEST.





THE CONCRETE FLOOR IN BARN 1, COMPARTMENT 1; FROM THE WEST.



THE CONCRETE FLOOR IN BARN 2; FROM THE EAST.





THE ROOF STRUCTURE IN BARN 2; FROM THE EAST.



LEFT: THE DOOR IN THE WEST GABLE WALL OF BARN 1, LEADING INTO BARN 2; FROM THE WEST, SOUTH-WEST.

RIGHT: THE INNER FACE OF THE EASTERN DOOR IN THE SOUTH WALL OF BARN 2; FROM THE NORTH-WEST.





THE GOOD QUALITY REGULARISED RUBBLE BUILD OF THE LOWER PART OF THE WEST GABLE END OF BARN 1, THE STONEMWORK BEING MORE DISTURBED FURTHER UP THE WALL; FROM THE WEST.



THE WEST GABLE OF BARN 1, SEEN WITHIN BARN 2, FROM THE WEST (2M SCALE).





THE INTERIOR FACE OF THE NORTH WALL OF BARN 2 WITH TIMBER FIXINGS; FROM THE SOUTH-EAST (2M SCALE).



THE SOUTH WALL OF BARN 2, INTERIOR FACE, FROM THE NORTH-EAST (2M SCALE).





THE INTERIOR OF BARN 2; FROM THE NORTH-WEST CORNER.



THE INTERIOR OF BARN 2; FROM THE SOUTH-WEST CORNER.





THE WESTERN, SINGLE STOREY GABLE OF BARN 2; FROM THE SOUTH-WEST (2M SCALE).



THE WESTERN SET OF STEPS INTO BARN 2, SHOWING LARGE REUSED BLOCK OF GRANITE; FROM THE SOUTH.





LEFT: THE WESTERN DOOR IN THE SOUTH WALL OF BARN 1, COMPARTMENT 1; FROM THE SOUTH-EAST.  
RIGHT: THE EASTERN DOOR IN THE SOUTH WALL OF COMPARTMENT 1, BARN 1; FROM THE SOUTH, SOUTH-WEST.



THE LOADING DOOR IN THE SOUTH WALL OF BARN 1, COMPARTMENT 1; FROM THE SOUTH.





THE BRICK FRAMED BUTTRESSES AND FORCED WINDOW IN THE SOUTH WALL OF BARN 1, COMPARTMENT 2; FROM THE SOUTH-SOUTH-EAST.



THE INTERIOR OF BARN 3; FROM THE NORTH-EAST.





THE EAST WALL OF BARN 3, SHOWING CLEAR PHASING WITHIN THIS SHORT SECTION OF WALLING; FROM THE WEST (2M SCALE).



AREA OF MORE REGULARISED RUBBLE, HEAVILY OBSCURED WITH CEMENT MORTAR AND POINTING, MAY BE FROM THE OLDER HISTORIC COMPLEX; FROM THE SOUTH.





THE SOUTH WALL OF BARN 1, WITHIN BARN 3; FROM THE EAST-SOUTH-EAST (2M SCALE).



THE SOUTH WALL OF BARN 1, ENCLOSED WITHIN BARN 3; FROM THE WEST-SOUTH-WEST.





THE SOUTH WALL OF BARN 2, FROM THE SOUTH-WEST (2M SCALE).



THE WEST ELEVATION OF BARN 3; FROM THE WEST (2M SCALE).



BARN 3, THE SOUTH WALL, FACING ACROSS THE COURTYARD TO THE FARMHOUSE; FROM THE EAST, SOUTH-EAST (2M SCALE).



THE DOOR TO COMPARTMENT 2, IN THE EAST WALL, RESET IN THE GABLE, WITH CHUNKY TIMBER FRAME, THE DOOR COVERED IN HISTORIC GRAFFITI; FROM THE NORTH-NORTH-WEST.





THE COBBLED FLOOR IN COMPARTMENT 2, BARN 1; FROM THE WEST-NORTH-WEST.



THE WINDOW IN COMPARTMENT 2, BARN 1; FROM THE NORTH.





THE HEAVY JOISTS OF THE LOFT STRUCTURE WHERE THEY SOCKET INTO THE NORTH WALL, SITTING ON A WALL PLATE; FROM THE EAST-SOUTH-EAST.



THE HEAVY JOISTS OF THE LOFT STRUCTURE WHERE THEY SOCKET INTO THE SOUTH WALL, SITTING ON A WALL PLATE; FROM THE EAST-NORTH-EAST.





THE BRICK PARTITION WALL WHICH DIVIDES COMPARTMENTS 1 AND 2; FROM THE EAST-SOUTH-EAST.



THE EAST WALL OF BARN 1 COMPARTMENT 2 IS REBUILT WHOLLY IN CONCRETE BLOCK; FROM THE WEST-SOUTH-WEST.





THE SOUTH WALL OF BARN 1, EASTERN END, WITHIN COMPARTMENT 2; FROM THE NORTH-EAST.



THE NORTH WALL OF BARN 1, THE EASTERN END, WITHIN COMPARTMENT 2; FROM THE SOUTH-EAST.





THE HEAVY TIMBER JOISTS OF THE LOFT FLOOR IN COMPARTMENT 2, INDICATING SOME REUSED TIMBERS; FROM THE EAST-SOUTH-EAST.



THE CRUDE COBBLED FLOOR IN COMPARTMENT 2 OF BARN 1; FROM THE EAST-SOUTH-EAST.





THE DOORWAY IN THE EAST GABLE OF BARN 1, WITH A REUSED GRANITE MULLION AS A KERB STONE; FROM THE EAST-SOUTH-EAST.



THE RIDGE OF THE ROOF OVER BARN 1; FROM THE EAST.





THE LOFT AREA OVER COMPARTMENT 2 OF BARN 1, FORMED USING TIMBER BOARDS, ENCLOSED BY BRICK PARTITION WALL TO THE WEST; VIEWED FROM THE EAST.



VIEW OF THE ROOF OF BARN 1, FROM THE LOADING DOOR TO THE LOFT OF BARN 1, COMPARTMENT 2; FROM THE EAST.





THE EAST TWO STOREY GABLE OF BARN 1 AND THE EAST STONE WALL OF BARN 3; FROM THE EAST (2M SCALE).



THE BARN IN CONTEXT WITH THE FARMHOUSE AND COURTYARD; FROM THE EAST-NORTH-EAST.





THE BARN COMPLEX AND COURTYARD WALL AT ANDERTON FARM; FROM THE SOUTH-EAST.



The Old Dairy  
Hacche Lane Business Park  
Pathfields Business Park  
South Molton  
Devon  
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