

# SESSLAND FARM SOUTH TAWTON CREDITON DEVON

Desk-Based Assessment & Historic Building Recording



South West Archaeology Ltd. report no. 180104



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## Sessland Farm, Spreyton, Crediton, Devon Desk-Based Assessment & Historic Building Recording

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By E. Wapshott & B. Morris

Report Version 01

04<sup>th</sup> January 2018

Work undertaken by SWARCH for Sam Percival of Building Conservation Services  
On behalf of Mr and Mrs Hooper

### Summary

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*South West Archaeology Ltd. was commissioned to undertake historic building recording at The Cottage, Sessland Farm, South Tawton, Devon. This work was undertaken in advance of the restoration of the property and to set it building in its historical and archaeological context.*

*Sesslands farm is first documented as part of the sub-manor of Itton in the mid 13<sup>th</sup> century. For most of its history there were at least two farms in this hamlet and even when it shrank to a single farm in the 18<sup>th</sup> century there were multiple households and numerous agricultural labourers on the property. The Oxenhams are first documented as free tenants in 1570, but it is not until 1716 that they are recorded as sole occupiers. The current Farmhouse has a medieval core but is not a longhouse – the ‘shippon’ contains domestic elements – and there are significant 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> phases of alteration and expansion. The Cottage consists of a purpose-built kitchen block built in c.1600. The kitchen was open to the roof with a fine large hearth and stack with integral bake house. In the early 18<sup>th</sup> century this building was expanded both laterally and vertically, with the insertion of a first floor to provide additional storage space. In the 19<sup>th</sup> century the upper floor was converted to domestic use.*

*The Cottage is in a parlous state but the date and function of the structure is not in doubt and the phasing is fairly clear. While its condition is a major issue, its authenticity is enhanced by the lack of recent intervention. When it was built it would have been a very fashionable and relatively expensive structure. Its remodelling in the 18<sup>th</sup> century transformed it into a very different structure. Its significance is threefold: firstly, in the survival of period architectural features, such as the good tapering stone stack and elements of a good 17<sup>th</sup> century roof, but also its inserted features, such as the reset doors and ceiling beams, as well as the 18<sup>th</sup> century plank and lath partitions and doors. Secondly, the clear evidence for phasing, most notably in its roof, which reflects changing social attitudes, prosperity and aspirations. Thirdly, its value when considered as part of a group, with observed changes mirroring changes across the rest of the farmstead.*

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## ACKNOWLEDGEMENTS

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MR AND MRS HOOPER (THE CLIENT)  
 SAM PERCIVAL OF BUILDING CONSERVATION SERVICES (THE AGENT)

## PROJECT CREDITS

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 REPORT: BRYN MORRIS; EMILY WAPSHOTT  
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## 1.0 INTRODUCTION

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<b>LOCATION:</b>	SESSLAND FARM
<b>PARISH:</b>	SOUTH TAWTON
<b>COUNTY:</b>	DEVON
<b>NGR:</b>	SX 67827 97559
<b>PLANNING REF:</b>	0500/17/LBC
<b>DC HET REF:</b>	ARCH/WD/CDV31712
<b>SWARCH REF:</b>	SSL17

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Sam Percival of Building Conservation Services (the Agent) on behalf of Mr and Mrs Hooper (the Client) to undertake a programme of historic building recording at The Cottage, Sessland Farm, South Tawton, Devon, as part of a Listed building consent (LBC) condition prior to renovation works to the Grade II\* Listed structure, and to set it in its historical and archaeological context.

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The farm is located on a north-east facing slope on a shallow, narrow ridge flanked by tributaries of the River Yeo, at a height of c.175m AOD. The soils of the area are the slowly-permeable clayey soils over shale of the Halstow Association (SSEW 1983). It is underlain by mudstones and siltstones of the Ashton Mudstone Member and Crackington Formation (BGS 2017).

### 1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

The site lies on the eastern edge of the parish of South Tawton, formerly in the Hundred of Wonford and Deanery of Dunsford; the nearest settlement is Spreyton (*Espreitone* in 1086), c.2km to the SSE. South Tawton was held by Gytha, mother of Harold Godwinson in 1066, and by the Crown by 1086. The farm formed part of the sub-manor of Itton, which was created in the 13<sup>th</sup> century. It is clear that it once formed part of a hamlet consisting of at least two elements, Higher and Lower Sessland; one of these tenements was held by a branch of the Oxenham family in 1570, but they did not take control of both parts until the early 18<sup>th</sup> century, which correlates with a major phase of rebuilding. The farmhouse is a Grade II\* Listed building (see Appendix 1) stating that Lower Sessland is a very important multi-phase Devon farmhouse. The Cottage adjacent to the north-west was recorded as vacant and in poor condition in 2011 with severe water penetration and decay of thatch and roof timbers. Temporary protection was erected in 2006 following an urgent works notice.

### 1.4 METHODOLOGY

The assessment of the buildings was conducted by E. Wapshott and B. Morris in November 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). The desk-based assessment 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* (English Heritage 2012).

SESSLAND FARM, SOUTH TAWTON, DEVON

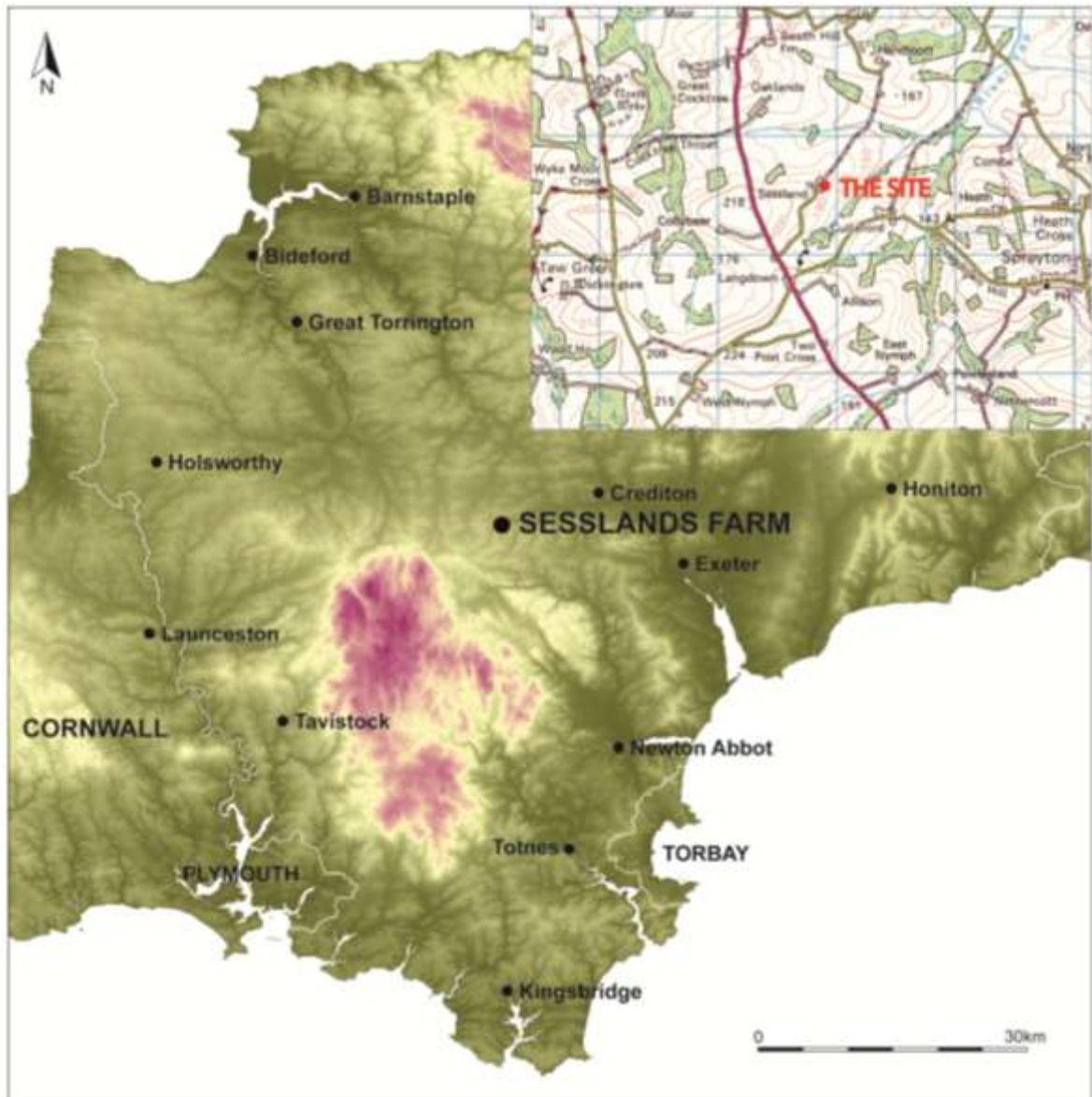


FIGURE 1: LOCATION MAP.

## 2.0 DESK-BASED ASSESSMENT

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### 2.1 HISTORICAL BACKGROUND

Sessland Farm is located within the ancient ecclesiastical parish of South Tawton, in the Hundred of Wonford (formerly part of the separate Hundred of South Tawton) and Deanery of Dunsford. The farm is relatively well served by early documentation as it formed one part of the Manor of Itton, a sub-manor of the former royal manor of South Tawton. However, the deeds examined by Ethel Lega-Weekes were not available to this study (cf. 1902, 578).

South Tawton had fallen into the hands of the de Tony family prior to 1263, when Roger de Tony granted Itton to William de Moyhun. At this time Itton comprised the tenements of Endicott, Cullaford, Powlesland, Nymph, Lovaton, Trendlebeare, Youldon, Wickington, Tawe, Colebeare and *Serchyslond* [Sessland]. The first reference to Sesslands, *Serichesland* OE *Særīc's Land* (Gover *et al.* 1932 v2 450), occurred in 1238, though the inclusion of an Old English personal name would imply pre-Conquest origins.

The farm appears in a series of manorial documents dating from the 16<sup>th</sup> into the 19<sup>th</sup> century (from Lega-Weekes 1902):

- 1509 court roll lists the tenants at *Serselonde/Scarelond* as Johes Smyth and Henr Swayneston;
- 1516 court roll lists the tenants at *Serselonde* as Ricus Smyth and Willus Ffullford;
- 1562 court roll lists the tenant at *Serslond* as Ricus Weke [also mentions Thomas Kyllond];
- 1570 court roll lists the tenants at *Serslunde* as Gregory Kelland and William Oxenham;
- 1675 presentment to the manorial court of South Tawton notes William and John Oxenham as free tenants of Higher Cessland and Cullaford, by virtue of the will of their late father;
- 1702 rental for Itton lists William Oxenham Esq. (Nimp, Trendlebear, Woodland, Yetton, Amlin Too), John Oxenham Gent. (Squerrels), ?Amos Oxenham Gent (Cullaford) and Bartholomew Oxenham Gent (Sessland);
- 1716 court books indicates William Oxenham holds Higher and Lower Cessland, and Cullaford;
- 1740 mortgage refers to the late William Oxenham and his widow Mary, of Cessland, and their cousin and heir Bart. Oxenham of Winkleigh;
- 1789 a court case on behalf of John Damerel notes that one of the free tenants, a Mr John Codrington, died seized of two tenements (Higher and Lower Cessland), granting the same in trust to William Nation of Exeter and Bartholomew Parr;
- 1844 tithe apportionment lists William Nation as the landowner.

It is clear from these documents that there were two tenements at Sesslands (*Higher* and *Lower*), and this distinction was maintained into the 19<sup>th</sup> century. One of these tenements was held by a branch of the numerous Oxenham family from before 1570, but they did not acquire the other tenement until the early 18<sup>th</sup> century. During this time the lord of the Manor of Itton changed a number of times, held in the post-medieval period by Francis Weeks Esq., who sold it to Robert Hole Esq., passing via the marriage of the daughter of Mr John Sture to Mr John Damerel. By 1902, the lord was Mr Sampson (presumably of Sessland – ref. Lega-Weekes 1902, 578). William Nation was a snuff-manufacturer and linen draper, and a partner at City Bank in Exeter (London Gazette 1819).

From before 1829 to after 1911 the farm was tenanted by the Sampson family, with father, son and grandson all called Caleb. The first Caleb died before 1841, and for the following 20+ years his widow Mary ran the farm, with the help of her brother John Knapman for part of that time. The size of the farm notable, being 250a in 1851, 220a in 1861, and 330a in 1881, and this required a



fairly large workforce. In 1841 there were 11 labourers or servants in addition to the family, three of whom Caleb senior had received money from the Overseers of the Poor for. In 1851 there were five servants, and a second household, that of William Webber and his family. In 1861 there were five servants and two additional households, with William Webber joined by Samuel Curson at 'Sessland Cot.' In 1871 there were seven servants and William Webber. In 1881 there were only four servants (although they are all noted as 'farm servant indoors'). In 1891 and 1901 there was only a single domestic servant, but five children of working age.

The Census data indicates that between 1841 and 1881 between 11 and 18 people lived at Sesslands, in two or three households with numerous agricultural labourers and some domestic servants. After 1881 the property was only occupied by the main family with a single domestic. While the tithe map only shows a single structure as domestic (coloured in red on Figure 4), the apportionment lists a 'Lower House' and a second 'House & Yard' to the north across the lane. In this context it is worth reproducing Lega-Weekes description of the farmstead from 1902:

*Mr Sampson, the tenant, told me that the more modern part had been a gentleman's dwelling, and the older building, at right angles to it (now used as a pound house, etc.), a workman's cottage. In the latter the kitchen fireplace (whose external chimney is shown in view), granite, square-headed, not wide, and the axe-dressed oak partitions, were similar to examples at North Wyke, and there was a doorway like one at Powlesland of fourteenth-century type. In one of the lower rooms stone corbels projecting from the wall had evidently carried upper flooring. One large apartment had an upper floor over only half its length, as if the solar of a hall.*



FIGURE 2: IMAGE OF SESSLANDS FARM REPRODUCED FROM THE TDA VOL.34 P.634; VIEWED FROM THE NORTH.

From this description it is likely that the second building, like the extant farmhouse, was originally a medieval building with an open hall. This was probably where William Webber and his family lived in 1851-71. This building was demolished in the 20<sup>th</sup> century, although some of its walls survive. We may presume that it belonged to the medieval tenement of Lower Sessland.

## 2.2 CARTOGRAPHIC RECORDS

Sesslands Farm does not appear on the 1805 Ordnance Survey draft map, or the 1809 1" First Series map; however, this reflects the limitations of those maps and the relative isolation of the farmstead, rather than the age of the farm. The first map available to this study is the c.1847 South Tawton tithe map (see below), and this shows the farmhouse (in red) on one side of a large complex of farm buildings (Figure 3), serving a substantial farm of 250a (Figure 4). The tithe map is



of interest for two reasons: firstly, the current shippon is not shown as roofed; secondly, the house (coloured red) is much wider than the current building.



FIGURE 3: FURTHER EXTRACTS FROM TDA VOL.24 P.647, SHOWING ARCHITECTURAL DETAILING.



FIGURE 4: EXTRACTS FROM THE C.1847 SOUTH TAWTON TITHE MAPS (DHC TO LEFT, PRO TO RIGHT); THE COTTAGE IS INDICATED.

SESSLAND FARM, SOUTH TAWTON, DEVON

TABLE 1: EXTRACT FROM THE 1844 SOUTH TAWTON TITHE APPORTIONMENT.

No.	Landowner	Occupier	Plot Name	Land Use
CESSLANDS				
2104	William Nation Esq.	Mary Sampson	Courtlage	Coarse pasture & roads
2105			Wall Garden	Garden
2106			Building	-
2107			Lower House	-
2108			Higher Back Orchard	Orchard
2019			House & Yard	-



FIGURE 5: EXTRACT FROM THE C.1847 SOUTH TAWTON TITHE MAP (PRO), SHOWING THE EXTENT OF THE FARM.



SESSLAND FARM, SOUTH TAWTON, DEVON



FIGURE 6: EXTRACT FROM THE 1<sup>ST</sup> EDITION OS 25 INCH MAP, SURVEYED 1886 PUBLISHED 1888 (DEVON SHEET LXV12 AND LXV16) (DHC). THE COTTAGE IS INDICATED.

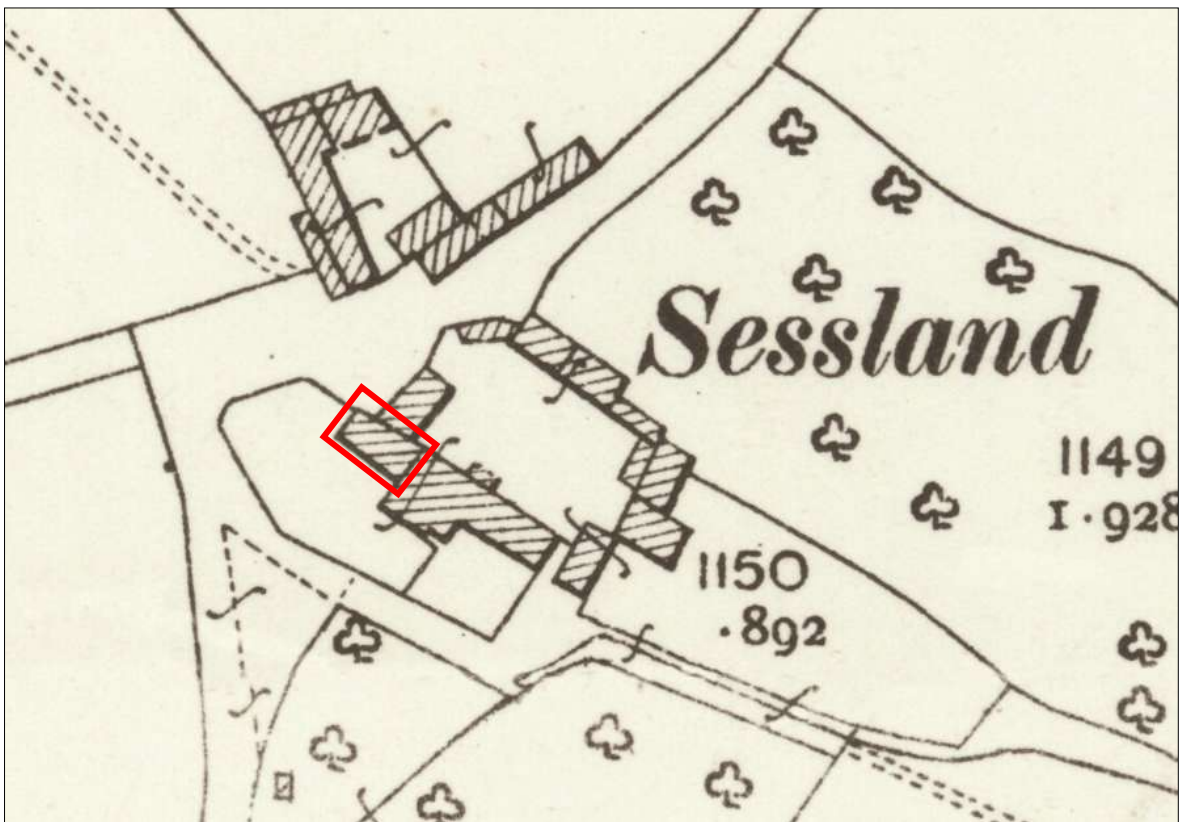


FIGURE 7: EXTRACT FROM THE 2<sup>ND</sup> EDITION OS 25 INCH MAP, SURVEYED 1904 PUBLISHED 1906 (DEVON SHEET LXV12 AND LXV16) (DHC). THE COTTAGE IS INDICATED.

The historic OS maps are almost identical (Figure 6 and Figure 7), with only the loss of the horse enginehouse and the addition of two new buildings in the complex across the lane. However, the shippon is now shown as roofed, and the house is shown as much-reduced from its apparent size in c.1847. Neither version of the tithe map is sufficiently accurate to allow for reliable comparison, but it appears to indicate a second structure within the current garden parallel to the Cottage and filling the angle between the Cottage and the 17<sup>th</sup> century south wing.

### 3.0 HISTORIC BUILDING RECORDING

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#### 3.1 SITE DESCRIPTION

The subject of this assessment has been a separate dwelling (herein called the *Cottage*) attached to the north-western side of the Farmhouse. These buildings are located on the south-western side of a working farm, with large modern agricultural sheds to the north and east, and other modern dwellings for the extended family and farm workers to the west and north-west. The farm has been in the tenure of the same family (Hoopers) since the 1930s. A second group of stone barns and modern agricultural sheds, in separate ownership but part of the same hamlet, are located across the road to the north-east.

The farmstead is medieval in origin, with buildings laid out around a yard with surviving herringbone slate cobbles. On the south-eastern side of the yard are the remains of a former medieval hall house (Lega-Weekes 1902). To the north is a stone, cob and brick 1½ storey cowhouse. To the west is a roofless concrete block structure that replaced a single-storey open-fronted thatched Linhay.

The Farmhouse and Cottage are located on the south-western side of the yard, with a garden bounded by cob and stone walls to the south and west. The complex consists of a T-shaped arrangement of buildings containing a late medieval open hall and several late medieval or early post-medieval crosswings and (perhaps) detached elements. A long two-storey cob and stone shippon is attached to the east. The Cottage is attached to the north-western end of the main range, but may formerly have been a detached kitchen block. The structures were clearly built to address the yard and presumably once enjoyed fine views across lower ground to the north-east.

#### 3.2 BUILDING DESCRIPTION

The north-east, north-west and south-west elevations are of cob on a stone rubble base, with low-set eaves. The walls are 1½ storeys in height and rendered externally to the south-west and north west in an unpainted coarse cement mix. To the north-east side there is a lime plaster with traces of ashlar detailing, mirrored on the surviving pier of the former Linhay. The north-west elevation is battered to the base, and the internal face of the south-west elevation is also battered at the western end. The north-western part of the building (beyond the stack) is a later extension. The south-east elevation is gabled, of cob on a stone rubble base, and plastered up to the apex in a clay/lime mix, then lime plastered and painted. This wall appears to be abutted by the cob walls of the Farmhouse. Lack of maintenance has resulted in the failure of part of the south-west cob elevation at first floor height, and it is now braced by scaffolding.

The building is 1½ storeys, split into a two-cell plan on each floor, with one large room to the east and a smaller room behind the stack to the west. On the ground floor, the larger room (R1) is accessed via a doorway in the north-east wall from the former Linhay, and by a door into the Farmhouse in the south-east wall (fastened shut). There are windows in the north-east and south-west walls; the window in the east angle is a blocked doorway. There is a blocked doorway in the south-east wall. Access to the smaller room is via a doorway to the south of the fireplace; adjacent to this doorway is a narrow straight stair (R3) to first-floor level, with historic plank door. All fittings have been stripped out save for the cupboard set into the blocked doorway in the east angle. The floor is concrete. The room is dominated by a fireplace of c.1600 that occupies most of the north-west wall; the chamfered timber lintel is perched on two tall granite orthostats, with a 19<sup>th</sup> century bread oven to the rear, inserted into an earlier bake oven with a tall arched opening. The bread oven was demolished and blocked when the toilet in R2 was installed. The ceiling is supported by three very heavy beams with deep chamfers, but lack stops and one of the beams is

cut around the chimney, implying they have been inserted. The smaller room (R2) is subdivided by a relatively modern partition set with a four-panel part-glazed door to form a bathroom. There are two small forced windows in the north-east elevation, and a single window in the south-west elevation. There is a 1930s era airing cupboard, but all other historic fittings have been stripped out save for a 1960s toilet. Currently accessed from the garden, but built abutting the north-west gable of R2, is a 20<sup>th</sup> century brick lean-to (R6).



FIGURE 8: SOUTH ELEVATION, VIEWED FROM THE SOUTH.



FIGURE 9: NORTH-EAST ELEVATION, VIEWED FROM THE NORTH.





FIGURE 10: THE FIREPLACE IN R1, VIEWED FROM THE EAST.



FIGURE 11: R4, VIEWED FROM THE EAST.

At first-floor level there are two rooms, accessed from a small landing (R3) at the top of the stair. The stair is formed of split beams on heavy braces, with reused cut sections of planks forming chunky treads and risers. The uneven-width chunky plank doors on iron pintles, heavy and simply chamfered doorframes, and plank partitions with timber bracing, all date to the same period. The larger room (R4) has two forced windows in the south-west wall and a single narrow door into the Farmhouse in the south-east wall (fastened shut). The smaller room (R5) features a single window in the south-west wall. Both rooms have later inserted lath-and-plaster ceilings raised up into the pitch of the roof; the walls are plastered and painted.



FIGURE 12: THE ROOF STRUCTURE ON THE SOUTH PITCH, VIEWED FROM THE WEST. NOTE THE PEGGED RAFTERS AND BATTENS.

### 3.2.1 ROOF STRUCTURE

The building is currently protected by scaffolding and a corrugated sheet roof. The historic roof covering was thatch, but it was not maintained and water was allowed to enter the structure. The thatch has now largely been removed, but remnants survive within and between the structural timbers. The ingress on water also caused the timber roof structure to fail, causing it to drop and push the walls out. The exposed roofline scar on the chimney stack indicates the pitch was originally steeper. The roof structure consists of one full truss (T1), set centrally over the main room, with a single truss blade (T2) to the south side of the chimney stack. There are no trusses west of the stack, merely heavy-set purlins, and the purlins rest directly on the east gable wall. The single complete roof truss has been considerably altered and is reset in this position, having been jacked up on crude uprights set in the walls. It has wide, heavy, typically 17<sup>th</sup> century blades with through sockets for purlins. The three surviving truss blades are all of a similar style and form and appear contiguous with the two pairs of heavy scantling on-side butt purlins to each pitch. The quality of these timbers, their form and scantling weight would typically be associated with a much finer roof. In style and date they appear to be contemporary with the stone stack (c.1600). The roof on both sides of the stack features a heavy, roughly-shaped overlapping diamond ridgepole, with wide and irregular split rafters that are pegged above the ridge. The battens are also split laths and pegged to the purlins. The crude and rustic/agricultural character for the rafters is at odds with the surviving truss blades.

#### Significant features

- The fireplace, jambs and bressumer beam, cast iron door and arch to the former bread oven;
- The chimney stack, drip moulds and cap;
- The carpentry of the stairs, stair door and partitions;
- The reused beams, with evidence for partitions;
- Other historic carpentry details e.g. original and reset doors and frames;
- The surviving elements of the roof, particularly the evidence for phasing, and the cohesive pegged rafters and battens.
- The external ashlar detailing to the cottage and the pier in the Linhay.

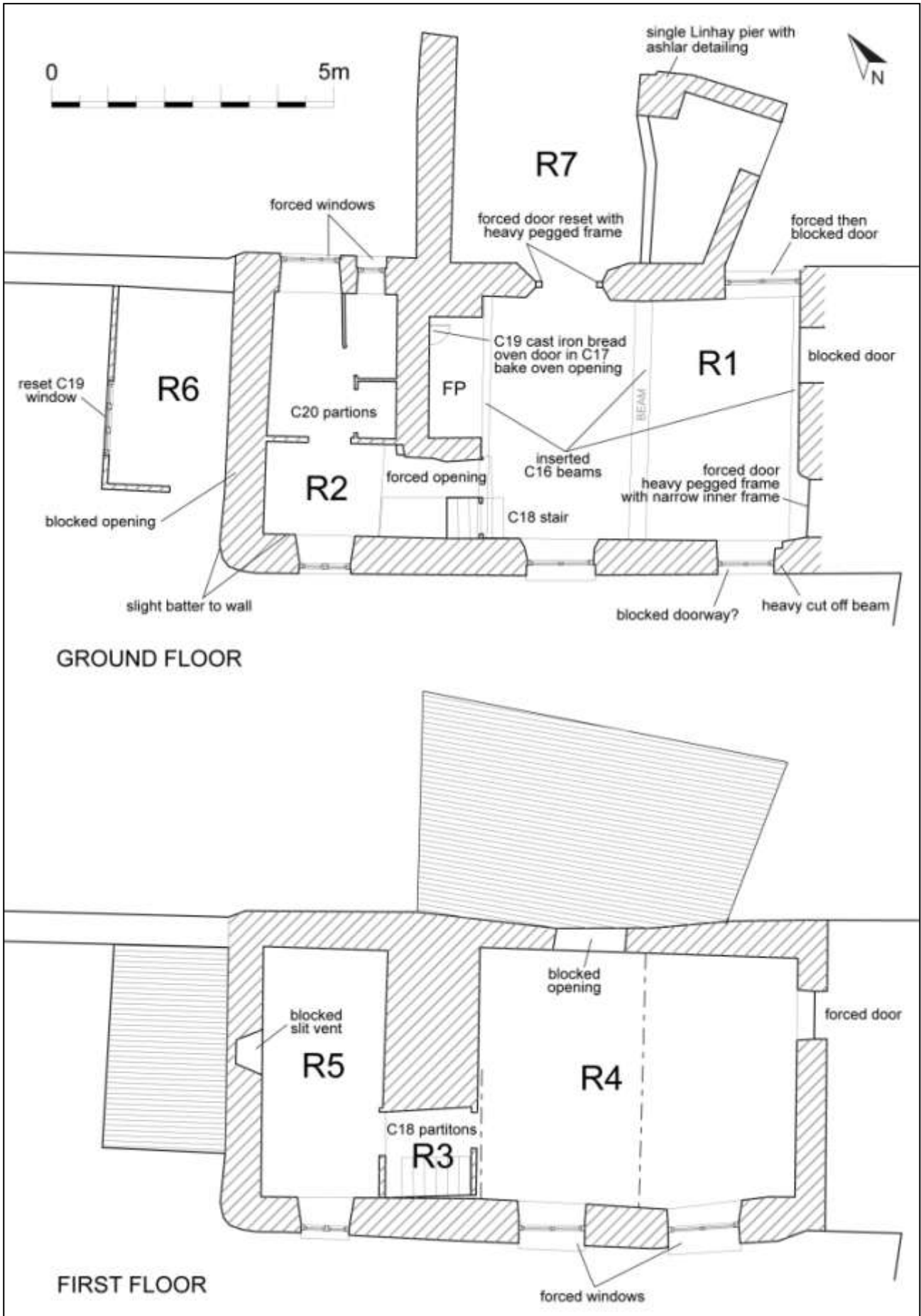


FIGURE 13: ANNOTATED PLANS OF THE COTTAGE (BASED ON SUPPLIED DRAWINGS).



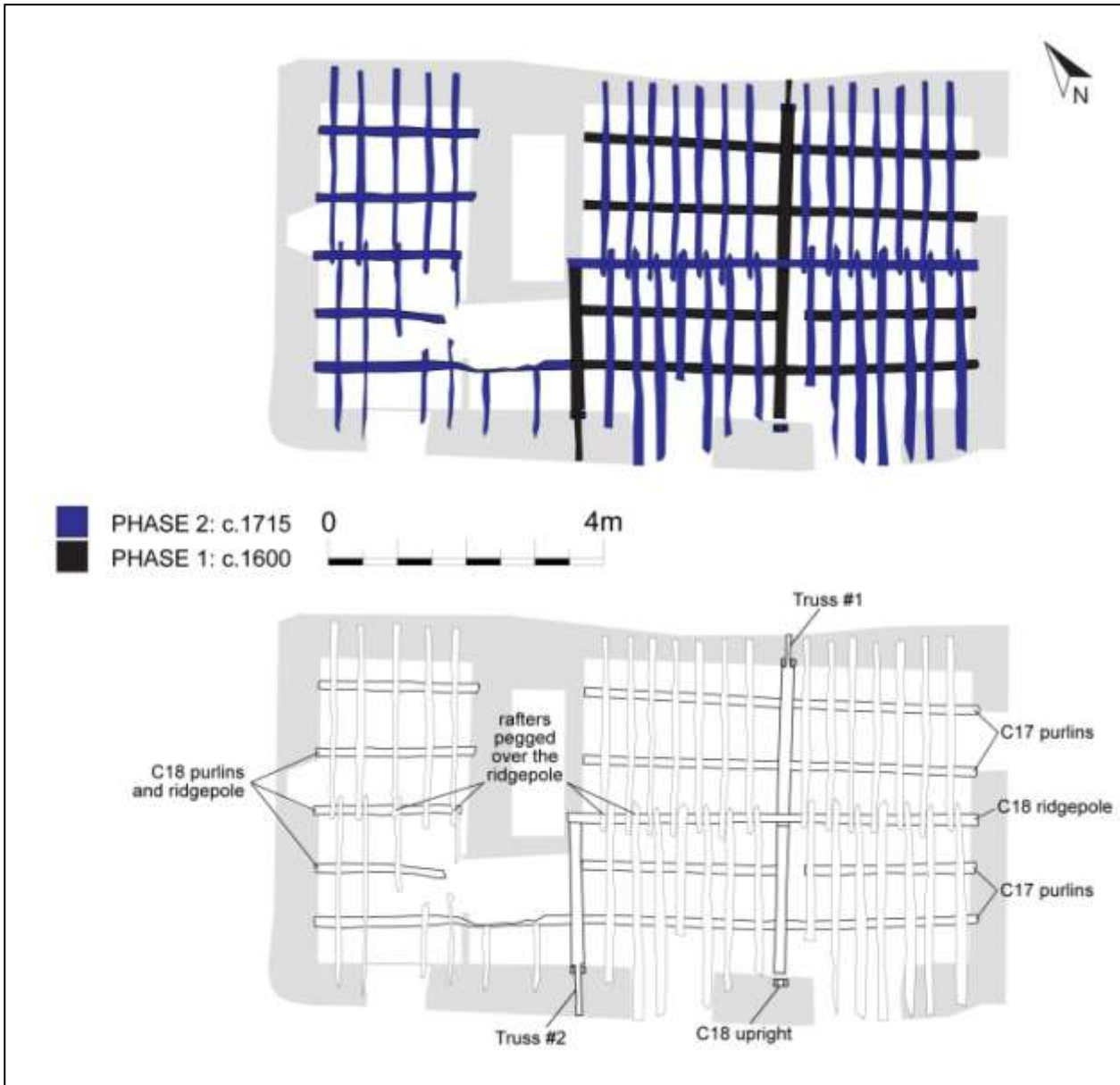


FIGURE 14: DIAGRAM OF THE ROOF STRUCTURE, WITH PHASING (BASED ON SUPPLIED PLANS).

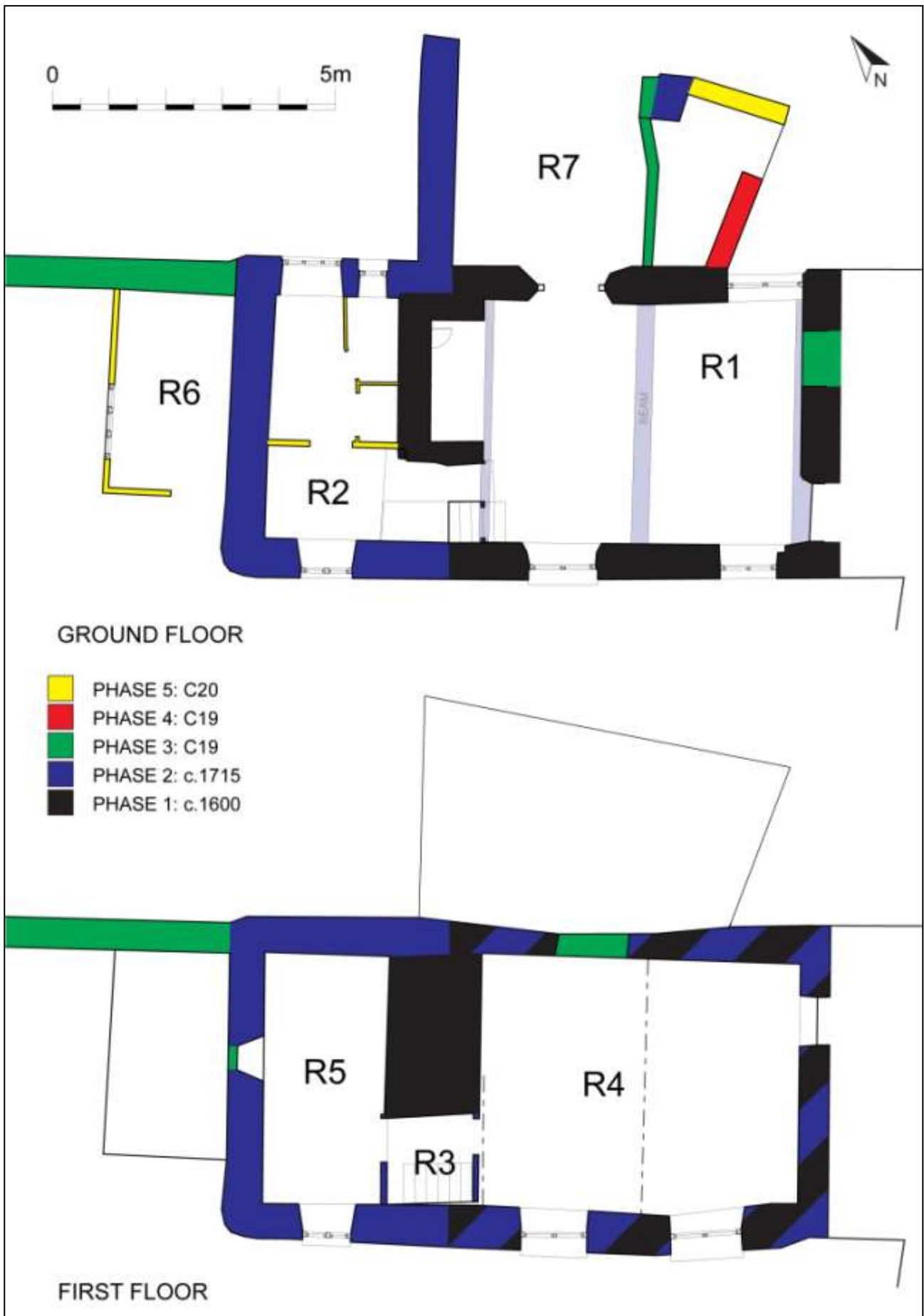


FIGURE 15: SIMPLIFIED PHASE PLANS OF THE BUILDING (BASED ON SUPPLIED DRAWINGS).

### 3.3 HISTORIC PHASING OF THE BUILDING

#### 3.3.1 PHASE 1 c.1600AD

A single storey, single-cell stone and cob kitchen block, with a tall steeply-pitched thatched roof and a large stone-built axial stack to the north-west gable. The stack, which is to the road side and features large dressed and faced stone quoins and dressed chamfered drip moulds, was clearly intended for display. The building would have been open to the roof, probably plastered/washed in lime. There may have been two main trusses, of which one complete truss survives. It is possible the kitchen was originally detached, but the evidence is equivocal. There was one door in the east gable (possibly two, on an in-out system?), and possibly in the south-east corner, where there is now a small window with a heavy lintel with chamfer and run-out stops, and truncated timbers projecting through the wall.

This was a purpose-built kitchen in the (then) modern style. This represents a considerable investment and may coincide with other changes such as the crosswing and extensions to the farmhouse.

#### **Evidence**

- Stack of c.1600. A tall tapered rectangular stack with chamfered dripmoulds typical of the early 17<sup>th</sup> century. Large open ground-floor hearth, with heavy chamfered bresummer, cut stops, chamfered granite sets for jambs;
- Kitchen function indicated by opening for large oven set into right side of large open hearth; Socket within hearth for an axial heavy beam to brace ironwork fittings such as a cauldron etc.
- Roof truss and single blade and purlins, c.1600, fine quality, well-shaped;
- Length of truss blades and obtuse angle of the one visible collar socket indicates a sharper angle/pitch to the roof;
- The cob to the ground floor of the building and east gable is heavier, dark brown in colour with frequent larger stones and organic matter (straw and animal dung/hair);
- Large blocked window opening set high in the long north elevation. Only one other original opening, now blocked, in the east elevation, leading back to the open hall range, or inner room if attached.

#### 3.3.2 PHASE 2 c.1715

A phase of renovation, modernisation and reworking of the whole Farmhouse range; the Cottage was transformed from a kitchen block to a multi-functional space, potentially dropping in status to a secondary kitchen or bakehouse with stores at the first floor. This probably coincides with the Oxenham family taking control of both tenements, and can perhaps be dated by the inscribed door knocker (see Figure 3).

The building was extended to the west, adding a dry store (R2 & R5) with a slit vent at the apex of the gable for the circulation of air. This extension was warmed by the stack, but also concealed the stack from general view. The extension is very rustic and agricultural in character, with heavy battered cob walls with a low stone base. In R2 a single main beam, set into side (rear) of the stack, carries a plank floor and braces the timber stair. The stair is of split chamfered beams and reused cut 17<sup>th</sup> century planks, some with scratch-moulding designs, potentially former window sills or shutters. The plank door to the stair, and the post for the stair, are reused, with scarring from 17<sup>th</sup> century butterfly hinges. At first floor level in R3 a small landing was formed next to stack, with crude plank and lime-plastered partitions and heavy uneven-width plank doors in chunky pegged chamfered doorframes. Iron pintles and blacksmith-made strap hinges with half-moon terminii. No truss was formed for the roof, but purlins brace between the stack and the new gable wall, with split rafters and battens, pegged to the new ridge pole.



The original part of the building was raised, with ashlar detailing provided to the lime plaster on the north-east side of the Cottage and the Linhay. The colour and texture of the cob in the south wall shows a change at first floor height. The internal space was ceiled, with massive axial beams, possibly pre-1600 in date, sourced from a former barn or building on the farmstead (note the reference in Lega-Weekes description of internal corbels in the other medieval building) or perhaps another of the Oxenham farms. These beams have wide crude chamfers but no stops, as they have been cut to fit this building. One beam is hacked and fitted around the fireplace; another beam is hacked and set against the east gable wall, with a partly-covered blocked partition socket/slot to its underside. The existing roof was jacked up and reset, with one truss positioned over the middle of the room. The truss blades were raised and sat on crudely-shaped upright posts that stood on the heavy beam below and pegged into position. This operation reduced the pitch of the roof, meaning the collar had to be reset at a different angle, half lapped as before, and the joints re-pegged. The ends of the truss blades now oversail the walls. Crude split rafters and battens, identical to those of the extension, were laid over the reset trusses and the roof was thatched.

The main room was floored to carry weight for a storage function. Probably part of the same phase would have been the building of the long single-storey thatched Linhay abutting the northern wall. Its roof was tied into the newly jacked up roof, hence the fact only one truss blade was required to the south side of the stack. A doorway to the Linhay was forced through at ground-floor level in R1, with a reused chamfered, heavy pegged timber doorframe, of c.1600s date. A pegged timber-framed opening, probably a former window for the kitchen, was blocked above the doorway at this time, obscured by the pitch of the new Linhay roof.

#### **Evidence**

- The cob walls to first floor height in the south-west wall are pale buff-brown, with lots of small crushed stones and slate fragments and a little straw. The opening in the north-east wall blocked at lower first floor level and obscured by the current first floor, and most of the wall is rebuilt in the same pale buff-brown cob. Upper part of south-east gable also looks to be a different form of cob, also paler buff-brown and finer textured.
- The cob in the west extension is similar in colour and texture to the upper walls of the earlier building;
- The ashlar detailing on the exterior north-east wall is mirrored by that on the surviving pier of the Linhay;
- The split rafters and battens are crude and rustic, and very different to the fine truss blades and purlins. The rafters, ridge and battens over the main room match those of the extension;
- Two sets of early collar sockets and peg holes on the truss blades. The first socket is at an angle indicating a different pitch. The second socket is straighter and suitable for the current pitch, and is set slightly higher than the first set of sockets;
- The uprights that carry the truss blades are crudely-shaped posts with only two pegs for fixing. This is not of the heavy scantling or quality mortice-and-tenoned multiple-pegged joints one would expect (as visible in the hall roof);
- The uprights sit on reused massive heavily-chamfered beams, of earlier date and crude form, cut off with no stops. The sockets for the beams are patched with a pale yellow cob;
- The surviving heavy cob wall of the Linhay appears contiguous with the cob patching to the east of the stack;
- The inserted first floor obscures the former north-east window, which survives as pegged timbers in the wall. The forced door beneath between the building and Linhay is patched in pale yellow cob and plastered in lime, and reuses a chamfered and pegged c.1600s doorframe.

### 3.3.3 PHASE 3 19<sup>TH</sup> CENTURY

The first floor in the building was adapted to provide accommodation, perhaps in response to the loss of a building immediately to the south, or an increase in staff/servants. In R4 the collar was removed from the trusses, raised and repositioned, and bolted to the blades. A lime plaster and lath ceiling was installed on narrow joists and the lower set of purlins were also plastered over, infilling the eaves. Windows were forced in at eaves height, set with small wooden casements and thick plank sills but no lintels. A plaster ceiling was also installed in R5. The accommodation is likely to have been for servants/labourers. It does not appear to have been heated, but it is linked to the main range by a forced doorway. This is set with a narrow pegged frame and a two-panelled door on LH hinges. A stove or hobgrate may have been installed in the large open hearth on the ground floor during this phase of works, as it has only fairly recently been unblocked and cleared and the base of the stack can be seen to have been much altered. The bread oven was modernised and fitted with an iron door.

### 3.3.4 PHASE 4 MID TO LATE 19<sup>TH</sup> CENTURY

The extant later 19<sup>th</sup> century window casements were installed. The lath-and-plaster partition in R2 may have been installed, together with a narrow plank door on strap hinges. The doorway (now a window) in the east angle of R1, with beaded frame and heavy iron pintles, was forced through the wall and would have served as a front door to the Cottage, with direct access to the farmyard for the first time. The doorway linking R1 to the Farmhouse was is likely to have been blocked at this time.

### 3.3.5 PHASE 5 20<sup>TH</sup> CENTURY

The door in R1 to the farmyard was blocked and a cupboard and window installed. The door to the Linhay was refitted with a new frame and narrow plank door with iron latch. The Linhay which was in poor condition was demolished and replaced with a concrete garage. A brick-built dairy or outhouse (R6) was built against the north-west elevation. The ground floor store was fitted out as a small kitchen and bathroom, with a toilet installed in the 1960s, demolishing the back of the bread oven. Some of the timber casement windows were replaced or altered. The building was redecorated, most noticeably in R1, which was wallpapered with a striking food motif; this wallpaper survives in part and is a charming and authentic mid 20<sup>th</sup> century decorative feature. The partly-blocked open hearth was fitted with a modern range stove, or heater, as the bressumer beam has been cut to fit a second flue. The building has not been occupied since the 1990s, and no further modernisation has occurred.

## 3.4 ANNOTATED LISTING TEXT

The main farmhouse and shippon form a single unit with the Cottage. The authors are grateful to the family for allowing access to the rest of the house; a full assessment was not undertaken, but it allows the Listing text to be corrected and expanded, to better contextualise the Cottage. The following text is taken directly from the Listing, with comments and clarifications added in [blue](#).

*Farmhouse, a Dartmoor longhouse type [actually a late medieval hall with attached C17 kitchen block and crosswing, with shippon formerly in domestic use and repurposed]. Early C16 with major later C16, C17 and early C18 improvements, the latest probably associated with a date of 1715. Plastered cob on stone rubble footings, some large blocks of granite ashlar shows to rear [used decoratively in chimney stacks]. Local stone rubble stacks and chimney shafts; thatched roof, a lot replaced with corrugated iron [the Cottage and shippon]. Plan and development: T-shaped plan. The main block faces south-west and is built down the hillslope [note the yard and buildings are to the north-east, as is the porch, so it probably addressed this side originally]. It has a 5-room-and-through-passage longhouse-type plan [not a longhouse; C17 kitchen block extension to west]. The 2 rooms uphill at the left (north-western) end are now used as a separate cottage [the subject of this assessment]. There is an axial stack between the 2 rooms and another axial stack backs onto*

the former inner room. This inner room (above the hall) is small and unheated, probably a former dairy. The hall has a large axial stack backing onto the passage and a full height projecting window bay to rear [the projecting window bay is likely to have been a lateral stack adjacent to porch door, the stack was moved in the C18 and this blocked the porch]. Also, a winder stair to the passage chamber at the front lower end of the hall. Shippon with hayloft over on lower side of passage [probably not originally a shippon, as there are blocked openings to the passage, and a blocked domestic window to the south-west corner]. Parlour block [C17] with projecting gable-end stack projects forward at right angles to front of hall. To rear of the hall, immediately left of the hall bay, there is an open-sided pumphouse with a chamber over. It looks like (and was probably intended to look like) a 2-storey porch but the passage rear doorway is left of it [this was a porch – as noted, the lateral stack was moved to an axial stack, blocking the original door, though a narrow squint survives to the left of the fireplace].

This is a very interesting farmhouse with a long and complex structural history. The late medieval core was a 3-room-and-through-passage plan longhouse [not a longhouse]. This house was open to the roof, divided by low partitions and heated by an open hearth fire. The inner room was probably floored over in the mid C16. The hall fireplace was inserted with the passage chamber in the late C16. The hall was floored over in the mid C17 with the building of the hall window bay [as noted, the hall bay window was probably a lateral stack, and the axial stack was built in the C18 blocking the original porch door]. The pumphouse and parlour wing are also probably mid C17, the latter containing the main stair. The parlour was the main focus of an early C18 refurbishment. The shippon was refurbished in the mid C17 [The roof timbers look reset, so dating is unreliable]. The 2-room cottage at the upper end was not available for inspection at the time of this survey but it too is thought to be C17 and is said to contain the former kitchen [correct (see above) but also modified and extended]. House is 2 storeys. Exterior: irregular 3-window front to left of the parlour block, all C19 and C20 casements with glazing bars. Passage front doorway immediately left of the parlour contains a C19 door behind a C20 porch. The roof is gable-ended. The rear elevation is the more interesting. Here what survives of the C19 plaster is incised as ashlar and some of the windows retain parts of their C17 oak frames. The hall bay is gabled; so too is the pumphouse, the upper room of which is supported on roughly-squared monolithic granite posts [crude granite posts and exposed joists]. The pumphouse chamber shelters the well and there is a trough and lead pump there. The trough is a C20 replacement although the original granite one lies nearby. The shippon cow door is left of the passage rear doorway and it contains a late C16-early C17 oak frame with segmental head and chamfered surround. Hayloft loading hatch directly above. Shippon contains a series of tiny windows on each side most of them now blocked but some still with C16 or C17 oak frames. 2 windows to shippon in end wall, the larger one is the dung hatch. Drain is still in operation [not visible during inspection].

Good interior: hall has large granite ashlar fireplace with hollow-chamfered surround [may be later]. The mid C17 axial beam is soffit-chamfered with scroll-bar-scroll stops. Dairy has a plain axial beam of indeterminate date. The parlour is particularly good. The mid C17 crossbeam has plain soffit chamfers. Contemporary stair rises along wall of main block dividing at the top to the chambers over the hall and parlour. Closed string stair with square newel posts and ball caps, moulded flat handrail and turned balusters. Early C18 chimneypiece with bolection surround and panelled chimneybreast. Alongside to right a full height cupboard with panelled doors and dentil cornice. 2 other contemporary cupboards in the same room. Several 2-panel doors around the house of same date and, like the cupboard doors, hung on H- hinges. It may be that the parlour is wholly early C18 but the 2-bay roof A-frame has a pegged lap-jointed collar with dovetail halvings which must be mid C17. The oak doorframe to the pumphouse chamber has a narrow ovolo-moulded surround with ramshead stops and contains a plank door with 2 applied panels; it is complete with all its fittings including the wooden handle. The gable end truss of the pumphouse chamber is a most unusual jointed cruck with the tongue of each cruck post extending far up the principals and halved into them. Roof of main block is carried on original side-pegged jointed

crucks with cambered collars. All the roof structure including the purlins, common rafters and the thatch where it survives is heavily smoke-blackened. The cottage was not available for inspection but, if the main house is anything to go by, probably contains much C17 carpentry and other detail [see above].

The shippon is still used although the doorway through from the passage is now blocked. It has a cobbled floor with granite kerbs to the central drain and some granite slabs with holes for the tethering posts. The roof has been much mended, but essentially is still made up of mid C17 A-frame trusses with dovetail-shaped pegged lap-jointed collars [reset]. From the front of the shippon a high cob wall with tile coping projects forward and returns a short distance along the front of the garden. Another similar extends north-westwards from the left end but the section between these two has been rebuilt in the C20.

There is, in the RAM Museum Exeter, a wrought iron door knocker inscribed with the date 1715 and the initials of William and Mary Oxenham from this farmhouse [now lost]. It may date the early C18 modernisation of the house. Devon SMR mentions an oak screen but Lega-Weekes mentions one only in a second house close by to the north-east which has now collapsed [largely demolished in the mid 20<sup>th</sup> century]. Lower Sessland is very important multi-phase Devon farmhouse. It is both attractive and well-preserved containing high quality work from all the major building phases. It is also remarkable for having a well-preserved shippon still in use. Also the C17 pumphouse is a most unusual feature.



FIGURE 16: OUTLINE PHASING FOR THE FARMHOUSE, BASED ON A RAPID APPRAISAL (BASED ON SUPPLIED DRAWINGS).

Based on initial observations, we would suggest that there is a medieval core (in grey on Figure 14), but much of the medieval structure (in yellow) was derelict in the 19<sup>th</sup> century and was re-roofed between c.1847 and 1886 (note the house across the lane disappears by 1886). During the c.1600 phase of expansion (in blue) a crosswing was added to the south, a porch and lateral stack added to the north, and a (detached) kitchen block added to the west. The c.1715 phase of expansion (in green) added rooms and expanded others to cope with the larger workforce required to work the two farms. This narrative takes little account of the other known structures on the farm (i.e. Lower Sessland, and the house listed in the tithe apportionment across the lane), nor the possible structure in the angle between the Cottage and the crosswing shown on the tithe map. Further, more detailed analysis would be required to elaborate on those relationships.

## 4.0 CONCLUSIONS AND RECOMMENDATIONS

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### 4.1 CONCLUSIONS

Sesslands Farm is first documented as part of the sub-manor of Itton in the mid 13<sup>th</sup> century. It is clear that for most of its recorded history there were at least two farms in this hamlet (*Higher* and *Lower Sesslands*), and even when it shrank to a single farm in the 18<sup>th</sup> century there were multiple households and numerous agricultural labourers and some domestic servants on the property.

The Oxenhams are first documented as free tenants in 1570, but it is not until 1716 that they are recorded as sole occupiers. The current Farmhouse has a medieval core but is not a longhouse – the ‘shippon’ contains domestic elements and was re-roofed in the second half of the 19<sup>th</sup> century – and has significant 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> phases of alteration and expansion. The Cottage consists of a purpose-built kitchen block, perhaps originally detached, built by the Oxenham family in c.1600. The kitchen was open to the roof, of cob on a stone plinth, with a fine large hearth and stack with integral bake house in the north-west gable. In the early 18<sup>th</sup> century, probably following the acquisition of Lower Sesslands, this building was expanded both laterally and vertically, with the insertion of a first floor to provide additional storage space. In the 19<sup>th</sup> century the upper floor was converted to domestic use, to provide accommodation for the many servants on the farm.

### 4.2 SIGNIFICANCE

The Cottage is in a parlous state, and was subject to heavy modification in the early 18<sup>th</sup> century. However, date and function of the structure is not in doubt, and the phasing is fairly clear. While its condition is a major issue, its authenticity is enhanced by the lack of recent intervention. When it was built it would have been a very fashionable and relatively expensive structure. Its remodelling in the 18<sup>th</sup> century transformed it into a very different structure.

Its significance is threefold: firstly, in the survival of period architectural features, such as the good tapering stone stack and elements of a good 17<sup>th</sup> century roof, but also its inserted features, such as the reset doors and ceiling beams, which may be earlier, as well as the 18<sup>th</sup> century plank and lath partitions and doors. Secondly, the clear evidence for phasing, most notably in its roof, which reflects changing social attitudes, prosperity and aspirations. Thirdly, its value when considered as part of a group, with observed changes mirroring changes across the rest of the farmstead.



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South Tawton tithe map and apportionment

OS 1<sup>st</sup> edition 25" Devon Sheets LXV12 and LXV16 surveyed 1886 published 1888

OS 2<sup>nd</sup> edition 25" Devon Sheets LXV12 and LXV16 surveyed 1904 published 1906

## APPENDIX 1: LISTING TEXT

Farmhouse, a Dartmoor longhouse type. Early C16 with major later C16, C17 and early C18 improvements, the latest probably associated with a date of 1715. Plastered cob on stone rubble footings, some large blocks of granite ashlar shows to rear; local stone rubble stacks and chimneys shafts; thatch roof, a lot replaced with corrugated iron. Plan and development: T-shaped plan. The main block faces south-west and is built down the hillslope. It has a 5-room-and-through-passage longhouse-type plan. The 2 rooms uphill at the left (north-western) end are now used as a separate cottage. There is an axial stack between the 2 rooms and another axial stack backs onto the former inner room. This inner room (above the hall) is small and unheated, probably a former dairy. The hall has a large axial stack backing onto the passage and a full height projecting window bay to rear. Also a winder stair to the passage chamber at the front lower end of the hall. Shippon with hayloft over on lower side of passage. Parlour block with projecting gable-end stack projects forward at right angles to front of hall. To rear of the hall, immediately left of the hall bay, there is an open-sided pumphouse with a chamber over. It looks like (and was probably intended to look like) a 2-storey porch but the passage rear doorway is left of it. This is a very interesting farmhouse with a long and complex structural history. The late medieval core was a 3-room-and-through-passage plan longhouse. This house was open to the roof, divided by low partitions and heated by an open hearth fire. The inner room was probably floored over in the mid C16. The hall fireplace was inserted with the passage chamber in the late C16. The hall was floored over in the mid C17 with the building of the hall window bay. The pumphouse and parlour wing are also probably mid C17, the latter containing the main stair. The parlour was the main focus of an early C18 refurbishment. The shippon was refurbished in the mid C17. The 2-room cottage at the upper end was not available for inspection at the time of this survey but it too is thought to be C17 and is said to contain the former kitchen. House is 2 storeys. Exterior: irregular 3-window front to left of the parlour block, all C19 and C20 casements with glazing bars. Passage front doorway immediately left of the parlour contains a C19 door behind a C20 porch. The roof is gable-ended. The rear elevation is the more interesting. Here what survives of the C19 plaster is incised as ashlar and some of the windows retain parts of their C17 oak frames. The hall bay is gabled; so too is the pumphouse, the upper room of which is supported on roughly-squared monolithic granite posts. The pumphouse chamber shelters the well and there is a trough and lead pump there. The trough is a C20 replacement although the original granite one lies nearby. The shippon cow door is left of the passage rear doorway and it contains a late C16-early C17 oak frame with segmental head and chamfered surround. Hayloft loading hatch directly above. Shippon contains a series of tiny windows on each side most of them now blocked but some still with C16 or C17 oak frames. 2 windows to shippon in end wall, the larger one is the dung hatch. Drain is still in operation. Good interior: hall has large granite ashlar fireplace with hollow-chamfered surround. The mid C17 axial beam is soffit-chamfered with scroll-bar-scroll stops. Dairy has a plain axial beam of indeterminate date. The parlour is particularly good. The mid C17 crossbeam has plain soffit chamfers. Contemporary stair rises along wall of main block dividing at the top to the chambers over the hall and parlour. Closed string stair with square newel posts and ball caps, moulded flat handrail and turned balusters. Early C18 chimneypiece with bolection surround and panelled chimneybreast. Alongside to right a full height cupboard with panelled doors and dentil cornice. 2 other contemporary cupboards in the same room. Several 2-panel doors around the house of same date and, like the cupboard doors, hung on H- hinges. It may be that the parlour is wholly early C18 but the 2-bay roof A-frame has a pegged lap-jointed collar with dovetail halvings which must be mid C17. The oak doorframe to the pumphouse chamber has a narrow ovolo-moulded surround with ramshead stops and contains a plank door with 2 applied panels; it is complete with all its fittings including the wooden handle. The gable end truss of the pumphouse chamber is a most unusual jointed cruck with the tongue of each cruck post extending far up the principals and halved into them. Roof of main block is carried on original side-pegged jointed crucks with cambered collars. All the roof structure including the purlins, common rafters and the thatch where it survives is heavily smoke-blackened. The cottage was not available for inspection but, if the main house is anything to go by, probably contains much C17 carpentry and other detail. The shippon is still used although the doorway through from the passage is now blocked. It has a cobbled floor with granite kerbs to the central drain and some granite slabs with holes for the tethering posts. The roof has been much mended, but essentially is still made up of mid C17 A-frame trusses with dovetail-shaped pegged lap-jointed collars. From the front of the shippon a high cob wall with tile coping projects forward and returns a short distance along the front of the garden. Another similar extends north-westwards from the left end but the section between these two has been rebuilt in the C20. There is, in the RAM Museum Exeter, a wrought iron door knocker inscribed with the date 1715 and the initials of William and Mary Oxenham from this farmhouse. It may date the early C18 modernisation of the house. Devon SMR mentions an oak screen but Lega-Weekes mentions one only in a second house close by to the north-east which has now collapsed. Lower Sessland is very important multi-phase Devon farmhouse. It is both attractive and well-preserved containing high quality work from all the major building phases. It is also remarkable for having a well-preserved shippon still in use. Also the C17 pumphouse is a most unusual feature.

SESSLAND FARM, SOUTH TAWTON, DEVON

APPENDIX 2: RECORDING TABLES

<b>BUILDING 1</b>		<b>General Description</b>
Function/Summary:		Cob 1½ storey structure, with remains of a thatched roof. Former kitchen to farmhouse complex.
Dating Evidence:		Style and form of the trusses blades, fireplace; doors, windows and other features date to subsequent phases.
<b>Exterior</b>		
<b>North-East Elevation</b>		Description
Fabric Description:		Long north-east elevation facing onto the farmyard. Plastered and painted elevation, cob on a stone rubble base c.1m high. Stepped into slope, this elevation is partly terraced in at the northern end. 1½ storeys high, rising to low eaves. The cob at GF level is dark brown with lots of chopped straw, organic matter and larger stones. The cob at FF level, especially to the centre and at the eaves, is pale buff-brown with a finer texture, with small stones and slate fragments, cleaner with less organic matter. The west end (extension) of the elevation is more rustic, with battered walls, also in the paler buff-brown cob. To the east the cob is largely concealed by a thin lime render, scored in places, seemingly to resemble ashlar dressing; to the west of the Linhay it is concealed by a coarse-mix cement-render.
Roof Covering		Formerly thatched roof, now mostly removed. Timber roof structure of irregular wide split rafters, and battens pegged to finer A-frame of heavy truss blades and purlins. Truss blades sit on upright posts on the first floor.
Opening – Windows:	3	One window on the ground floor at the east end of the elevation. The window is a three-light casement of early 20 <sup>th</sup> century date, with plain chamfered glazing bars in a plain frame and timber sill with narrow timber lintel. The window is set in a forced doorway that has then been blocked, with a chunky pegged and beaded frame with iron pintles of later 18 <sup>th</sup> or 19 <sup>th</sup> century date. To the west end of the elevation is a low-set hopper window in a narrow beaded frame, set in a long rectangular opening of probable 19 <sup>th</sup> century date. There is also one small modern single-pane toilet window forced in the wall, with a plain 20 <sup>th</sup> century frame.
Blocked Openings	1	One blocked opening set above the current doorway in the elevation, at lower FF height, probably obscured by current FF. A pegged timber framework within the wall, blocked with cob and only exposed by failing lime plaster/render on the exterior.
Openings: Doors -	1	One wide forced doorway in the centre of the elevation, with roughly-patched cob to each sides. Some later cement repairs to the base of the doorway. A heavy reset chamfered doorframe with large pegged joints and massive iron pintles has been fitted into this opening; it may be 16 <sup>th</sup> or 17 <sup>th</sup> century in date. Set within this older frame is another chunky plain frame; this has an associated wooden latch on the same side as the original iron pintles, indicating phasing of at least two previous doors set different ways. There is now a narrow plank 20 <sup>th</sup> century door set into this doorway, with a modern iron thumb latch and narrow modern strap hinges. Note that the 'inside' of this door is on the Linhay side of the opening, so it has probably been reset.
Relationships:		This elevation is abutted by the one surviving cob section of the former Linhay wall, on a lower stone rubble base, plastered and painted. Later 19 <sup>th</sup> and 20 <sup>th</sup> century walls of stone and brick form the remains of a foyer here, to the former open-fronted barn. A section of cob wall appears partly tied into the elevation, where 18 <sup>th</sup> century alterations to the existing building were made.
Comments:		The roof of the Linhay was lost when the bulk of the structure was demolished. Roundwood embarked sticks and branches have been used to patch the timber roof where the Linhay roof was tied into the cottage roof. These crude repairs are 20 <sup>th</sup> century in date. The corrugated sheeting protecting the building obscures much of the detail.
<b>South-East Elevation</b>		Description
Fabric Description:		Gable end of possible former detached building; wall is battered to the base. Stone rubble plinth to c.1m, with cob above, rising to apex. Dark brown cob to GF, pale buff-brown to FF. Plastered and painted to just above FF ceiling height into roof space. The roof purlins sit in large crude sockets. To the south side a cut off timber protrudes from the wall at a lower height; it is not clear if this is a truncated purlin or a timber protruding from the adjacent roof (this might suggest the adjacent structure abuts the Cottage, rather than the other way around).

SESSLAND FARM, SOUTH TAWTON, DEVON

Openings – Doors:	2	Door on the GF to the southern side; a wide forced doorway set with a heavy chamfered pegged doorframe of 16 <sup>th</sup> or 17 <sup>th</sup> century date. Set within this is a narrow plain frame and a heavy narrow beaded plank door, probably later 19 <sup>th</sup> century in date, with heavy iron thumb latch. Above this doorway is a modern timber fillet, some loose stone and cob packing around the edge of the frame. The badly-fitting pegs in the corners indicate much alteration, and this doorframe may have been removed from the blocked opening to the north (see below). At FF level there is a forced doorway set in a wide pegged beaded frame with a two-panelled boarded door on LH hinges of early 19 <sup>th</sup> century date.
Blocked Openings:	1	One wide blocked doorway at GF level to the north side, clear in outline but blocked with rubble and cob and plastered and painted over. The cavity is used as a cupboard on the Farmhouse side of the wall.
Relationships:		Cohesive with the base of the north and south walls; the upper part of the elevation has been raised or altered when the roof was remodelled in the 18 <sup>th</sup> century.
<b>South-West Elevation</b>		<b>Description</b>
Fabric Description		Long south-west elevation facing onto the walled garden. Unpainted coarse-mix cement-rendered elevation, of cob on a stone rubble base c.1m high. Stepped down the slope, this elevation is partly terraced in to the western end. 1½ storeys high, rising to low eaves. The stonework of the base begins to step out but is otherwise irregular. The cob at GF level is dark brown with lots of chopped straw, organic matter and larger stones. The cob at FF level is pale buff-brown with a finer texture, with small stones and slate fragments, cleaner with less organic matter. The west end (extension) of the elevation is more rustic, with battered walls, also with the pale buff-brown cob.
Roof Covering		See above.
Openings - Windows	6	3 over 3 irregular window range, all 19 <sup>th</sup> or 20 <sup>th</sup> century timber casements. On the GF the eastern window is a possible blocked doorway, set with a fixed four-pane window with narrow moulded glazing bars and plain chunky frame, with a concrete sill and heavy timber lintel. To the centre is a wide two-light opening casement window with narrow glazing bars to 3x3 narrow rectangular panes. To the west end, a narrow two-light opening casement with plain chunky frame and simple beaded glazing bars with a concrete sill. The exterior lintel is covered by slates and rendered against weathering. On the FF the east window is a wide two-light window of 6x6 panes with a narrow timber fillet above with no lintel with a concrete sill; the window is set back into the elevation with sloping reveals. To the centre there is a narrow three-light window with a central opening casement set into a plain window frame with egged corners and plain chamfered glazing bars; this is the most vernacular of the windows, with no lintel, a concrete sill and shallow smooth sloping reveals. To the west end is a small two-light casement of 6x6 panes, similar in style to that to the south, in wide plain frame with beaded glazing bars, set back into the elevation with sloping reveals, a concrete sill and timber lintel.
Relationships		Cohesive with the west elevation. Possibly abutted by the adjoining elevation of the Farmhouse to the east, where the wall drops back considerably and projecting timbers can be seen, now cut off and partly rendered.
Comments		The cob here at the upper level is failing and falling outwards, braced by the scaffolding and struts.
<b>North-West Elevation</b>		<b>Description</b>
Fabric Description:		Gable end of the building; wall is battered to the base. Stone rubble plinth to c.1m, with cob above, rising to apex. External render of unpainted hard coarse-mix cement. Rounded south-west corner; large irregular stones set into grass at base of wall at the corner as if truncated.
Roof Covering		See above.
Blocked openings:	1 (2)	One small slit air vent at the apex of the gable. One possible blocked doorway to the south side of the elevation, obscured internally and rendered over, but slight scar showing on the exterior side.
Significant Details:		The elevation is abutted and partly obscured by a small 20 <sup>th</sup> century brick-built lean-to; evidence for pipework and plumbing may indicate use as a dairy or similar. Modern 20 <sup>th</sup> century narrow plank timber door in west wall, reused 19 <sup>th</sup> century three-light beaded timber casement window in west wall. Corrugated asbestos roof with timber barge boards.
Relationships:		Abutted by cob and stone garden wall; the wall is similar build and form, but the garden wall is narrower than the walls of the house.

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BUILDING INTERIOR		Description
Ground Floor		
Room 1 (R1)		
Function:		Living Room, former historic kitchen to farm complex.
Walls:		Cob walls on a stone rubble plinth. Thick reddish-brown cob plaster, with thin coat of lime plaster, painted/whitewashed. The walls have the surviving remains of a decorative mid 20 <sup>th</sup> century wallpaper, dating to the 1930-1950s, with food and kitchen themed pattern. Some plaster skirting survives and some replacement timber skirting.
Floor:		20 <sup>th</sup> century concrete floor.
Ceiling:		Lath-and-plaster ceiling, some patches of plasterboard. Exposed heavy joists, some of good quality and 'on side', others look 18 <sup>th</sup> or 19 <sup>th</sup> century (lightweight, replaced). Three heavy deeply-chamfered transverse ceiling beams support the first floor. These beams are of massive scantling, far outweighing the structural need of the Cottage. The deep chamfers and high-quality finish would identify these as medieval or late medieval in date. The ends terminate abruptly, the chamfers lacking run-out or cut stops. The south-eastern beam is crudely cut to a mortice at the south-west end, socketing into the window lintel in the south-west wall. The south-eastern beam also has a possible screen slot to its underside, covered by a crude timber fillet. The north-western beam against the stack has been hacked to fit around the fireplace, and also bears evidence of a former screen or partition slot. This would suggest these beams have been sourced from another structure and inserted when the open space was ceiled.
Opening – Doors:	4	Narrow door leads to the stairs (R3) in the west angle: small plank boarded door with heavy ledging bars and timber thumb latch with leather thong, set on handmade wrought iron blacksmith strap hinges with semi-circular ends. This door is set in a crude heavy adze-cut chamfered frame, part of the stair insertion. The frame has scarring, with partial survival of an earlier phase of butterfly hinges, identifying these as 17 <sup>th</sup> century reused timbers. Leading to the kitchen and washroom (R2) is a narrow timber plank door, cut down to fit the opening, of later 19 <sup>th</sup> or even early 20 <sup>th</sup> century date, with iron thumb latch. In the south angle is a wide plank door, with ledging and bracing to the rear, set in a narrow plain frame within a deeply chamfered, fine medieval pegged doorframe, possibly reset here as the pegs look quite loose and the door has been cut off and reset at the base. The cob around this doorway looks forced and patched/repaired. In the north-east wall is a wide plank door that leads to the attached former Linhay. It has ledging bars and thumb latch, and is of 19 <sup>th</sup> or early 20 <sup>th</sup> century date. This door is also set in a narrow modern frame within a chunky plain frame, with wooden latch socket and massive iron pintles, with heavy pegged corners and possible evidence of having had a chamfered interior face, now obscured by current inserted doorframe. Possible late medieval or 17 <sup>th</sup> century in date. Note the opening is splayed on both sides, and the door is orientated with the ledging bars (i.e. the internal side) to the north (Linhay) side.
Opening – Windows:	3	One larger window in the east angle set into a forced blocked doorway, with wide beaded chunky frame and small iron pintles to the south side. The former doorway is blocked by a cupboard of 20 <sup>th</sup> century date with a later 19 <sup>th</sup> or early 20 <sup>th</sup> century small casement window above. Two-light four-pane window, heavy beaded mullion and chunky glazing bars. Top left pane inset with small fan, glass survives to both panes to the south side. Heavy but thin timber lintel braces this forced opening. 18 <sup>th</sup> or 19 <sup>th</sup> century door, blocked by late 19 <sup>th</sup> or 20 <sup>th</sup> century window. Window in the south-west wall, east side: one small fixed four-pane window with massive chamfered lintel beam over, timber plank sill; inset stone blocking to the side of the opening and irregularities below may identify this as a blocked larger opening. Small beaded frame and narrow moulded glazing bars. Maybe 19 <sup>th</sup> century, reset. Window in the south-west wall, west side: larger than above and set higher in the wall, with a timber plank sill, shallow sloping sides and narrow beaded window frame. Casement window of wide low style, three long rectangular panes to each light, small bar catch, narrow beaded glazing bars. Narrow timber lintel. Later 19 <sup>th</sup> century or early 20 <sup>th</sup> century.
Significant Details:		Large open hearth to the north-west wall, with heavy chamfered timber bressumer beam, with cut stop to west side. Hacked for plaster in later times, this would have been exposed. Sockets cut for upright sets. The ceiling beam is cut around this bressumer beam. Massive granite orthostat upright, cut with narrow chamfers. Stone rubble to the rear, patched with looser rubble, cob and brickwork, when a range has been recently removed. Possible blocked oven or smoking bay etc to west side (where passage to R2 forced through), very disturbed. Contemporary opening for bake oven to rear of hearth on the northern side, with tall tapering arched opening, now infilled with stone with a low brick arch to a 19 <sup>th</sup> century bread oven with iron frame and door. The rest of the oven was removed and the

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		opening blocked when the toilet was inserted in R2. The stack is open and rises, tapering to the square dressed stone shaft. Two small square sockets above head height to north and south for axial beam. Stone slab hearth, damaged and cracked. There is a blocked doorway in the north side of the south-east wall. All joists are hacked and marked with nail rust, where a lath-and-plaster ceiling has been removed.
Fittings:		Some iron hooks on the beams and to the fireplace there is a cut section and iron fittings, possibly for a spit or similar.
<b>Room 2a (R2)</b>		
Function:		Small addition, store room, converted to kitchen in the early 20 <sup>th</sup> century.
Walls:		Cob walls on a stone plinth, lime plastered walls over cob plaster. Painted various colours and partly tiled to ½ height to the north end, in small square 20 <sup>th</sup> century ceramic kitchen wall tiles. Wall to R2b is a 20 <sup>th</sup> century partition of lath-and-plaster. Some narrow low skirting boards survive in places.
Floor:		Concrete floor, steps up from R1).
Ceiling:		Heavy joists and one transverse beam carry the stairs and small FF landing, of likely late 17 <sup>th</sup> or 18 <sup>th</sup> century appearance; socketed together and held with iron spikes where visible. Narrow chamfer to transverse beam. Partly concealed by plasterboard.
Opening – Doors:	2	Door to R1, described with that room. Door to R2b, tall pine panelled door, glazed with opaque glass above, early 20 <sup>th</sup> century in date. Narrow beaded door frame.
Opening – Windows:	1	One window in the south-west wall, set quite low with shallow sloping reveals, narrow timber frame, tall window, beaded, two-light casement window with thin moulded glazing bars, three large square panes, coiled catch. 19 <sup>th</sup> century.
Significant Details:		The underside of the stair and its structure is exposed within this space. The stair is carried on two long heavy beams, braced off posts projecting from the wall. The stairs has heavy plank and tread risers, some reused, showing 17 <sup>th</sup> century or earlier scratch moulding decoration. The beams and braces of the stair all have narrow chamfers and are affixed using large iron spikes. Narrow plank panels to sides of stair. Stair carried up and over on the transverse beam. The style of the stair indicates an 18 <sup>th</sup> century date.
<b>Room 2b (R2)</b>		
Function:		Part of R2 converted to a washroom/bathroom in the early 20 <sup>th</sup> century.
Walls:		Cob walls on a stone plinth, plastered walls, some original lime plaster but much replaced in relatively modern cement-mix plasters. Painted walls and lots of scarring from fitted bath.
Floor:		Concrete floor.
Ceiling:		Plasterboard ceiling over the same joists as in R2a.
Opening – Doors:	3	Door to R2a, described with that room. Door to toilet in a flimsy plasterboard wall; modern MDF boarded door, 1960s? Reset 1930s panelled door to a plasterboard and 2x4 timber-framed airing cupboard.
Opening – Windows:	2	Long narrow window set high in the north-east wall, just above ground level on this side of the building. Beaded chunky frame and row of three panes, awning casement, metal catch. 19 <sup>th</sup> century, pantry/dairy window? Small window to toilet, two-light metal casement with concrete lintel.
Significant Details:		1960s toilet survives. Some mid- to late 20 <sup>th</sup> century light fittings survive, with glass blown shades, c.1970s?
<b>First Floor</b>		
<b>Room 3 (R3)</b>		
Function:		Stair hall/lobby. Rises next to stack.
Walls:		Cob plastered walls, over cob upper walling. Thin lime plaster layer over this, whitewashed. Some early 20 <sup>th</sup> century wallpapers survive in places. The north and south walls are 18 <sup>th</sup> century partitions of heavy timber frames, using reused timber with cuts and chamfers. Boarded with wide even-width reused floorboards, spiked to the timbers horizontally, covered in lime plaster and whitewashed.
Floor:		Reused off-cut planks and heavy spiked beams form the stair structure, and heavy wide floor boards form the landing; these are badly rotten from water damage.
Ceiling:		Lath-and-plaster ceiling, sloping up into the eaves on the south-west side, lime plastered and whitewashed. Collapsing in places, exposing the roof timbers.
Opening – Doors:	3	Door to R1, described with that room. Doorways to R4 and R5 adjacent to stack. Both frames have chamfered adze-shaped frames with heavy iron pintles and blacksmith-made strap hinges with semi-circular ends. The doors are <i>ex situ</i> . The door in R5 is a heavy plank door with uneven-width planks, chunky

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		ledging bars and wooden latches and replacement iron thumb latches, 18 <sup>th</sup> century in date. The door in R4 is a heavy plank door with even-width planks, chunky ledging bars and wooden latches, early 19 <sup>th</sup> century date.
Significant Details:		Corner of stack above the plaster ceiling can be seen here as having formal dressed quoins. The doorway to R5 is braced with cut-off reused planks and reused older timbers.
<b>Room 4 (R4)</b>		
Function:		Closed former open kitchen, to form storage and/or bedroom above. Altered in the 18 <sup>th</sup> century and again in the 19 <sup>th</sup> century.
Walls:		Cob walls, with lime plaster and whitewash over cob plaster. Stone stack to the north-west. Heavy former exterior wall to the south-east, battered, thicker, denser cob, with some rubble mixed in. The long low north-east wall is extended upwards with heavy lath-and-plaster infilling to the eaves.
Floor:		Relatively-modern boarded floor where water ingress had damaged the floorboards.
Ceiling:		Lath-and-plaster ceiling encloses sloping eaves and boxes out the ridge, as well as covering the heavy purlins. This is carried on lightweight joists between the main trusses.
Roof Structure:		One complete truss of heavy plain truss blades and reset collar. Evidence for two sets of earlier lower lap-jointed and knotted collars with pegged joints. Current collar is bolted, and dates the lath-and-plaster ceiling. The roof has been raised, the truss blades having been jacked up on crude heavy posts sat in the walls. Two sets per pitch of very heavy purlins, on side set, recut into truss blades, butt purlins, other sockets visible. One truss blade survives to the west side of the stack, bracing the purlins of the roof. Split wide battens of very agricultural character carried historic thatch (now missing), pegged to the thin rafters, which in turn are pegged to the purlins. This is a later 16 <sup>th</sup> or early 17 <sup>th</sup> century roof structure, jacked up to provide more headroom when the open space was ceiled, during a heavy remodelling of this building. Later altered in the 18 <sup>th</sup> and 19 <sup>th</sup> century, when the roof structure was ceiled in.
Openings – Doors:	2	Door to R4, described with that room. Door to main farmhouse complex in south-east wall: two-panel door, with raised and fielded panels and chunky plain pegged frame. Iron thumb latch and bolt. May be later 17 <sup>th</sup> century or 18 <sup>th</sup> century in date.
Openings – Windows:	2	Two low casements in the south-west wall, open to the eaves. South window is a 20 <sup>th</sup> century replacement, two-lights, six panes to each, plain chamfered frame and mullion. North window is probably a late 18 <sup>th</sup> or early 19 <sup>th</sup> century insert. Three-light with two panes to each light, chunky chamfered mullions between, beaded glazing bars, and central opening casement. Timber plank sill. Narrow beaded window frame. Coiled catch and blacksmith-made bar catch.
Significant Details:		Stack to the north-west has evidence of a very small hob grate having been forced in at some point when the bedroom (19 <sup>th</sup> century) and then later blocked in. Some skirting boards with bead moulding survive. There is evidence for a blocked opening in the north-east wall, visible from the exterior, with a heavy pegged timber frame, set low and partly blocked by the current height of the floor; not visible from the interior.
<b>Room 5 (R5)</b>		
Function:		Small dry store room, converted to a bedroom in the 19th century?
Walls:		Cob walls with lime plaster and whitewash over cob plaster. Stone stack to the south-east.
Floor:		Wide boarded plank floorboards, oak and possibly elm? Two distinct sizes, reused 17 <sup>th</sup> century boards and later 18 <sup>th</sup> century boards. Floor has suffered from water ingress in poor condition.
Ceiling:		Lath-and-plaster ceiling, whitewashed, held on heavy joists that brace the roof here. Roof of common rafters, with no truss fitted.
Openings – Windows:	2	Blocked slit vent in the north-west gable indicating this was a store room and not originally domestic. Small low window in south-west wall. Deep sloping plastered reveals, very irregular, long narrow timber lintel. Two-light casement, six panes to each light, timber plank sill, narrow moulded glazing bars, 19 <sup>th</sup> century.
Openings – Doors:	1	Door to R3, described with that room.
<b>Room 6 (R6)</b>		
Function:		External 20 <sup>th</sup> century dairy.
Walls:		Cob wall on a stone plinth to south-east (R2); cob wall on a stone plinth to north-east (garden wall); red brick walls to north-west and south-west, in a stretcher bond.
Floor:		Concrete.
Ceiling:		Simple modern timber rafters carry a damaged asbestos sheet roof.



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Openings – Windows:	1	Single window in north-west wall with concrete lintel. Simple three-light window, three panes to each light, with a central opening casement.
Openings – Doors:	1	Door in south-west wall with concrete lintel. Simple timber frame, modern door with slight ledging bars and even-width planks, galvanised bolt.
Significant Details:		Probably blocked opening in south-west angle in R2, rendered over.

Room 7 (R7)		
Function:		Former Linhay
Walls:		Mostly demolished and replaced in concrete block. The surviving historic elements are at the southern end where the building abuts R1. To north-west is a cob wall on a stone plinth, the back wall of the Linhay. To the east is a single square stone stack, lime rendered and scored to resemble ashlar as per the north-east elevation of the Cottage. This is likely to have been one of a number of piers carrying the front wall of the Linhay. Connecting this pier to the Cottage is a thin, slightly battered, and largely collapsed stone rubble wall. The pier is connected to the front wall of the modern Linhay by a short wall of poor-quality stone rubble, with concrete block above. These three elements defined a porch to the doorway into the cottage from the yard. This porch was later narrowed by a red brick wall laid in Flemish bond.
Floor:		Concrete.
Ceiling:		Simple modern timber rafters carry a modern box-section tin roof.
Openings – Doors:	1	Door to R1, described with that room.
Significant Details:		The pier and its ashlar detailing are significant elements of the former Linhay.

APPENDIX 3: SUPPORTING PHOTOGRAPHS



NORTH-WEST AND SOUTH-WEST ELEVATIONS; VIEWED FROM THE WEST (SCALE 2M).



AS ABOVE (NO SCALE).



SOUTH-WEST ELEVATION; VIEWED FROM THE SOUTH-WEST (SCALE 2M).



AS ABOVE (NO SCALE).





THE ANGLE BETWEEN THE COTTAGE AND THE REST OF THE FARMHOUSE; VIEWED FROM THE SOUTH-WEST (2M SCALE).



SOUTH-WEST ELEVATION, GF R1 EAST WINDOW, VIEWED FROM THE SOUTH-WEST. NOTE THE PROJECTING BEAM TOP RIGHT.





SOUTH-WEST ELEVATION, GF R1 WEST WINDOW, VIEWED FROM THE SOUTH-WEST.



SOUTH-WEST ELEVATION, FF R4 EAST WINDOW, VIEWED FROM THE SOUTH-WEST.





SOUTH-WEST ELEVATION, FF R4 WEST WINDOW, VIEWED FROM THE SOUTH-WEST.



SOUTH-WEST ELEVATION, GF AND FF WINDOWS, R2 AND R5; VIEWED FROM THE SOUTH-WEST.





SOUTH-WEST ELEVATION, FF R5 WINDOW, VIEWED FROM THE SOUTH-WEST.



BRICK OUTHOUSE R6 BUILT ABUTTING THE NORTH-WEST GABLE; VIEWED FROM THE NORTH-WEST (SCALE 2M).





AS ABOVE, VIEWED FROM THE SOUTH-WEST.



REUSED 19<sup>TH</sup> CENTURY CASEMENT WINDOW IN R6; VIEWED FROM THE NORTH-WEST.



GOOD QUALITY CHIMNEY STONE STACK WITH CHAMFERED DRIP MOULDS; VIEWED FROM THE SOUTH WEST [LEFT] AND SSW [RIGHT].



THE NORTH-EAST ELEVATION; VIEWED FROM THE NORTH.





LEFT: INTERIOR OF B6, SHOWING THE BLOCKED OPENING; VIEWED FROM THE WEST.

RIGHT: THE NORTH-EAST ELEVATION, WESTERN END; VIEWED FROM NNE (SCALE 2M).



THE NORTH-EAST ELEVATION, EASTERN END, WHERE IT ABUTS THE LOST LINHAY. VIEWED FROM THE NORTH-EAST (SCALE 2M).



VIEW UNDER THE CORRUGATED SHEETING TO THE HISTORIC ROOF STRUCTURE; VIEWED FROM THE NORTH-EAST.



PART OF THE WALL OF THE FORMER LINHAY; VIEWED FROM THE NORTH-EAST (SCALE 2M). NOTE THE ASHLAR DETAILING ON THE PIER (INDICATED)





ASHLAR DETAILING ON THE NORTH-EAST WALL (INDICATED).



PART OF THE FORMER LINHAY ATTACHED TO THE COTTAGE; VIEWED FROM THE NORTH (SCALE 2M).



LEFT: VIEW INTO THE SURVIVING PART OF THE FORMER LINHAY; VIEWED FROM THE ENE.

RIGHT: THE CURRENT FRONT DOOR, WITHIN A FORCED OPENING WITH A RESET CHAMFERED AND PEGGED DOORFRAME. VIEWED FROM THE NORTH-EAST.



VIEW INTO THE SURVIVING SECTION OF HISTORIC LINHAY ABUTTING THE NORTH-EAST ELEVATION, WITH THE FORCED DOORWAY INTO R1; VIEWED FROM THE NORTH-EAST (SCALE 2M).





R1, SOUTH-EAST WALL FROM THE NORTH-WEST (SCALE 2M). THE BLOCKED OPENING IS INDICATED.



LEFT: EAST ANGLE OF R1, SHOWING THE FORCED BLOCKED DOORWAY WITH WINDOW AND CUPBOARD. VIEWED FROM THE SOUTH-WEST.  
RIGHT: SOUTH ANGLE OF R1, SHOWING THE FORCED DOORWAY. VIEWED FROM THE NORTH-WEST.



R1 SOUTH-WEST WALL, EAST WINDOW. VIEWED FROM THE NORTH-EAST.



SOUTH ANGLE OF R1, SHOWING THE BEAM SOCKETED INTO THE WINDOW LINTEL; VIEWED FROM THE WEST.





R1, DETAIL OF THE WALLPAPER.



R1, NORTH-EAST WALL; VIEWED FROM THE WEST.



R1, NORTH-EAST WALL; VIEWED FROM THE SOUTH (SCALE 2M).



R1, NORTH-EAST AND NORTH-WEST WALLS; VIEWED FROM THE SOUTH-EAST (SCALE 2M).





R1, NORTH-WEST WALL; VIEWED FROM THE SOUTH-EAST (SCALE 2M). THE WIDE HEARTH IS IMMEDIATELY APPARENT, WITH DOORS THROUGH TO R2 AND R3 TO THE LEFT.



R1, DETAIL OF THE CHAMFER ON THE LINTEL AND GRANITE ORTHOSTAT; VIEWED FROM THE NORTH-EAST.



R1, THE 19<sup>TH</sup> CENTURY CAST IRON DOOR TO THE FORMER BREAD OVEN; VIEWED FROM THE SOUTH-EAST.



R1, THE C.1600 ARCHED OPENING TO THE FORMER BAKE OVEN; VIEWED FROM THE SOUTH-EAST.





R1, VIEW UP THE CHIMNEY.



LEFT: R1, DETAIL OF THE DOORS LEADING INTO R2 (RIGHT) AND R3 (LEFT); VIEWED FROM THE SOUTH-WEST.  
RIGHT: R1, VIEW THROUGH TO R2; VIEWED FROM THE SOUTH-WEST.



R1, DETAIL OF THE HINGES ON THE DOOR LEADING TO R3; VIEWED FROM THE SOUTH-WEST.



R1, SOUTH-WEST WALL; VIEWED FROM THE NORTH (SCALE 2M).





R1 SOUTH-WEST WALL, WEST WINDOW; VIEWED FROM THE NORTH-EAST.



R1, DETAIL OF THE CENTRAL BEAM; VIEWED FROM THE SOUTH.



R1, DETAIL OF THE COB WHERE THE CENTRAL BEAM ENTERS THE SOUTH-WEST WALL; VIEWED FROM THE NORTH.



R2, THE INTERNAL PARTITIONS AND DOORS; VIEWED FROM THE SOUTH.





LEFT: R2, THE UNDERSIDE OF THE STAIRS IN R3; VIEWED FROM THE WEST.

RIGHT: AS ABOVE, SHOWING DETAIL OF THE REUSED BEADED PLANKS (INDICATED); VIEWED FROM THE WEST.



THE STAIRS FROM R1 TO R3; VIEWED FROM THE SOUTH-EAST FROM R1 (LEFT), AND FROM R4 (RIGHT).



LEFT: THE SOUTH ANGLE OF R3, SHOWING THE EXTERNAL COB WALL FALLING AWAY FROM THE INTERNAL PARTITION; VIEWED FROM THE NORTH.  
RIGHT: THE WEST ANGLE OF R4, SHOWING THE SAME DETAIL; VIEWED FROM THE EAST.



R4, NORTH-WEST WALL, WITH STACK AND DOORWAY TO R3; VIEWED FROM THE EAST.





R4, SHOWING THE STACK; VIEWED FROM THE SOUTH-EAST (SCALE 2M).



R4, THE APEX OF THE ROOF ABOVE THE STACK; VIEWED FROM THE SOUTH-EAST.





R4, SOUTH-WEST WALL; VIEWED FROM THE EAST.



R4 SOUTH-WEST WALL, WEST WINDOW. VIEWED FROM THE NORTH-EAST.





R4 SOUTH-WEST WALL, EAST WINDOW. VIEWED FROM THE NORTH-EAST.



R4, SOUTH-EAST AND NORTH-EAST WALLS; VIEWED FROM THE WEST (SCALE 2M).





R4, THE APEX OF THE SOUTH-EAST GABLE; VIEWED FROM THE NORTH-WEST.



THE *EX SITU* DOOR FROM THE DOORWAY BETWEEN R3 AND R4.





LEFT: R4, DOOR IN THE SOUTH-EAST WALL LEADING INTO THE MAIN FARMHOUSE; VIEWED FROM THE NORTH-WEST.

RIGHT: R4, THE UPRIGHT AND TRUSS BLADE (TRUSS #1) IN THE NORTH-EAST WALL, WITH PLASTERED PURLINS; FROM THE SOUTH.



R4, THE UPRIGHT AND TRUSS BLADE IN THE SOUTH-WEST WALL (TRUSS #1); VIEWED FROM THE EAST (LEFT) AND NORTH (RIGHT).





THE SOUTH ANGLE OF R5, SHOWING THE DOORWAY INTO R3; VIEWED FROM THE NORTH.



R5, DETAIL OF THE WINDOW IN THE SOUTH-WEST WALL; VIEWED FROM THE NORTH.



R5, THE NORTH-EAST END OF THE ROOM; VIEWED FROM THE SOUTH-WEST.



R5, THE NORTH-WEST GABLE; VIEWED FROM THE SOUTH.





R5, THE BLOCKED SLIT VENT AT THE APEX OF THE NORTH-WEST GABLE; VIEWED FROM THE SOUTH-EAST.



THE *EX SITU* DOOR FROM THE DOORWAY BETWEEN R3 AND R5.





R5, THE BASE OF THE STACK WITHIN THE ROOF SPACE; VIEWED FROM THE SOUTH.



R4, VIEW OF THE INSERTED LATH-AND -PLASTER CEILING; VIEWED FROM THE EAST.





R4, THE RIDGEPOLE AND PEGGED RAFTERS; VIEWED FROM BELOW AND TO THE EAST.



R4, DETAIL OF THE APEX OF TRUSS #1; VIEWED FROM THE NORTH-WEST.





R4, DETAIL OF THE PEGGED PURLIN ON THE UPPER NORTH-EAST PITCH; VIEWED FROM THE NORTH-WEST.



R4, THE SOUTH-WEST PITCH FROM ABOVE, SHOWING THE RAFTERS PEGGED TO THE TRUSS BLADE AND PURLINS, AND THE BATTENS PEGGED TO THE RAFTERS; VIEWED FROM THE SSE.





R4, AS ABOVE, SHOWING THE LAPPED PURLINS MEETING AT THE TRUSS BLADE; VIEWED FROM THE SOUTH.

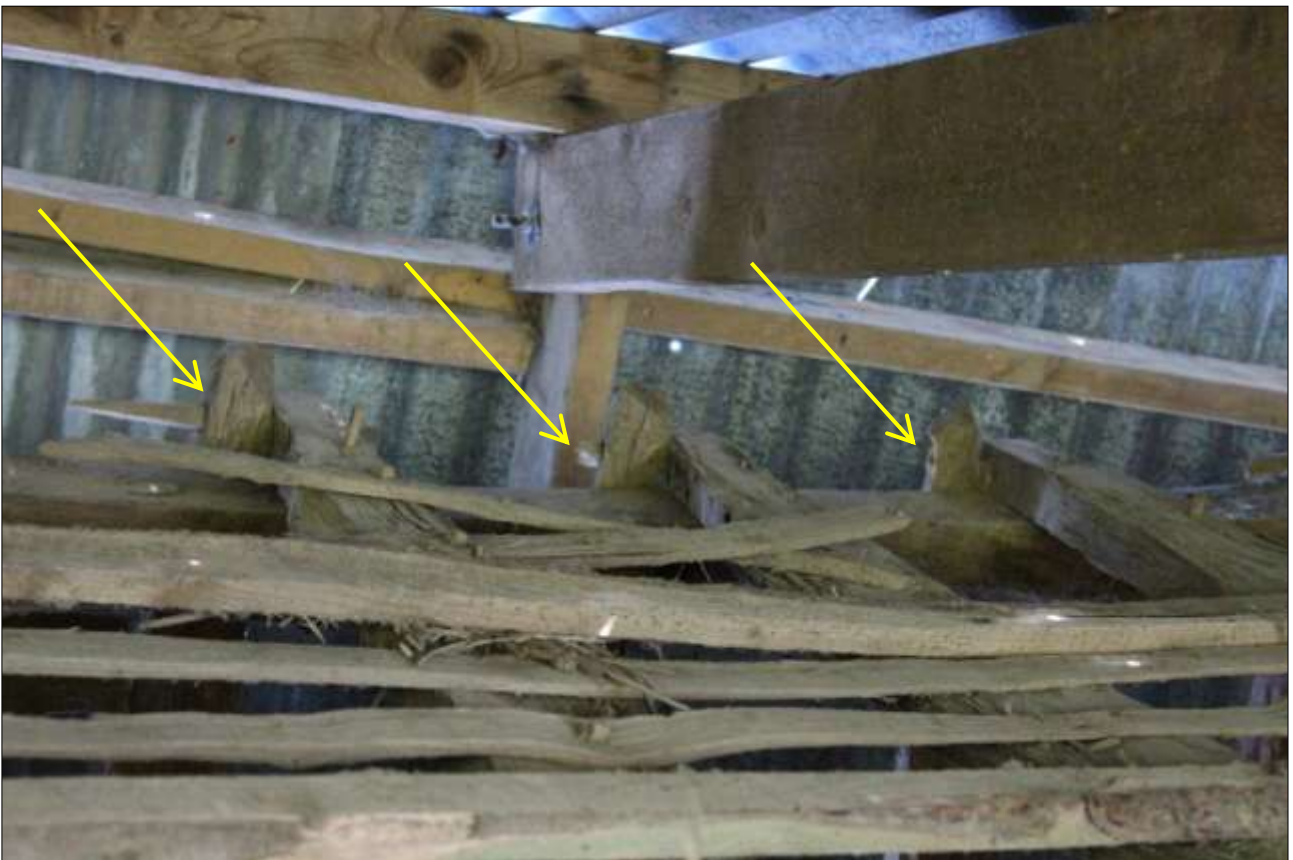


R4, THE SOUTH-WEST PITCH FROM ABOVE, SHOWING THE RAFTERS PEGGED TO THE TRUSS BLADE AND PURLINS, AND THE BATTENS PEGGED TO THE RAFTERS; VIEWED FROM THE SSW.





R4, DETAIL OF THE PEGGED RAFTERS; VIEWED FROM THE SOUTH.



R4, DETAIL OF THE RAFTERS PEGGED OVER THE RIDGEPOLE (INDICATED); VIEWED FROM THE SOUTH.





R5, DETAIL OF THE ROOF STRUCTURE (SOUTH-WEST PITCH); VIEWED FROM THE SOUTH-WEST.



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