

**YOUNGCOTT BARN
MILTON ABBOT
WEST DEVON
DEVON**

Historic Building Recording



South West Archaeology Ltd. report no. 170913

Youngcott Barns, Milton Abbot, West Devon, Devon Historic Building Recording

By N. Boyd & E. Wapshott
Report Version FINAL
13th September 2017

Work undertaken by SWARCH for James Teague

Summary

South West Archaeology Ltd. was commissioned to undertake historic building recording for a group of historic barns at Youngcott, Milton Abbot, West Devon. This work was undertaken in order to assess the fabric affected by the conversion, restoration and development of this complex and set the buildings in their historical and archaeological context.

Youngcott is first mentioned in the documentary records in the 13th century, when it may have formed a part of the medieval manor of 'Hundcot', having been a part of the lands held by the Abbot of Tavistock at the time the Domesday survey was carried out.

Youngcott Barns are an L-shaped range consisting of a threshing barn and linhay bordering a small walled, concreted courtyard with open to fields to the west. There is a further small ruined outbuilding in the field south of the range of barns. The barns exhibit the fine stonework style often associated with the agriculturalist movement of the later 18th and early 19th centuries, with the inclusion of decorative courses of quartz stones within the otherwise vernacular slate and shale.

The barns comprise a delightfully authentic and visually pleasing group, within a pastoral setting. The loss of their farmhouse is probably a contributing factor to them never having been Listed. The barns have also been subject to significant alterations and repairs which have left only the north end of Barn 1 displaying the attractive and unusual alternating slate and quartz coursing. These alterations/repairs have also resulted in the loss of other key historic elements such as their roof structures. The barns value lies in their unusual form, particularly the decorative use of quartz stones, seen in a small number of other buildings in the area. The loss of historic fittings and the multiple phases of alteration and repair contribute towards masking the original function of the barns and their phasing.



September 2017

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1.0 INTRODUCTION

LOCATION: YOUNGCOTT BARN
PARISH: MILTON ABBOT
DISTRICT: WEST DEVON
COUNTY: DEVON
NGR: SX 40924 76810
SWARCH REF: MAY17

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by James Teague (The Client) to undertake building recording for the historic barn group at Youngcott, Milton Abbot, West Devon, Devon. This work was undertaken in order to assess the fabric affected by the conversion, restoration and development of this building group and to set it in its historical and archaeological context.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

Youngcott Barns lie approximately 1km north of Sydenham Damerel, approximately 2.5km south-east of Milton Abbot, and 9 km north-west of Tavistock in the parish of Milton Abbot, the historic Hundred of Lifton and the Deanery of Tavistock, at approximately 90m AOD. The soils of this area are the well drained fine loamy and fine silty soils over rock of the Denbigh 1 Association (SSEW 1993); these overlie the sedimentary slate, siltstone and sandstone of the Brendon Formation (BGS 2017).

1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

Milton Abbot historically belonged to the Abbey of Tavistock, although there are disagreements in the sources as to who gifted the lands originally (Lysons 1822; Risdon 1914). Following the Dissolution, the lands were passed to Lord Russell, as part of large grant of Tavistock lands; it was subsequently passed down through several generations to his lineal descendants, the Dukes of Bedford. Youngcott Barns are recorded on the Devon HER as a 'farm which may represent a survival of the medieval manor of "hundcot", which is listed in a 13th return of the fees of the Abbot of Tavistock. At the time of the Domesday Book, it was not a separate manor, but formed part of Tavistock held by the abbot' (Reichel 1811).

In the early 19th century, the Duke of Bedford used some of the profits from his mining ventures to build Endsleigh as a private family residence on the east bank of the River Tamar. Endsleigh served as a residence while the Duke inspected his lands in Devon and Cornwall, as he usually resided in Woburn Abbey, Bedfordshire. The Bedford Estate saw much investment and alteration during this period, and the alterations at Youngcott may have been a part of this.

1.4 METHODOLOGY

The assessment of the buildings was conducted by Emily Wapshott in June 2017 in accordance with a WSI (Boyd 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).

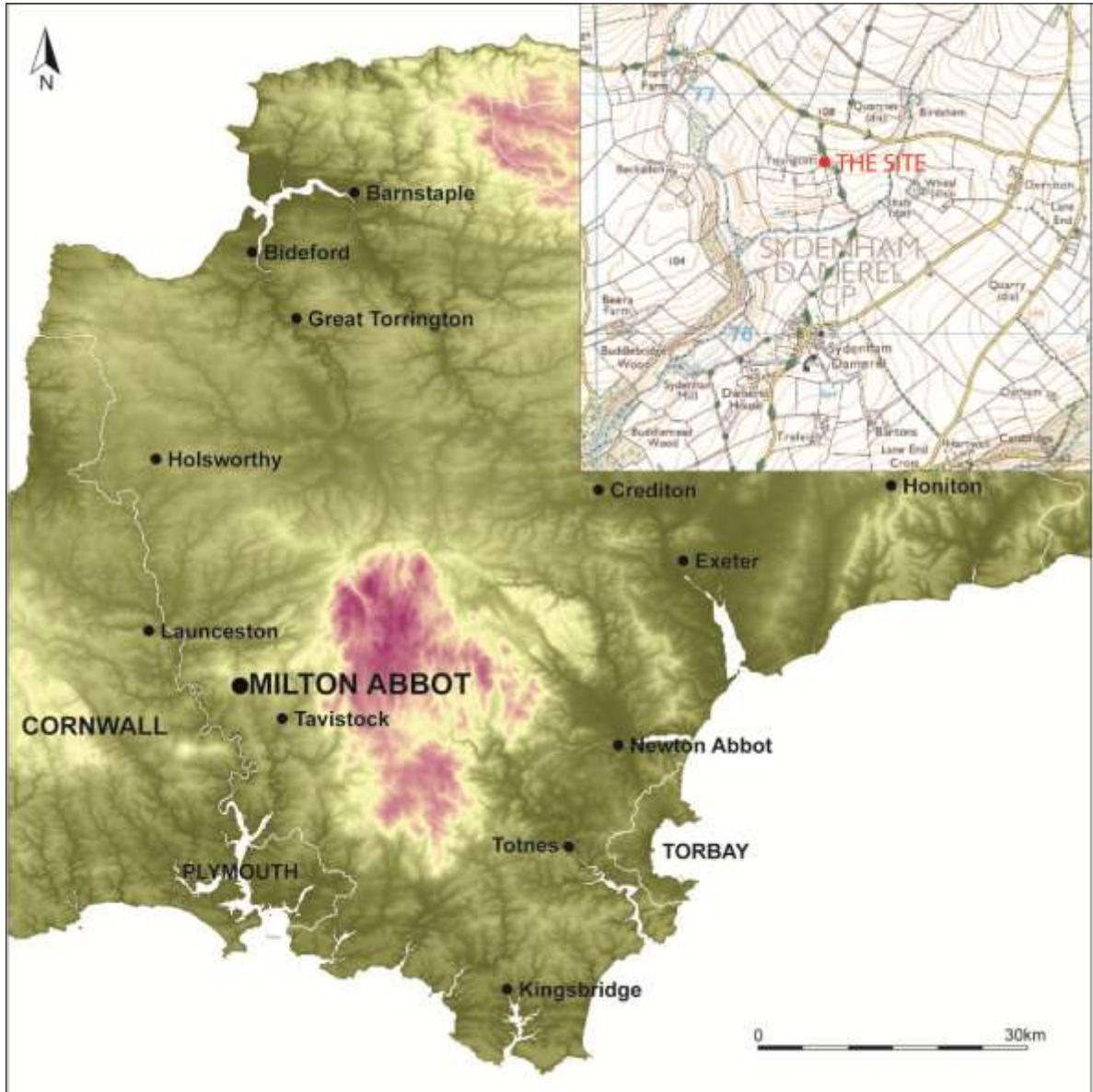


FIGURE 1: LOCATION MAP.

2.0 DESK-BASED APPRAISAL

2.1 CARTOGRAPHIC RECORD

The two farms of Higher and Lower Youngcott are recorded on the Milton Abbot Tithe map of 1839 as 'Youngcot'. The courtyard in which the barns sit is given plot number 1568* and recorded as 'House'. The owners are recorded as John Carpenter and John Jeffery. The fields belonging to Higher Youngcott were used for arable land, orchards and a nursery. In 1905 the Tithe Apportionment was amended, with the Duke of Bedford now listed as the owner and Philip Luce as the occupant. The list of fields attached to Higher Youngcott has increased significantly as part of this amendment.

The L-shaped range of barns that form the present range of buildings are clearly depicted on the tithe map, along with a cluster of buildings to the south-west, which presumably included the farmhouse, which has since been lost. The small outbuilding to the south is also represented on the tithe map.

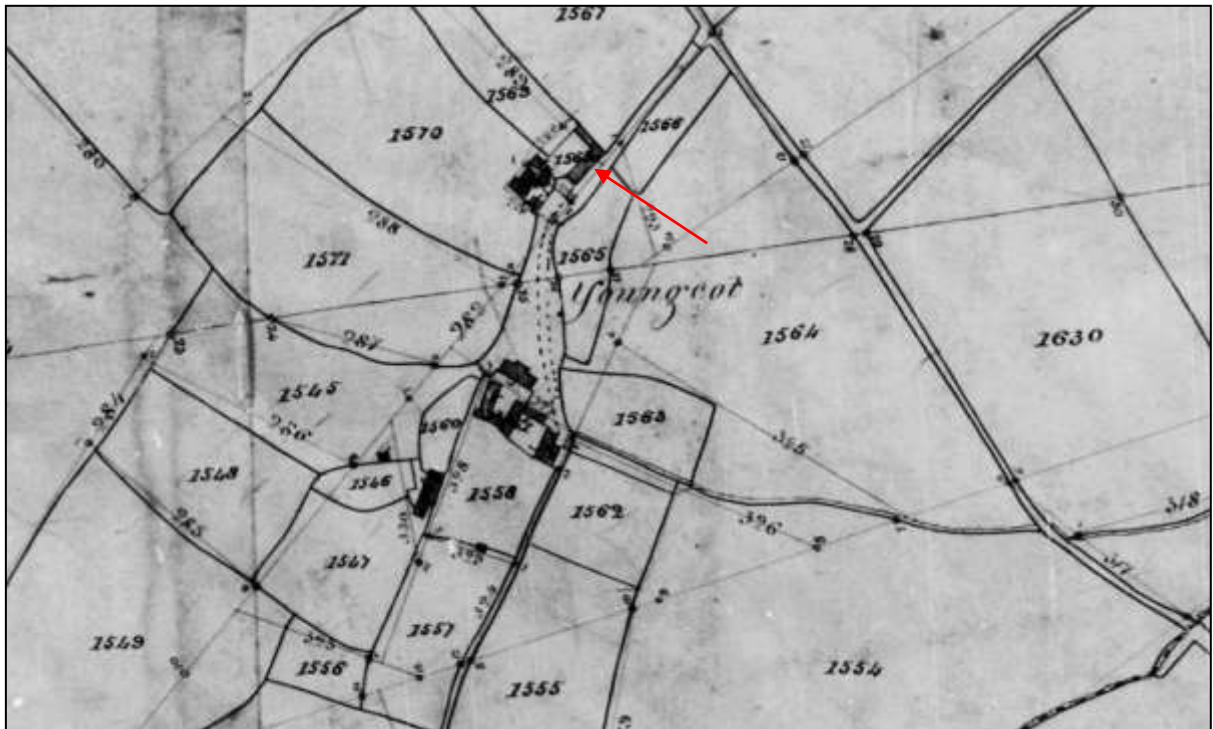


FIGURE 2: EXTRACT FROM THE MILTON ABBOT TITHE MAP OF 1839 (DHC). THE SITE IS INDICATED.

Landowner	Occupier	Plot No	Plot Name	Usage
John Carpenter & Jeffery John	Jeffery John	1624	Long Field	Arable
		1637	Lower Parson Darts Field	Arable
		1638	Higher Parson Darts Field	Arable
		1645	Corner Field	Arable
		1570	Great Orchard	Orchard
		1565	Scramble Land Orchard	Orchard
		1623	Long Field Nursery	Nursery
		1568*	House	

TABLE 1: EXTRACT FROM THE MILTON ABBOT TITHE APPORTIONMENT, 1839 (DHC).

The first edition OS map of 1884 shows a few minor changes at Youngcott. One of the cluster of buildings to the south-west has been removed, and a small building has been added onto the northern elevation of the small outbuilding to the south of the barns. The boundaries of the two narrow fields (to the west and north-east of the site) have been removed and a small enclosure (pen) has been formed west of the courtyard. Two buildings and some field boundaries have also been removed from the farmstead to the south (referred to as Lower Youngcot on the Tithe Apportionment).



FIGURE 3: EXTRACT FROM THE 25 INCH 1ST EDITION ORDNANCE SURVEY MAP 1884 (NLS). THE SITE IS INDICATED.

By the time the second edition OS map was published in 1906, the surviving L-shaped range of barns and a small, square outbuilding to the south are all that remains of the Higher Youngcott farmstead. A further building has been removed from Lower Youngcott too, although both farmsteads appear to have retained their fieldsystems unchanged, with the same pattern of orchards depicted on both maps.

YOUNGCOTT BARN, MILTON ABBOT, WEST DEVON, DEVON

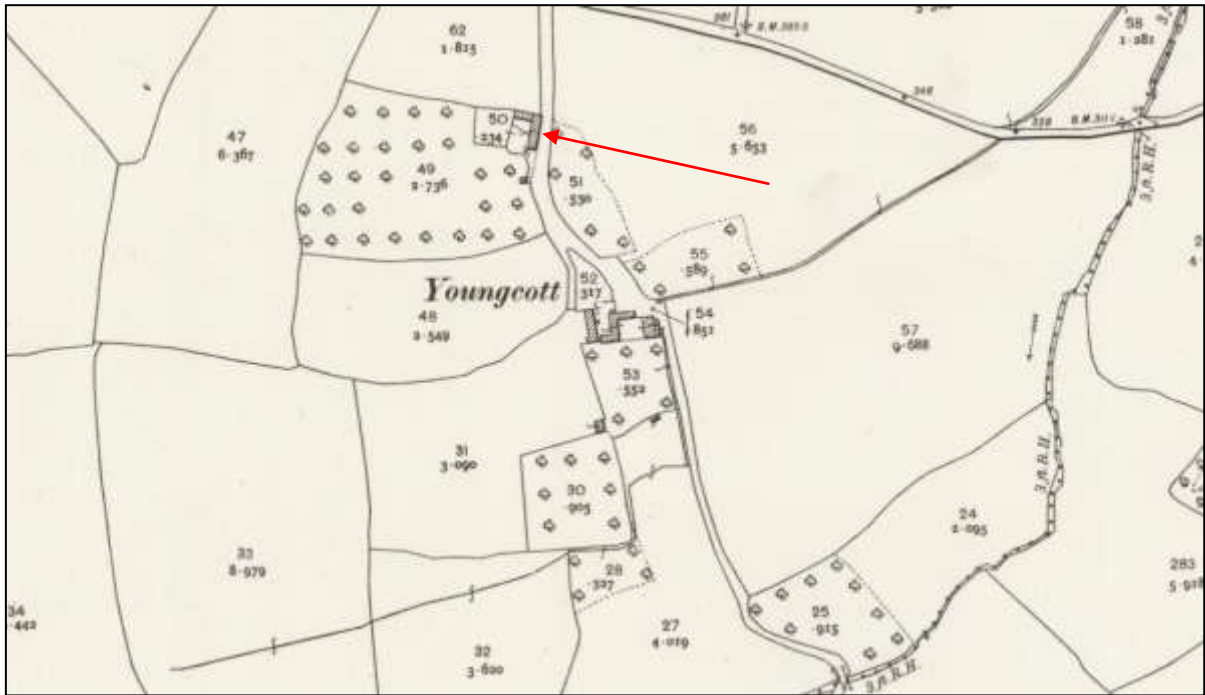


FIGURE 4: EXTRACT FROM THE 2ND EDITION 25 INCH OS MAP (NLS). THE SITE IS INDICATED.

3.0 HISTORIC BUILDING RECORDING

3.1 SITE DESCRIPTION

An L-shaped range of threshing barn and linhay bordering a small walled, concreted courtyard, open to fields to the west. There is a small ruined outbuilding in the field south of the range of barns. The barns exhibit the fine stonework style often associated with the agriculturalist movement of the later 18th and early 19th centuries, with the inclusion of decorative courses of quartz stones within the otherwise vernacular slate and shale. A larger complex of barns, former granaries, cow byres and stores/stables, lies south-south-east down the farm track, mostly converted in recent years into housing. This complex of barns also exhibits the decorative use of quartz and is probably of a similar phase of construction. Unusually, there is no surviving farmhouse. The small ruined outbuilding within the field to the south-west is also of a similar build. The barns are known to have been part of the wider Duke of Bedford's Tavistock Estate after 1905 and the above-average quality of these barns is probably reflected in their estate farm status.

Just to the east of Youngcott is Derriton Farm, which also exhibits a similar style of stonework as the northern end of Barn 1, courses of slate and quartz. Derriton Farmhouse and its outbuildings are Listed separately (92550 and 92551) and the Listing suggests they were constructed in the early 19th century.



FIGURE 5: ONE OF THE BARNs AT DERRITON, SHOWING THE SAME ALTERNATING COURSES OF SLATE AND QUARTZ.

3.2 BUILDING DESCRIPTIONS

3.2.1 BARN 1

Barn 1 is a large threshing barn of fine quality slate slab coursed build, with regularised decorative courses of white quartz stones at the north end. The barn is tall, of one and a half storeys height, with a wide double threshing door in each of the long east and west elevations, but offset from each other. South of the threshing doors, the stonework of the barn changes, becoming less formal and regularised, a mix of slate and shale build, with quartz, but without the alternating courses of white quartz. There are slit air vents set high in both the east and west elevations, just south of the threshing doors. The roofline has been reduced in height, probably in the first half of the 20th century, the ridge now offset slightly to the west. The empty and offset sockets seen in the truss blades of the roof indicate that some of the timbers from the earlier roof may have been reused. The trusses are covered by boarding and the roof is corrugated metal sheeting. The barn has most recently been used for hay storage and sheep housing. No historic fitments or fittings remain in the interior and no boarded threshing floor survives. Barn 1 is now contiguous with Barn 2, although Barn 2 may in fact be a sub-phase or an extension to the original structure.

3.2.2 BARN 2

Barn 2 is a former barn, converted to a probable stable, then sheep housing. It is built of shale and slate regularised rubble with scattered quartz throughout, amber, pink and white in colour. The stonework is not of the same quality as Barn 1, although there have clearly been some attempts to imitate the better stonework by including short courses of quartz stones within a more irregular build. This is especially visible around the blocked doorway in the east wall and between the two doors in the west wall.

Barn 2 has undergone adaptation, a large doorway in the east elevation was blocked when the troughs were built and the two openings in the west elevation, former stable doors, were enlarged and heightened, with brick arches inserted. It appears that the south gable has received a substantial reconstruction or repair, sitting at an oblique angle to the rest of the structure. Barn 2 shares a common roof with Barn 1, the whole replaced in the early to mid-20th century, probably pre-1945. The roofline of the south gable end of Barn 2 has been altered, as Barn 1, the height reduced, leaving the tops of the wall ragged. The interior of the barn has been wholly worked over in the 20th century, with a narrow boarded loft carried on iron girders, rubble built troughs and modern hayricks occupying the east wall and the floor concreted over, raising its height, forming a step up from the yard.

3.2.3 BARN 3

Barn 3 is a long, narrow, open-fronted linhay, later converted to a sheep pen. The barn is built of regularised slate and shale, the stonework of smaller scale with noticeable courses of white quartz stones, like Barn 1, but with some coloured quartz. Its south open-front is carried on roughly dressed granite piers, with heavy plank wall plate between. Like Barns 1 & 2, the roof over the linhay has been replaced, being of heavy basic A-frames, with sark boarding, of unusually shallow pitch. The roof covering has been replaced with corrugated metal sheeting; again sockets can be seen suggesting an earlier roof form with struts. The original cobbled floor, of slate pebbles and small quartz stones, survives within the footprint of the linhay. The rubble built troughs and timber hayricks, with several surviving timber partitions, appear to be secondary, built over the cobbles and loosely abutting the north and west walls.

3.2.4 OUTBUILDING

There is a ruin of a small outbuilding within the field, truncated on its south side, but upstanding just above first floor height. This ruin retains a window in its east wall with the remains of a chunky timber pegged frame, iron glazing bars and plank shutter; a doorway with heavy timber lintel in the west elevation, with a blocked loading door above and timber lacings in its north wall, possibly for

fittings of some kind. This was an agricultural building and relates to the other barns, of similar form, of slate and shale regularised rubble with some clear linear arrangements of stones in rough courses and the use of quartz within the stonework and quoins. It is clear the building was once larger, however, its function is hard to discern with so little surviving. It had a loft on the first floor, once served by the blocked loading door.

3.3 FUNCTION OF BUILDINGS/SIGNIFICANT FEATURES

Barn 1 is identified as a threshing barn by its large, slightly offset opposing threshing doors and slit air vents. Barn 2 is identified as a storage barn, possibly with stable below, by its blocked door to the farm lane, the former sockets for large timber beams for a lower set loft, stable style doors to the yard and slit air vents. Barn 3 is defined as an open-fronted linhay by its structural form, probably for storage as the fittings are clearly all secondary. The outbuilding required light on the ground floor and had a first floor loft, a definitive function is impossible to clarify with so little left.

3.4 SIGNIFICANCE

The range of barns is of architectural interest for the aesthetically pleasing stonework with decorative use of quartz. The buildings are of traditional form and of some age, likely late 18th to early 19th century. They have survived largely complete but are now derelict, having been used for agricultural purposes until recently; of value for their authenticity and integrity. The barns are of increased group significance and associative historical value with the larger complex down the farm track. The Youngcott holding collectively represents a farm of higher status, part of the Bedford Estate, of regional importance.

3.5 HISTORIC PHASING OF THE BUILDINGS

The range is broadly of the same constructional phase, with Barn 1 the first structure built onsite. The linhay (Barn 3) was built up against Barn 1, cohesive in style and form, with a seemingly contiguous wall between the two structures. The date of this first phase is likely to be 18th century, possibly fairly late. Barn 2 extends the threshing barn to the south, providing further storage and stabling. The quality of the stonework is not comparable, there is a marked difference in both form and appearance, despite an attempt to imitate; details such as the slit air vents are the same. It is likely that Barn 2 was constructed in the early to mid-19th century, perhaps when the property had become a part of the Bedford Estate.

In the 20th century the range required a significant phase of remodelling. The roofs were replaced, the roofline was altered. The western pair of openings in Barn 2 were enlarged, with brick arches inserted to increase head height. A concrete floor was inserted and troughs were built along the east wall. The loft was replaced, timber beams at a slightly higher level removed and a new iron framework forced into the elevations. The south gable end may also have been rebuilt, at least in part, at this time.

YOUNGCOTT BARN, MILTON ABBOT, WEST DEVON, DEVON

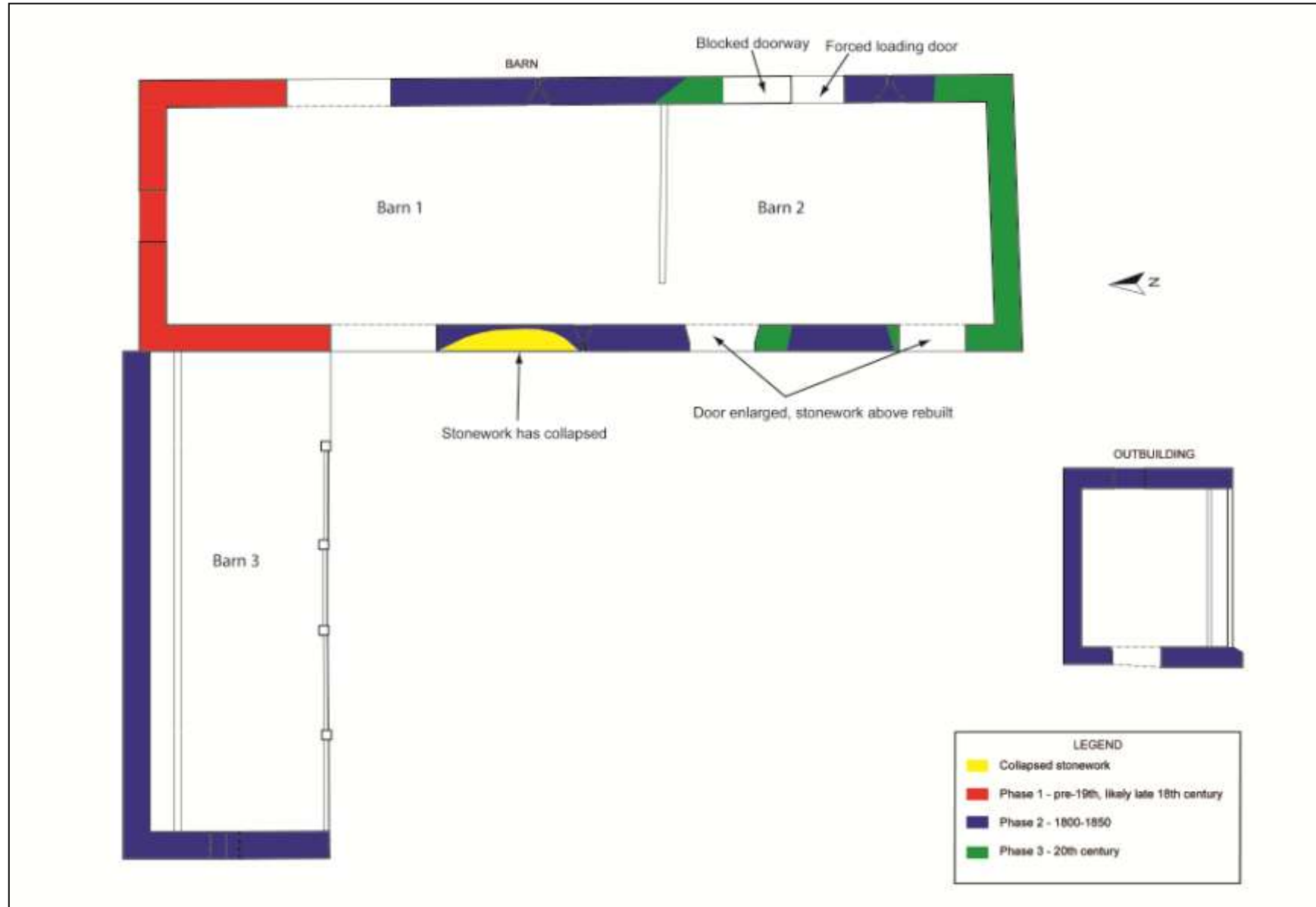


FIGURE 6: PHASE PLAN FOR THE BARN; NOT TO SCALE.

3.6 REUSE OF MINING MATERIALS

It has been suggested that the L-shaped barn range at Youngcott Farm may include reused material from mining industries in the local area, part of the wider World Heritage Site. Whilst it is of no doubt that the barns have received extensive works in the later 19th and early to mid 20th century; there is no clear and definitive evidence of direct reuse of timbers or rails from the nearby historic copper mine.

The rails, girders and other ironwork seen used in the bracing of the 20th century loft structure within Barn 2 have certainly been sourced from elsewhere, as scrap or similar. The rails, two long sections, one shorter and one short welded section; are heavy cast and of small gauge, for a tram or small engine. However, without a stamp or identity/makers mark to directly associate with the nearby or other regional mine or mining heritage, there is no conclusive route to identify their original source. The entire ironwork framework is forced into the walls and patched and reset in cement repaired ragged holes, clearly a late and relatively poor quality repair/replacement to the loft.

The granite posts used in the linhay show some evidence of quarry marks, but no evidence of having been reused. The age of the buildings and the historic phasing would preclude the structural materials of the building coming from a discontinued mine in the later 19th century.

The roofline of both the gable ends of Barns 1 & 2 have clearly been altered, now offset to the side, the ragged nature of the build here suggests an awkward lowering of the pitch and the lack of rebuild or repair to the gables, probably given the poor quality in the 20th century. The roof trusses, which are common to both Barn 1 & 2, have been reused and reset with holes for previous fixings and empty sockets. Indeed, some of the trusses may be from the earlier roof, reused here. We also know that at some point in the later 19th century two farmhouses disappeared from the historic mapping on both Higher and Lower Youngcott, as well as some other barns and buildings. Wood for reuse would therefore be plentiful immediately on the holding.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.0 CONCLUSIONS

Youngcott is noted as a settlement since at least the 13th century, when it may have formed a part of the medieval manor of 'Hundcot', having been a part of the lands held by the Abbot of Tavistock at the time of the Domesday survey. By the 19th century Youngcott consisted of two farms, Higher and Lower Youngcott, the site forming part of the 'Higher' holding. By the late 19th century the farmhouse at Higher Youngcott was demolished and it had become part of the Bedford Estate.

Youngcott Barns are an L-shaped range of threshing barn and linhay bordering a small walled, concreted courtyard with open to fields to the west. There is a small ruined outbuilding in the field south of the range of barns. The barns exhibit the fine stonework style often associated with the agriculturalist movement of the later 18th and early 19th centuries, with the inclusion of decorative courses of quartz stones within the otherwise vernacular slate and shale.

The barns comprise a delightfully visually pleasing group, within a pastoral setting. The loss of their farmhouse is probably a contributing factor to them never having been Listed, in conjunction with significant alterations and repairs which have left only the north end of Barn 1 displaying the attractive and unusual alternating slate and quartz coursing. They have lost key elements such as their historic roof structures. The barns value lies in their unusual vernacular form, with the decorative use of quartz stones, seen in a small number of other buildings in the area. The loss of historic fittings and the multiple phases of alteration and repair contribute towards removing the original function of the barns and their phasing.

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APPENDIX 1: RECORDING TABLES

BARN 1		General Description
Function/Summary:		Threshing Barn.
Dating Evidence:		Type and form of stonework, historic map regression.
Figure Numbers:		
B1 Exterior		
B1 Elevation NORTH		Description
Fabric Description:		Gable end elevation, one and a half storeys. Coursed slatestone slab and quartz stonework, regularised and highly decorative in style. Heavy slatestone quoins to corners, with massive quartz boulders. The wall is built on a bed of massive irregular quartz boulders.
Roof Covering		Gable end elevation, corrugated sheeting.
Forced Opening:	1	One large opening at ground floor level, large tall opening, braced with heavy wood lintel, the reveals patched with cement. The opening is served by a long, stone rubble ramp, built with cement and patched with more modern concrete. This serves a hatch style opening, covered over by several heavy planks, possibly a chute for feeding bales directly into the barn from the fields. The repairs and patching of this opening would indicate it is potentially forced into the elevation.
Blocked Openings - Doors	1	There is one blocked slit air vent in the apex of the gable. This air vent has been truncated awkwardly on the east side, indicative of the gable having been truncated and reduced in height, the ridge then offset to the west side.
Significant Details:		The roofline of this gable has been altered. The ridge is offset to the west side of the roof, with a longer lower slope to the east side, the pitch unusually shallow.
Relationships:		The north elevation is cohesive with the east and west walls of Barn 1. It is abutted on its west side by the north elevation of Barn 3, which is set slightly back into the bank.
B1 Elevation SOUTH		Description
Fabric Description:		Timber plank partition wall between Barn 1 and 2. The base of the wall is of heavy slate slabs, with a bracing base beam above. The vertical wall planks are spiked to a chunky timber frame. They have been cut off awkwardly at the roof, where the roofline has been altered and a loading door hole has been crudely cut at first floor level, respecting the more modern loft level in Barn 2. The current loft structure in of Barn 2 has been bolted to this heavy partition wall.
Relationships:		Barn 1 is of a more formal type of stonework than that seen in Barn 2, which may indicate that Barn 2 is a slightly later phase, an extension.
B1 Elevation WEST		Description
Fabric Description		Coursed slatestone and quartz stonework, very regularised and highly decorative in style. To the north end of the elevation the stonework is arranged in formal alternative courses of slate slabs and large white quartz stones. Heavy slate quoins to corners, with massive quartz boulders. The wall is built on a bed of massive, irregular, white quartz boulders. South of the pair of double doors the wall becomes slightly less regular with less quartz and more shale mixed into the slate stone in the build. There has been a significant collapse of the external face of the wall here, exhibiting that the core of the wall is rubble and that the wall is bonded with dark grey-brown earth/clay, with a paler beige lime/clay mix mortar to the exterior of the wall.
Roof Covering		Corrugated metal sheeting, plain tin folded ridge.
Openings – Doors:	1	One wide set of double threshing doors. Rough dressed and faced quoins to the opening. Chunky timber door frame, pegged joints, also spiked. Timber lintel. Plank double doors, ledged and braced, spiked. Timber latches to the doors, stable doors to the south, full door to the north side. Heavy iron bolts to the top and bottom of both doors.
Openings – Windows:	1	One large slit air vent south of the large double doors, slate slab sill and lintel.
Relationships		The west wall of Barn 1, is cohesive with the north and east wall.

		The west wall of Barn 2 may be an extension of this wall, the quality of the stonework south of the threshing doors is not as good as that to the north.
B1 Elevation EAST		Description
Fabric Description:		Coursed slatestone slab and quartz stonework, very regularised and highly decorative in style. To the north end of the elevation, the stonework is arranged in formal alternative courses of slate slabs and large white quartz stones. Heavy slatestone quoins to corners, with massive quartz boulders. The wall is built on a bed of massive irregular white quartz boulders. South of the pair of double doors the wall becomes slightly less regular with less quartz and more shale in the build.
Roof Covering		Corrugated metal sheeting, plain tin folded ridge.
Openings: Doors	1	One wide set of double threshing doors. Rough dressed and faced quoins to the opening. Chunky timber door frame, pegged joints, also spiked. Heavy weathered timber lintel, with possible charring on it, from fire damage. The lintel is boxed in and covered by several thin nailed planks. Plank double doors, ledged and braced, spiked. Timber latches to the doors, stable doors to the south, full door to the north side. Heavy iron bolts to the top and bottom of both doors.
Openings: Windows	1	One large slit air vent south of the large double doors, slate slab sill and lintel.
Relationships:		The east wall of Barn 1, is cohesive with the north and west wall. The east wall of Barn 2 may be an extension of this wall, south of the threshing doors the quality of the stonework is not as good as that to the north.
B1 Interior		Description
Function:		Threshing Barn, then used for storage.
Walls:		Exposed stonework.
Floor:		Limecrete or rough concrete to areas of floor near both threshing doors, doors set in large stone blocks. The rest of the floor is covered with hay and may be soil.
Roof Structure:		The roof is of unusually shallow pitch; the roofline has been altered, the ridge is offset to the west side, with a longer slope to the east side. Basic A-frames of chunky wide timbers, bolted joints. The trusses have an overlap at the ridge and notched lap joints to the collars. There are two purlins to each pitch. The roof is sark boarded, chunky diamond set ridge pole. There are socket holes for struts to many of the truss blades indicating timbers from an earlier roof may have been reused.
Significant Details:		No fixtures and fittings survive within the barn.

BARN 2		Description
Function/Summary:		Barn, with loft. Possibly first used as a stable, then animal house, recently used as a sheep pen.
Dating Evidence:		Type and form of stonework, historic map regression.
Figure Numbers:		
B2 Exterior		Description
B2 Elevation NORTH		Description
Fabric Description:		Timber plank partition wall between Barn 2 and Barn 1 to the north. The base of the wall is of heavy slate slabs, with a bracing base beam above. The vertical wall planks are spiked to a chunky timber frame. They have been cut off awkwardly at the roof, where the roofline has been altered and a loading door hole has been cut in crudely at first floor level, respecting the current loft level. The current loft structure has been bolted to this heavy partition wall.
Openings –	1	There is a doorway in the partition wall, to the west side, with chunky frame, spiked, with a ledged and braced plank door, with timber latch and heavy blacksmith made strap hinges.
Significant Details:		There is a heavy timber ladder, accessing the current loft which is braced to the partition wall, but has been significantly repaired in recent times, having lost several of its chunky timber rungs.
B2 Elevation SOUTH		Description
Fabric Description:		Tall gable end wall.

		Largely appears to have been rebuilt, it is a rubble build, of a mix of slate and shale, with quartz stones. Heavy slatestone slab quoins, one large, roughly dressed quartz block to the south-west corner.
Roof Covering		Gable end, but the roof covering is corrugated metal, doesn't fully cover this gable, loose and damaged.
Drainage and Guttering:		Cast iron guttering and downpipe to the western side of the elevation, carried on small iron brackets, wraps around from the west elevation.
Significant Details:		The roofline has been altered, the gable reduced in height and the ridge altered, offset to the west side, leaving a longer, shallow pitch to the east. The top of the wall is quite ragged due to this later alteration, poorly repaired.
Relationships:		The entire wall is either rebuilt or has undergone significant repair, lying at an oblique angle to the east and west walls of the barn. It has been tied into the structure with two heavy x-braces.
B2 Elevation WEST		Description
Fabric Description:		Slate, shale and quartz regularised rubble build, some evidence of an attempt at coursing between the two openings. The quartz used in this elevation is of amber, pink and white and differing sizes, overall much smaller than that seen in Barn 1. The wall has been wholly rebuilt above both of the doorway openings.
Roof Covering:		Corrugated metal sheeting, plain tin folded ridge.
Drainage and Guttering:		Small surviving section of cast iron guttering and iron brackets survive to the south end, wrapping around to the south elevation.
Opening – Doors:	2	Two doors, a matched pair of former stable doors, enlarged and heightened, with some of the stonework knocked out and replaced with a double segmental arch. The brick arches are set in a hard, white lime mortar, mixed with slate fragments. The bricks are of a relatively modern type, with a frog to one side, stamped with a word, potentially PINHOE. The bricks are a pale red-brown in colour and appear to be post 1900 in style. The reveals of both doorways have slatestone quoins, with two large dressed and faced granite blocks apiece, set with a large iron pintle, for a split stable door for each opening. No doors or frames survive.
Openings – Windows:	1	There is one blocked air vent set high in between the two doorways, as seen on the east elevation.
Significant Details:		The only unaltered section of stonework in this elevation is the section between the two doorways; this is more regularised and formal than anything else, but still does not match the quality of the exceptionally decorative type seen to the north end of Barn 1. This suggests that it is not merely the alterations which have changed the character of the stonework of Barn 2, but that it is a slightly later phase, or sub-phase, not quite of the same quality.
Relationships:		The west and east elevations of Barn 2 are similar style stonework and of the same phase; they are abutted by the largely rebuilt south elevation, which is a repair, and this wall may abut the wall of Barn 1 to the north.
B2 Elevation EAST		Description
Fabric Description:		Slate, shale and quartz regularised rubble build, some evidence of an attempt at coursing seen around the blocked doorway, running down to the south-east corner and under the forced opening. The quartz used in this elevation is amber, pink and white and differing sizes, overall much smaller than that seen to the north end of Barn 1's east elevation.
Roof Covering		Corrugated metal sheeting, plain folded tin ridge.
Blocked Openings:	1	One large doorway has been blocked, roughly in the centre of the elevation. This has heavy slatestone slab quoins to the opening. The lintel has been removed and the stonework above rebuilt, but the build lines rise to approx 1.75m, the doorway being about 1.25 wide, quite substantial in size. Blocked with rubble in a cement mortar.
Forced Openings:	1	One large forced loading door at loft height. The sides are patched with cement and concrete, roughly rendered.
Openings – Windows:	1	One slit air vent, with slate slab sill and lintel, similar in style to that seen in Barn 1,

		narrow exterior opening, wide sloping reveals to interior.
Significant Details:		The only unaltered section of stonework in this elevation is the section around the blocked doorway and underneath the forced doorway adjacent. This unaltered stonework is more regularised and formal than anything else, with evident attempts at coursing, but still does not match the quality of the exceptionally decorative type seen to the north end of Barn 1. This suggests that it is not merely the alterations which have changed the character of the stonework of Barn 2, but that it is a slightly later phase, or sub-phase, not quite the same build quality.
Relationships:		The east and west elevations of Barn 2 are similar style stonework and of the same phase, they are abutted by the largely rebuilt south elevation, which is a repair, and both the east and west walls may abut the wall of Barn 1 to the north.
B2 Interior		Description
Function:		Stable with loft over. Converted to a cow byre with loft over, recently used for sheep.
Walls		Exposed stone walls. Some interior whitewashing survives on some walls and others have been repointed in cement. There are large scars on the walls where heavy timber joists were removed when the loft was altered, infilled with cement.
Floors		Concrete poured floor, probably laid over the historic floor surface, requires step up into barn.
Roof Structure:		The roof is of unusually shallow pitch; the roofline has been altered, the ridge is offset to the west side, with a longer slope to the east side. Basic A-frames of chunky wide timbers, bolted joints. The trusses have an overlap at the ridge and notched lap joints to the collars. There are two purlins to each pitch. The roof is sark boarded, chunky diamond set ridge pole. Several of the truss blades have empty sockets for trusses, suggesting they are reused.
Loft Structure:		Narrow boarded plank floor carried on several heavy iron RSJs and several smaller iron rails, possibly reused railway line? The loft is bolted to the partition wall to the north and the iron braces are forced into the walls of the building, patched and set in cement. It seems this loft is at a lower height than a previous potential loft, although it is not immediately obvious how an earlier loft would have been used, as the loading door is obviously forced to serve the current structure. The south elevation has been rebuilt, so there may have been a purpose-built loading door here before.
Fittings:		There are cement and stone rubble troughs along the east wall, with cement rendered interiors. There are more modern timber hayricks above, with wire mesh open frames. These are clearly secondary fitments built up against the earlier walls, blocking the doorway in the east wall.

BUILDING 3		Description
Function/Summary:		Open-fronted linhay. Cart store or equipment shed.
Dating Evidence:		Type and form of stonework, historic map regression.
Figure Numbers:		
B3 Exterior		
B3 Elevation SOUTH		Description
Fabric Description:		Open fronted elevation, supported on roughly dressed granite piers. Modern, temporary, cut metal panels and corrugated sheeting enclose the open front. One of the open segments has been infilled with concrete blocks, to approx 1m height.
Roof Covering		Corrugated sheeting roof covering, with plain tin folded ridge. Timber barge boards and heavy plank wall plate carried on granite piers.
Relationships:		The elevation is cohesive with the rest of Barn 3.
B3 Elevation WEST		Description
Fabric Description:		Single storey gable end elevation.

		Semi-coursed, regularised rubble, of slatestone, shale, granite pebbles and quartz. The wall sits on massive quartz boulders and shale slabs, with roughly dressed slab quoins to the corners. Some smaller quartz stone irregular in shape are included within the quoins. The stonework has a grey-beige hard lime mortar, repointed in some places in cement.
Roof Covering:		Gable end, corrugated sheeting roof, eaves are open with small purlins projecting slightly from the line of the elevation. The pitch of the roof is very shallow and the gable is quite ragged above the air vent, indicating the roofline may have been reduced.
Openings – Windows:	1	Large air vent in the apex of the gable, roughly dressed quoins to the opening, of small granite boulders, heavy slate slab sill and lintel.
Significant Details:		The elevation is abutted by a timber post and small timber gate to the adjacent field, with a hedgebank of herringbone quartz and stone.
Relationships:		The elevation of the barn is cohesive with the rest of Barn 3.
B3 Elevation NORTH		Description
Fabric Description:		Single storey long elevation. Semi-coursed, regularised rubble, of slatestone, shale, granite pebbles and quartz. The wall sits on massive quartz boulders and shale slabs, with roughly dressed slab quoins to the north-west corner. The stonework has a grey-beige hard lime mortar, repointed in some places in cement. This elevation is dug into the bank, of rougher build as it is a retaining wall.
Roof Covering:		Corrugated sheeting roof, folded plain tin ridge.
Significant Details:		The elevation is abutted by a timber post and small timber gate to the adjacent field, on its north-west corner. The elevation abuts the north-west of Barn 1, but is set slightly further north, into the bank.
Relationships:		The elevation of the barn is cohesive with the rest of Barn 3 and abuts Barn 1.
B3 Elevation EAST		Description
Relationships:		Barn 3 is built up against Barn 1 to the east.
B3 Interior		Description
Summary/Function:		Formerly open-fronted shed, possible cart store or equipment shed. This space was converted in the later 19 th or early 20 th century into a sheep pen.
Walls:		The north and west walls are of exposed stone, the south wall is open, supported by granite piers, now infilled by sheets of corrugated metal.
Floor:		The floor is of a crude cobbled form, of slatestone pebbles and small quartz stones.
Roof Structure:		The roof is of unusually shallow pitch. Basic A-frames of chunky wide timbers, bolted joints. The trusses have an overlap at the ridge and notched lap joints to the collars. There are two purlins to each pitch. The roof is sark boarded, chunky diamond set ridge pole.
Significant Details:		There are rubble troughs against the north wall, reworked with render and cement. There are timber hayricks above the troughs with round peg rails; where missing the framework is patched with wire mesh. Timber plank partitions with framing and ledging, braced to the roof trusses.

OUTBUILDING		Description
Function/Summary:		Small three-sided ruin, former stone outbuilding. Two storeys, roofless, potentially the truncated end of a larger building.
Dating Evidence:		The style of the stonework is very similar to the main range of barns.
Figure Numbers:		
Exterior		
Outbuilding Elevation NORTH		Description
Fabric Description:		Regularised rubble stonework, semi-coursed mixed shale and slate, with quartz stones. Heavy slatestone roughly dressed quoins, with some large quartz boulders.

Roof Covering:		Roofless ruin.
Significant Details:		Long narrow timber ties at approx 1.5m high within the stonework, some large iron nails. These ties may be intended for holding/bracing fittings.
Relationships:		The north elevation is cohesive with the surviving parts of the east and west elevations.
Outbuilding Elevation SOUTH		Description
Fabric Description:		The stone building has been truncated at the south elevation, loosely infilled with concrete blocks, with an integral concrete block built trough.
Relationships:		The concrete blocks infill between the historic elevations.
Outbuilding Elevation WEST		Description
Fabric Description:		Regularised rubble stonework, semi-coursed mixed shale and slate, with quartz stones. Heavy slatestone roughly dressed quoins, with some large quartz boulders.
Roof Covering:		Roofless ruin.
Opening – Doors:	1	Wide but quite low doorway in the centre of the surviving section of wall. Slatestone quoins, with some granite and quartz. Heavy timber lintel. Exterior mounted iron pintles, no door or frame survives.
Blocked Openings – Loading door:	1	One loading door to the first floor, now blocked with rubble. This had the same quoins as the doorway below. The wall is ragged and only the base of the blocked opening survives. Heavy slate slab sill.
Relationships:		The west elevation is cohesive with the surviving parts of the east and north elevations.
Outbuilding Elevation EAST		Description
Fabric Description:		Regularised rubble stonework, semi-coursed mixed shale and slate, with quartz stones. Heavy slatestone roughly dressed quoins, with some large quartz boulders.
Roof Covering		Roofless ruin.
Openings – windows:	1	One small square window opposite the doorway in the west wall. Heavy timber lintel, slate slab sill. The remains of a chunky timber window frame and iron glazing bars. There is an external plank shutter, closed across the opening.
Significant Details:		Ragged to the top the wall only survives just above first floor height. There is evidence of a ledge to support a loft floor.
Relationships:		The east elevation is cohesive with the surviving parts of the west and north elevations.
Outbuilding Interior		Description
Function:		Store, with window, with loft over.
Walls		Exposed stone walls. Some interior whitewashing survives.
Floors		Cobbled slatestone and quartz floor.
Roof Structure:		Roofless ruin.
Fittings:		No fittings survive and the troughs to the south are of modern concrete block, however there are long timber ties/lacing in the north wall suggesting timber fittings have been lost.

Appendix 2: SUPPORTING PHOTOGRAPHS



The west elevation of Barn 2, with pair of stables doors facing the yard; from the west.



Area of disturbed slatestone which may indicate a blocked air vent in the west elevation of Barn 2; from the west.



The west elevation of Barns 1 and 2; from the west-north-west.



The south open-front of Barn 3, infilled with corrugated sheeting and concrete blocks; from the west-south-west.



The interior of Barn 3; from the east.



The north wall of Barn 3 and later troughs, hay ricks and partitions; from the south-east.



The interior face of the west gable end wall of Barn 3; from the east-south-east.



The interior of Barn 3, from the south-west corner.



The roof structure in Barn 3; from the south-west corner.



The troughs and partitions in Barn 3; from the south-west corner.



The south front of Barn 3, interior face, more clearly showing the granite piers; from the north-east corner.



The barn range; from the south-west.



The outbuilding in the field to the south of the barn range and yard; from the west.



The north and west elevations of the outbuilding in the field; from the north-west.



The west gable end of Barn 3; from the west.



The quartz and stone build of the adjacent hedgebank, similar in style to the barns; from the south.



The north side of Barn 3, from the field; from the north-north-west.



The small gateway between Barn 3 and the hedgebank; from the north-east.



The yard; from the gateway to the lane; from the south-east.



The east elevation of the barn range and farm lane; from the south-south-east.



The air vent in the east elevation of Barn 2; from the east.



The forced loading door opening in the east elevation of Barn 2; from the east.



The blocked doorway in the east elevation of Barn 2; from the east.



The better section of stonework in the east elevation of Barn 2; from the east



The air vent in the south end of Barn 1's east elevation; from the east.



The stonework just south of the threshing door in the east elevation of Barn 1, with less quartz and a lack of formal courses; from the east.



The threshing doors in the east elevation of Barn 1; from the east.



The east elevation of Barn 1, north end with coursed stonework; from the east.



The heavy quoins to the north-east corner of Barn 1; from the east-south-east.



The massive quartz boulders upon which Barn 1 is built, seen in the east elevation; from the south-east.



The heavy timber lintel over the opening in the east wall of Barn 1, with possible charring; from the east-south-east.



The slatestone quoins in the south-east corner of Barn 2, with two small dressed and faced formal grey limestone type blocks used in the quoins from elsewhere, one which may have been carved; from the south-east.



Very large flat slatestone slab used as a quoin in the south-east corner; from the east-south-east.



The south elevation of Barn 2, with x-ties and large structural cracks. The change in roofline is very clear; from the south-east.



The yard, viewed from the gateway; from the south-east.



Wider angled view of the barn range and farm lane; from the south-east.



View of the east elevation of the barn range and farm lane; from the north-east.



The interior of Barn 2; from the north-east corner.



The interior of Barn 2; from the south-east corner.



Interior face of the west wall of Barn 2, with two heightened doors; from the south-east corner.



The interior of Barn 2; from the south-west corner.



Detail of the collapsed brick arch in the southern opening in Barn 2's west elevation; from the south-east



View of the iron girders and loft floor in Barn 2; from the south.



The slit air vent in the east elevation of Barn 2; from the west (below).



The interior face of the east elevation of Barn 2, with blocked doorway defined by former quoins; from the west.



The roof structure over Barn 2; from the north-east.



The upper west elevation of Barn 2, showing the blocked air vent, the repairs and that the elevation has been lowered; from the north-east.



View along the east elevation of Barn 2, showing that it has been reduced in height and the ragged top of the south elevation; from the north.



The timber partition between Barn 1 and Barn 2, viewed from within Barn 2; from the west-south-west.



The doorway in the partition wall and ladder to the loft in Barn 2; from the south-east.



The loft in Barn 2, viewed from the north-west corner.



The interior of Barn 1; from the south-west corner.



The interior of Barn 1; from the south-east corner.



The interior of Barn 1, with timber partition wall to Barn 2; from the north-north-east.



Left: The threshing doors in the east wall of Barn 1; from the north-west.
Right: The threshing doors in the west wall of Barn 1; from the north-east.



The opening in the north elevation, possibly forced as sides rebuilt and patched with cement; from the south.



The slit air vent blocked in the north gable end of Barn 1, showing the roofline has been altered and the elevation reduced; from the south.



The better quality formally coursed slate slab and quartz stonework to the north end of Barn 1; from the south.



The inner face of the east wall of Barn 1, of similar quality to that to the north end; from the north-west corner.



The interior face of the slit air vent in the east wall of Barn 1; from the west.



The interior face of the slit air vent in the west wall of Barn 1; from the east.



The roof structure in Barn 1; from the south.



View of the ridge in Barn 1; from the south.



The notched lap joint to the collars, in Barn 1; from the south-west.



The floor of Barn 1; from the south-south-west.



The granite block threshold of the doorway in the partition wall between Barn 1 and Barn 2; from the south.



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