

**TOWN BARTON
BEAWORTHY
WEST DEVON
DEVON**

Historic Building Recording



South West Archaeology Ltd. report no. 190620



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Town Barton, Beaworthy, Devon

Historic Building Recording

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Summary

South West Archaeology Ltd. (SWARCH) was commissioned by Piper Architecture (the Agent) on behalf of a private client to carry out historic building recording for the Grade II Listed Town Barton, Beaworthy, Devon. This work was undertaken ahead of alteration and restoration works.

The farmhouse at Town Barton – or Drew’s Tenement as it was known in the early 19th century – has a long and complex structural history. Built as a relatively high-status hall house in c.1450, it probably belonged to a prosperous yeoman farmer. In the early 17th century house was converted into a floored cross-passage house of a type common across the region. This is likely to be connected to the prosperity arising from the enclosure of the common fields and the creation of compact several holdings. This prosperity continued into the 18th century and into the 19th century, when the farmhouse was at the centre of a substantial farm of 300-425a under the Smale family. Later in the 19th century the house was comprehensively renovated, with a new roof, windows, doors and internal fixtures. Again, this may reflect sale (the Smales disappear from the Census after 1871) and can be related to the loss of many cottages in the village during the period 1840-1880 and the expansion of the remaining farms. The house appears to have remained largely unchanged during the 20th century but has suffered from profound neglect in the later 20th and 21st century.

The current state of the building reflects perhaps 40 years of neglect, and the extensive loss of historic fabric is deeply regrettable. However, it does provide an opportunity to explore in detail the development of the building, and in this way better reveal its significance. In addition, the general absence of traditional heritage constraints (i.e. extensive surviving physical fabric, fixtures and fittings) within the collapsed eastern half of the building represents an opportunity to put back many of the features we may reasonably infer were, or had been, present.

The value of Town Barton is fourfold: firstly, its aesthetic contribution to the setting of Beaworthy hamlet and its church; secondly, its evidential and historical value as a complex structure with probable medieval origins; thirdly, the value of its surviving period features; and fourthly, the authenticity of its unaltered, if somewhat neglected, state. No firm proposals for the building have been made, but the intention is to make the building fit for residential use. Providing the necessary works are carried out sympathetically, with recording both before and during the works, the research dividend and viable use of the building should outweigh any harm.



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1.0 INTRODUCTION

LOCATION:	TOWN BARTON
PARISH:	BEAWORTHY
DISTRICT:	WEST DEVON
COUNTY:	DEVON
NGR:	SX 46043 99487
PLANNING REF:	00962/2015
SWARCH REF:	BTB18

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Piper Architecture (the Agent) on behalf of a private client to carry out a programme of historic building recording for the Grade II Listed Town Barton Farmhouse, Beaworthy, Devon. This work was undertaken in advance of the conservation and restoration of the building.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

Town Farm Barton is located on the northern edge of Beaworthy on a slight north-facing slope at an altitude of c.190m AOD. The soils are the well-drained fine loamy soils over slate or slate rubble of the Denbigh 2 Association (SSEW 1983); the bedrock is recorded as the sedimentary mudstones and siltstones of the Crackington Formation (BGS 2019).

1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

Beaworthy (also *Beauworthy* or *Beworthy*) is located in the Hundred of Black Torrington and Deanery of Okehampton, approximately 12km north-west of Okehampton and 10km south-east of Holsworthy. In Domesday the settlement at Beaworthy was recorded as *Begeurda*. During the reign of Henry III, the manor belonged to the Bloyhow family, passing through marriage to the Beaples (Lysons 1822). From here it passed through marriage to Sir Nigel Loring, one of the first Knights of the Garter, who was granted a licence for a park at Beaworthy in c.1366.

The farmhouse is Grade II Listed and was presumed to date to the late 16th or early 17th century; however, the Listing text noted that any diagnostic early internal features were concealed. Major alterations took place in the 19th and 20th century. A comparison of the tithe and 1st edition OS maps indicate the village as a whole radically changed between 1840 and 1884, and Town Barton, although remodelled, was one of the least affected parts of the settlement. Further significant alterations and repairs to the outbuildings occurred in the mid to late 20th century. The farmhouse is now in a derelict and semi-ruinous condition and the outbuildings are disused.

1.4 METHODOLOGY

The building recording was conducted by Emily Wapshott and Bryn Morris in May 2019. 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). The discussion of setting builds on the approaches outlined in the appropriate guidance (DoT guidance and Historic England 2015).

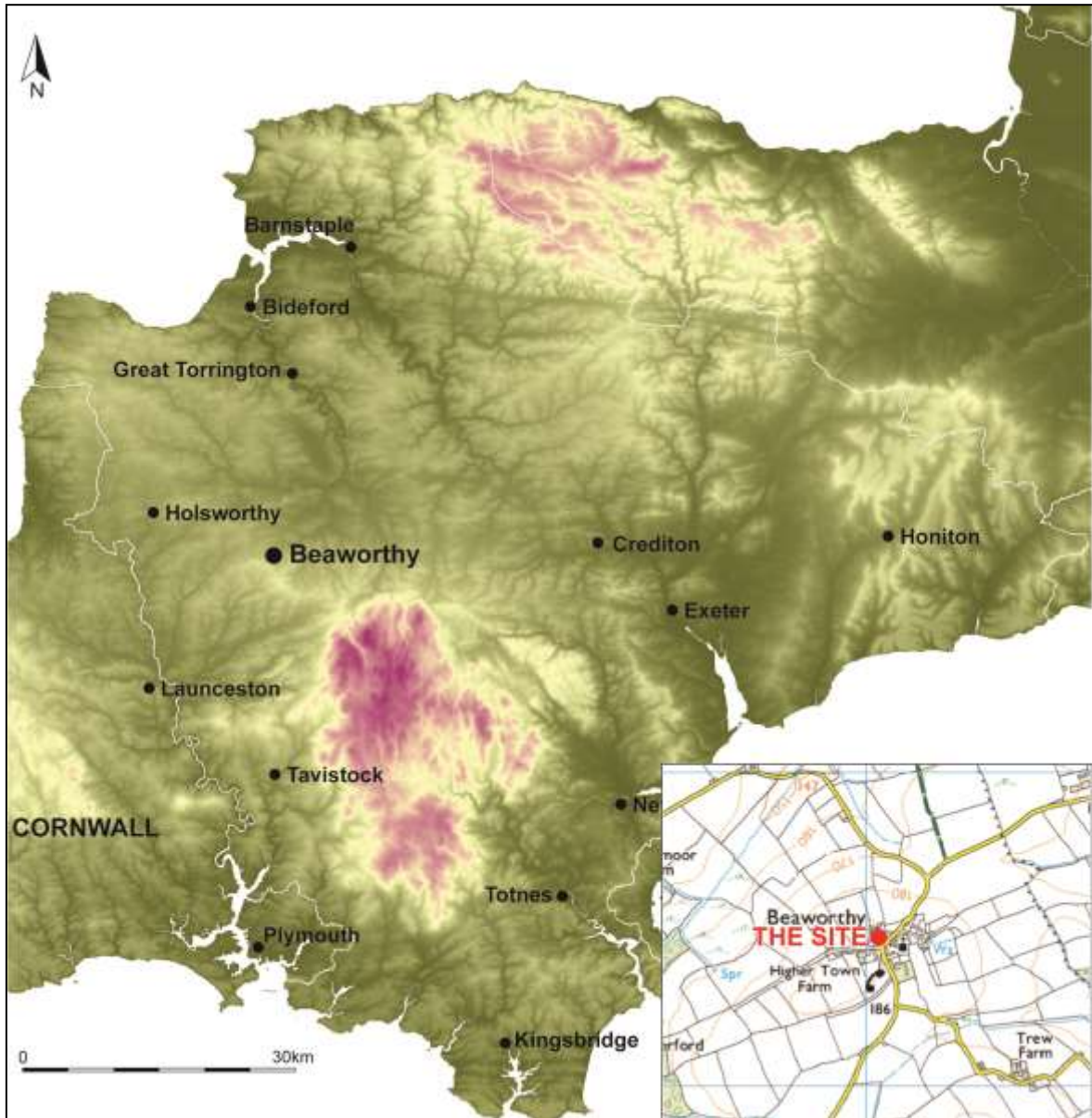


FIGURE 1: LOCATION MAP.

2.0 DESK-BASED ASSESSMENT

2.1 HISTORICAL SUMMARY

The first documentary reference to Beaworthy is, like the vast majority of Devon villages, in the Domesday Book of 1086, and a settlement here is likely to have been in existence here for some time prior to that. At Domesday *Begeurda* (OE *Bæga+worþig*, Bæga's enclosure/farm) was held by William of Poilley, formerly Earl Leofric, and paid tax for 1½ virgates; there was land for 8 ploughs, but there were only two ploughs there. Melbury was a separate manor. In the mid-13th century the manor was held by the family of Bloyhow, passing by female heir to the Beaple and then the Loring families. Sir Nigel Loring c.1366 obtained a licence for a park in Beaworthy. The manor passed to the Arscotts and then to Sir William Molesworth of Pencarrow.

The historical documents for the village indicate the churchtown contained a number of individual tenements: Beaworthy Town, Dave's Tenement, Drew's Tenement, Down's Tenement, Eastons and Madworthy. Scattered references indicate that they formed part of the Manor of Beaworthy but that they had been sold, in part or entire, to the tenants. There are early 19th century leases for Beaworthy Town and Eastons in the North Devon Record Office (NDRO), but by the mid-19th century manorial rights were being conveyed across to the (former) tenants. In the mid-19th century the principal landowners in the village were Charles Brown at Beaworthy Town, and James Smale at Drew's Tenement (but also by this date holding parts of Down's and Eastons). The farm that became Town Barton was assembled by the Smale family over the course of the 19th century, with a declaration to title issued in 1871 that 'Beaworthy Town Farm' consisted of parts of Smale's and Eastons Tenements as well as other lands held formerly held by Charles Brown (NDRO 178/B/M/T117). The Census return for 1851 states this was a 320a farm, which had grown to 425a by 1871, and this was very substantial by the standards of the day. The aggregation of holdings was not limited to the farms: the tithe map (Figure 2) indicates in 1840 the village contained 28 houses and/or cottages, almost all of which belonged to Charles Brown, James Smale and Robert Westlake. By 1880 all but four or five houses had been converted into farm buildings or had been demolished. Several documents in the NDRO refer to the sale of multiple houses: 'four dwellings, buildings...' 1837; 'two dwellings built on Beaworthy Meadow' 1857; 'two dwelling houses, stables, linhay, and pig house in ruins...' 1835 (NDRO 178/B/M/T100; 178/B/M/T84; 178/B/M/T115).

The Smale family were long-time residents of the village (the churchwarden in 1678 was one George Smale, and in 1671 Richard Smale bought the moiety of a tenement in Beamsworthy), but they disappear from the Census records after 1871. In 1881 the two farmers in the village are Daniel Hutchings (170a) and John Ross (420a). In 1891, the two farms were occupied by Daniel Hutchings and James White.

2.2 CARTOGRAPHIC SOURCES

The first detailed cartographic source available to this study is the tithe map of c.1840. This shows a settlement of scattered dwellings and agricultural or industrial buildings within a fairly open townplace surrounded by a mixture of small and medium-sized enclosures. Town Barton is on the northern limit of the settlement and the farmhouse is shown with a porch or small projection in the centre of the south elevation. Non-residential buildings are attached to the north and east elevations, two small outbuildings are shown detached to the north, two larger outbuildings forming an L shape to the south and a long range of barns to the west with a horse engine.

The tithe apportionment lists the house and yard as part of '*Drew's Tenement*'. It was owned and occupied at this time by John Smale. One of the plots attached is listed as pasture, but the majority were arable, with a plantation, an orchard, a meadow and furze.

replaced with a smaller building at the eastern end. The barns to the south-east may have been recorded inaccurately on the tithe map, but the alignment appears different on the 1st edition map and the size of the barns is not consistent with the earlier map. The barns to the west appear to be in use at either end, but the middle of the range is roofless. The horse engine has also been removed. The road or lane which ran to the west of the farmyard is no longer depicted. The rest of the village has undergone a similar transformation, with many of the structures shown on the tithe map demolished or replaced. Changes between the 1st and 2nd edition OS maps are much less dramatic, with the majority of the buildings unchanged. The barn to the west of the farm was reroofed and a small extension added to its rear.



FIGURE 4: EXTRACT FROM THE 1885 OS 25 INCH MAP (DEVON SHEET LXIII.11) (NLS); TOWN BARTON IS INDICATED.

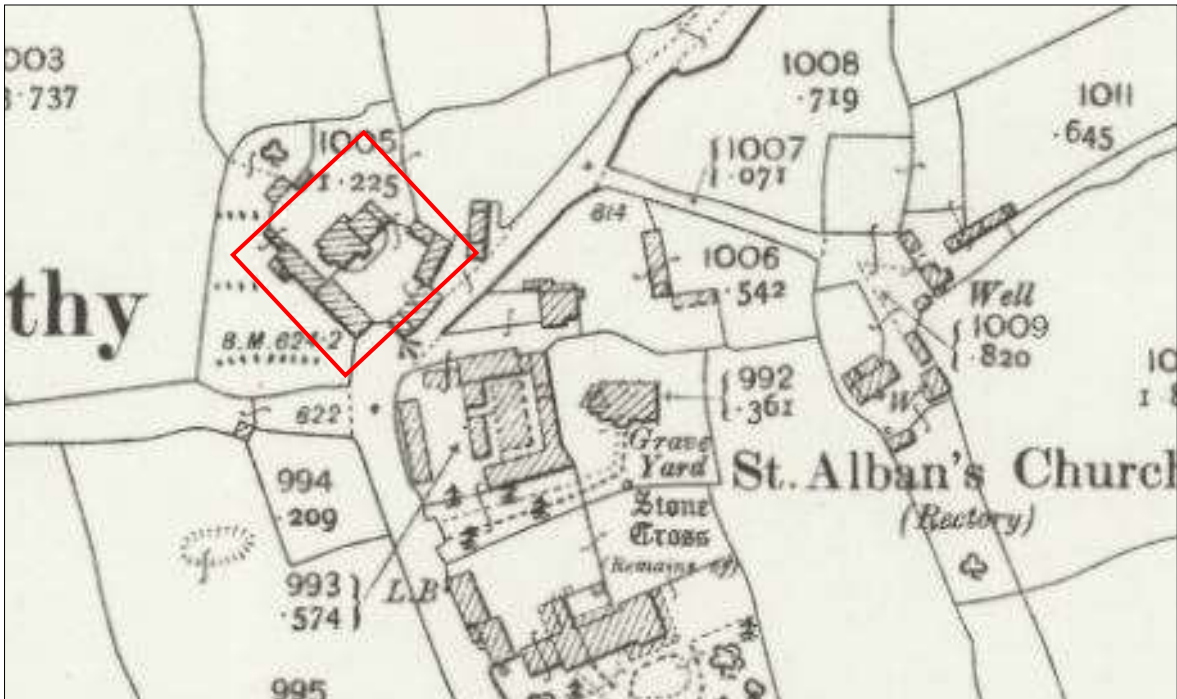


FIGURE 5: EXTRACT FROM THE 1906 OS 25 INCH MAP (DHC DEVON SHEET LXIII.11) (NLS); TOWN BARTON IS INDICATED.

3.0 HISTORIC BUILDING RECORDING

3.1 SITE DESCRIPTION

Town Barton stands on a fairly level piece of ground on the northern edge of the hamlet of Beaworthy. The farmstead fronts onto the lane that passes through the settlement north-west of the parish church. The farmhouse lies at the centre of a loose courtyard group of mainly older buildings, significantly altered and added to in the mid-late 20th century with concrete blockwork. The whole group is redundant and partly overgrown. The setting is a mixture of rural village residential and working agricultural buildings, although there are some modern buildings which deviate from the essentially traditional appearance of the hamlet. The traditional houses appear to be post-medieval, stone and/or cob and rendered and painted, with slate or thatched roofs.



FIGURE 6: 20TH CENTURY AERIAL PHOTOGRAPH OF THE PROPERTY PRIOR TO ITS PARTIAL COLLAPSE (FROM THE KIVELLS 2018 SALE CATALOGUE FOR THE PROPERTY).

3.2 THE FARMHOUSE - EXTERIOR

Surveys were undertaken before and after the interior of the building was cleared of fallen rubble, cob and other debris. The clearance revealed a complex mosaic of different stone, cob and brick builds, with much lost and much still concealed beneath later surface treatments. As a result, interpretation of the building necessarily remains tentative at this stage.

For the purposes of description and discussion, the building is divisible into three main parts: the south-western part which, although in poor repair, is roofed and internal details survive; the north-eastern part, which has lost its roof and parts of the wall have collapsed; and the outshuts to the rear. The main range of the farmhouse is composed of a four-cell two-storey rectangular structure of rendered stone with cob and a pitched gabled roof of slate. The external walls appear to be of well-built and coursed local slate stone at ground- and first-floor level with cob used intermittently (and probably by phase); brick is present in places, and, given the shallow pitch of the roof, may have been used as a raise to provide more headroom at first-floor level. The surviving roof is a modern replacement of simple common rafters; the lost roof (from Google *Streetview*) appears to have had at least one fairly thin kingpost truss. There are three axial stacks, two located centrally

in the east and west gables from which they project slightly; the third is just right of centre, set forward of the ridge. The central and western chimneys have slate weatherings about 0.60m above the present roof, indicating it had been thatched. The characteristically 17th century tapered caps have slate dripcourses.



FIGURE 7: THE FRONT ELEVATION OF THE FARMHOUSE AT TOWN BARTON; VIEWED FROM THE SOUTH.

The house faces south-east onto its yard, which is likely to have been open to the townplace during the medieval and much of the post-medieval period. A low brick wall supports iron railings that enclose an overgrown garden on this side. The south-east elevation is relatively complex: the westernmost part steps back from the line of the wall, and there is a shallow full-height projection west of centre. The latter, perhaps a late 16th/early 17th century hall bay, is in line with the eastern end of the elevation and thus 'projection' may be more apparent than real, having been fabricated by *stepping back* the wall to the east. A single-storey gabled porch of brick, formerly with a slate roof, protected the off-centre front door set with a 20th century framed door with three frosted glass panels; this door formerly opened onto the cross passage. There are three pairs of later 19th century three-light casement windows at ground- and first-floor level in this elevation, with an additional single-light casement at first-floor level in the projection. The easternmost bay was blind, with a single wide doorway opening into the corner of the westernmost room with a blocked slit vent just to the east.

The north-eastern gable elevation has largely collapsed; some good thick cob walling survives in places, with the north-east corner rebuilt in rubble stone with a massive buttress to the exterior bracing the repair. There is a collapsed doorway or possible window offset to the east end of this elevation, with a fallen timber lintel and failed cob reveals. This elevation is abutted by a lean-to of corrugated iron sheets over a simple wooden frame.

The north-west facing elevation of the main range is abutted by a range of historic single-storey mono-pitch outshuts with roofs of corrugated iron or cement fibre. The walls of the main range are a similar mix of stone and cob, with some significant areas of rebuild in brick, to the north-eastern side and at first-floor level. There is a single window at first-floor level towards the western end of

the elevation, a late 19th century three-light casement like those in the south-east elevation, with a possible blocked window above the stair. The wall is pierced at ground-floor level by two doors: an original with good wide splays set with a fine beaded plank door of 18th or early 19th century date opening onto the cross passage, and a second forced doorway to the east. There are also several possible blocked openings in this wall.



FIGURE 8: THE REAR ELEVATION OF THE FARMHOUSE AT TOWN BARTON SHOWING THE LEAN-TO ADDITIONS; FROM THE NORTH.

The south-west gable rises to the full height of the roof, with a shallow projecting stack rising to a squat chunky stone upper, cemented to the top. A first-floor window has been forced into this elevation with a late 19th century two-light casement. The gable is rendered and unpainted, with very shallow eaves.

The external walls of the outshuts to the rear are rendered and unpainted. To the north-east end the walls are cob, battered and irregular in shape; to the west they are neater and straighter, patched and repaired with brick and stone rubble. The roofs of the eastern outshuts have partly collapsed. Three doorways provide accessing to the lean-tos, with narrow beaded or plain frames but the doors have been removed. To the west end of the north-west elevation there is a plain two-light window with chamfered mullion and frame but no glass; to the south-west end wall there is another similar window, of slightly smaller size.

3.3 FARMHOUSE – GROUND-FLOOR INTERIOR

Detailed recording tables can be found in Appendix 1 (below). It should be noted that parts of the building were ruinous or dangerous, and access to the first floor was very limited. The numbering follows that of the architect.

3.3.1 ROOM 1

Room 1 (R1) is now open to the sky and most of the walls have collapsed above ground-floor level. R1 is entered through a forced doorway (D1) in the south-west corner, which has heavy lintels and some stone rubble patching to the reveals. There is a possible blocked opening to the north-east

corner (BO2) and a good deep slit vent to the south wall (W1). The party wall with R2 to the west is of stone; the other walls are stone with cob above. The north-east corner has been crudely repaired to the exterior in mortared stone rubble, with a buttress attached to the exterior; an area of disturbance in the middle of the east wall *may* be a blocked hearth (BO1). There is a beaten earth floor.

3.3.2 ROOMS 2 & 2A

R2 is entered via the front (D2) and rear door (D3), with the remains of a cross passage (R2a) formed by timber studwork with rubble partition and the central axial stack serving R3. Formerly lit by a window in the south wall (W2), R1 is now open to the sky and most of the north-west wall has collapsed above ground-floor level; the two axial stacks survive, as does the south-east wall, all well-built in stone. To the north-east the party wall with R1 contains a massive but partly ruinous stack, flanked by an oven to the south; this oven is partly in brick but blocked. The northern part of the fireplace (FP1) has been reduced, with the large timber lintel – now resting on a brick blocking of the former hearth – projecting into the alcove here. The corresponding section of wall to the north has been refaced in brick, although the cob behind has collapsed. Set into the large but part-blocked stone fireplace is a 19th century brick fireplace with decorative surround of bullnose bricks. The floor is of large, worn slate flags with the patchy remnants of several layers of linoleum.

3.3.3 ROOM 2B

To the north-west corner of R2, to the north side of the central axial stack, was a square lobby between R2a and R3. The northern half of this space contained a timber-framed staircase of mid-19th century pattern, with tall turned knob finials and stick balusters. This was built into in a curved recess hacked into external wall; however, this may have replaced an earlier staircase in the same position. This staircase is present in a broken and fragmentary state and the eastern partition has gone. A tall doorway (D6) in a modern boarded partition R2b provides access to R3.



LEFT FIGURE 9: MOULDED AND CHAMFERED BEAM IN THE HALL; VIEWED FROM THE NORTH-EAST.

RIGHT: FIGURE 10: 17TH CENTURY AXIAL CHIMNEY STACK BETWEEN R2 AND R3, WITH THE REMAINS OF THE LATE 17TH OR EARLY 18TH STAIRCASE TO RIGHT; VIEWED FROM THE EAST.

3.3.1 ROOM 3

Accessed from R2b, but with a forced blocked door (BO3) in the north-west wall and a (probably) forced doorway to R4 (D7), R3 is lit by the window (W3) in the south-east wall. The floor was carpeted and concealed during the survey. The south-east wall is stepped out but may be original (see below). The fireplace (FP2) is framed by large upright granite stones which support a heavy chamfered timber lintel; the open hearth is now infilled with bricks and cement blocks and plastered over, inset with a mid-20th century tiled surround to a narrow small cement grate. There are two axial beams spanning this room and supporting the first floor: the one above the window is boxed in with lath and plaster but appears deeply chamfered to its south-eastern side; it has snapped and dropped. The one to the middle of the room is of particular interest for its chunky rounded pyramidal stops of 16th century date. This type is known as a *broach stop* is usually earlier than the later straight-sided pyramid stops of the 17th century. This beam appears to have been re-cut to its south-east face with post-medieval reeded ovolo corning; scarring from corning can be seen on the west end wall but none of the plaster part of this decorative scheme remains. This room ostensibly looks like a hall bay, a typical feature of Devon farmhouses where an open hall was floored in. However, and as noted, the alignment of the walls would suggest it was actually the south wall of R2 that was rebuilt, leaving this wall projecting. The unusual placement of the carved beams (axial rather than transverse) would imply they have been re-used or moved prior to the insertion of the lateral stack.

3.3.2 ROOM 4

R4 is accessed from R3 via a (probably) forced doorway with beaded frame (D7) and is lit by a window with window seat in the south-east wall (W4). To the western gable end is an integral stack with infilled hearth, now set with a mid-20th century tiled fireplace (FP3). To the north-west corner and integral with the stack there appears to be the remains of a winder stair in a void, now a cupboard; the stack is stepped back to the south to create space and the north and west walls curve outwards to allow for the turning stair. Heavy flat joists cross this space at first-floor level like dragon-ties; the rest is now infilled with reused pieces of later, narrower timber, after the stair was removed. This was obviously adapted into a large cupboard in the later 18th century as the opening has a beaded timber architrave and scars for LH hinged cupboard doors (D8); this cupboard was boarded over in the 20th century. The ceiling is quite low and the floor level is higher than in R3, perhaps raised in concrete (currently still carpeted). The lath and plaster ceiling is carried by two long narrow transverse chamfered beams with plain cut stops typical of the 17th century.

3.3.3 ROOM 5

R5 is at the west end of the service range abutting the north-west wall of R3 and R4, accessed by a beaded plank door from R6. Its walls are of cob and stone rubble with relatively thick lime plastered walls, a steep mono-pitch roof of corrugated iron sheets, with small two-light windows in the west and north walls. There is a narrow blocked doorway to R3 (BO3), now set with a reused 17th century or early 18th century raised and fielded panelled door (or perhaps two window shutters), used as a cupboard. A second wider blocked opening to its west may have been a fireplace or perhaps a door accessing R4 but is currently boarded over.

3.3.4 ROOM 6

R6, the central outshut, appears to have been built in two phases. The wider western half appears integral to R5; the narrower eastern half is a later 19th or early 20th century infill R5 and R7. In the 20th century it was used as a kitchen, and still features a cream Aga stove. There is an electric pump to the west end, suggesting that beneath the solid floor there is a well. There is a door to R2 in the south-east wall (D3), with doors the exterior and R5 and R7 (D9, D10, D11).

3.3.5 ROOM 7

R7 is a long narrow cob-built lean-to, now open to the sky and partly collapsed. There is a door to the exterior in the north-west wall (D12) and a thick cob wall with a blocked door to R8 to the east

(BO4). The west wall is much thinner and is of cob and stone rubble. The door to R6 has a narrow frame and a plank door (D11). There is a forced doorway to R2 (D4).

3.3.6 ROOM 8

Now a privy, accessed from the outside. Its cob and stone rubble wall projects slightly beyond the east gable of the main range.

3.4 FARMHOUSE – FIRST-FLOOR INTERIORS

The rooms and roof over R1 and R2 have been lost, but the joist sockets forced into the two axial stacks indicate that the first floor above R2 was probably inserted quite late as the narrow joists suggest a post-medieval date. Where the first floor does survive (over R3 and R4) it is in a parlous state which restricted access. While the walls appear structurally unsound their surface treatments survive relatively well, obscuring detail. A central and awkward axial corridor (R9) extends south-west from the collapsed staircase. Its walls are lath and plaster partitions of 19th century appearance, with low beaded skirting boards. At its south-west end an opening has been forced through the cob wall to give access to R9. To the north of R9 there is a small bathroom (R10) fitted with 20th century enamelled and ceramic fittings; this is lit by the three-light casement (W13) under the eaves in the north-west wall. To the south of R9 and adjoining the central axial stack is a large fine bedroom (R11) with a high ceiling, probably heated. The floor has failed and it could only be viewed from the exterior. It is lit by the window in the south-east wall (W9, W10), and an odd thick-walled alcove with small window to the south of the stack, adapted into a toilet in the 20th century.

At the south-western end of R9 two doors (D16, D17) provide access to bedrooms R12 and R13. West of the party wall between R11/R10 and R12/R13 the floor of R9 steps down, perhaps reflecting the relative height of the ceilings in R3 and R4 below or indicating some complexity that is currently concealed. The doorway into R12 features a part-glazed Victorian pine door (D16), the room has beaded skirting boards, and is lit by the window in the south-east wall. R13 also has a part-glazed Victorian pine door (D17), a boarded floor of fine wide reset oak or elm floorboards and is lit by a small two-light window (W12) to the north of the stack in the gable wall. The north-west corner of the room contains the curving remains of a winder stair.

3.5 FUNCTION

The building currently presents as a cross-passage farmhouse with a complex development. Much of its interior detail has been lost and thus the layout and phasing of R1-R4 in the main range is open to several interpretations:

Interpretation #1

In interpretation #1 the medieval three-cell plan was modified in the late 16th to mid-17th century to create a four-room-and-cross-passage house by shifting all functions west by one room and adding a new inner room (R4) to the west.

- R1: Relegated possibly to agricultural use, with separate access from outside on front.
- R2: Became a kitchen, possibly still open to the roof, with a fireplace at the east end in an inserted wall. Cross passage (R2a) created across its west end with doors to front and rear.
- R3: Became an unusually narrow ceiled hall with a fireplace in the axial stack to the east. Carved beams in ceiling. Bedchamber above in R9-R11.
- R4: Built as a new inner room or parlour, also with a bedchamber above, accessed by a winder stair in the north-west corner.

Interpretation #2

In interpretation #2, the thick rear wall of R3 and R4 belongs to a medieval structure located

immediately to the north, with R4 were built into the angle between it and building R1/R2/R3. That structure was subsequently demolished and replaced with R5/R6.

Interpretation #3

In interpretation #3 the room functions are:

- R1 and R2: Possibly a shippon or long lower end service room with a cross-passage (R2a) at its western end. The slit window in R1 and length of space before eastern axial stack was inserted between R1 and R2 may support this theory;
- R3: Former open hall, floored in c.1580-1650 with moulded beams aligned transversely.

Based on current evidence, Interpretation #1 appears most likely, and informs the phasing below. However, this is a complex structure that appears to have been rebuilt on several occasions, and thus conclusions remain tentative.

The functions and dates of the following rooms are not in question:

- R2b: Lobby & staircase, later 17th to early 18th century in date;
- R5: Dairy extension or similar to rear, likely early 19th century, c.1800, very regular build;
- R6: Service rooms, built in several phases, probably infill of later 1800s date;
- R7: Service rooms, built in several phases, likely 18th century in date;
- R8: Service room, late 19th century or early 1900s privy.

The following first-floor rooms overlie R3:

- R9: First-floor corridor, part of a 19th century symmetrical reorganisation of the rooms, forcing through the full height former cob gable;
- R10: 20th century bathroom, previously a small 19th century bedroom;
- R11: 19th century large front bedroom, broadly in the position of the original medieval chamber above the inner room.

The following first floor rooms overlie R4:

- R12: Large front bedroom, to south corner, broadly in the position of the 17th century chamber over the parlour extension;
- R13: Small rear west corner 19th century bedroom, in the position of a 17th century winder stair and lobby/landing.

3.6 SIGNIFICANT FEATURES

Significant features in each room are listed in the detailed recording tables below (see Appendix 1) but are highlighted here for convenience.

- R1: The slit vent window; the back of the oven; the back of the chimney stack.
- R2: The chimney stack, its original open hearth (concealed); Victorian fireplace and ovens; fine slate flagstone floor.
- R2a: Timbered partition.
- R2b: Timber framed later 17th/early 18th century staircase with dished rear wall.
- R3: The chimney stack with blocked hearth, chamfered lintel and granite cheeks to sides; the carved and chamfered ceiling beams.
- R4: The gable-end stack with blocked hearth; the possible winder stair or space to the west corner; the two surviving chamfered ceiling beams.
- R5: The fine raised and fielded cupboard door.
- R6: The 18th century door to R2; the possible well under the pump.
- R7: The fine stonework to the base of the cob wall to south and north.
- R8-R12: None.
- R13: Curving section of walls; reset early floorboards and timbers with sockets.

3.7 PHASING

The phasing as presented here is necessarily tentative due to the caveats expressed above; this phasing is based on Interpretation #2.



FIGURE 11: SIMPLIFIED GROUND-FLOOR PHASED PLAN (BASED ON SUPPLIED DRAWINGS).



FIGURE 12: SIMPLIFIED FIRST-FLOOR PHASED PLAN (BASED ON SUPPLIED DRAWINGS).

3.7.1 PHASE 1 – MEDIEVAL

A four bay 1½ storey building of c.1450 consisting of a central open hall with cross passage (R2), with and single-bay rooms to the east (R1) and west (R3), the latter possibly floored. It is possible that there was a structure sharing a party wall to the north-west (back wall of R3 and R4).

Evidence

The evidence for the medieval building is very limited and reliant on an interpretation of the layout of the building. The front wall of R3 is on the same alignment as the walls of R1. The pitch of the original roof is visible as a scar on the side of the axial stack. The party wall between R3 and R4 extends into the apex of the roof, and all the openings in this wall are forced.

3.7.1 PHASE 2 – 16TH CENTURY

End gable wall of R3 rebuilt and R3 floored.

Evidence

The evidence for this phase is limited to the probable dating of the carved beams in R3 which would post-date Phase #1 but pre-date the Phase #3 axial stack.

3.7.2 PHASE 3 – EARLY 17TH CENTURY

An axial stack was inserted into the former open hall next to the cross passage, with an embayment carved into the north-west wall to take a stair. A two-storey extension (R4/R12/R13) was built to the south-west, which would have been floored from the outset.

Evidence

The evidence for this phase is relatively extensive: the alterations to the layout of the farmhouse; and the well-built and characteristic axial stack, both in terms of its location and form.

3.7.3 PHASE 4 – LATE 17TH TO EARLY 18TH CENTURY

The gable wall of R4 was rebuilt with integral winder stair – possibly when a link to the threshing barn to the south-west was severed. The large stack in R2, together with the rest of that wall and the south-east wall of R2, date to this phase, as a large kitchen serving more farm labourers.

Evidence

The location and size of the staircase void and the cupboard that replaced the winder stair. The character of the stonework in R2 and R1.

3.7.1 PHASE 5 – LATE 18TH CENTURY

Outshuts (R5/R6; R7) added to the back of the main range with probable service functions, perhaps dairying. R1 has a stack added, perhaps for an oven or boiler/creamer.

Evidence

The character of the build and the relationship between the new service rooms and the main range.

3.7.2 PHASE 6 – 19TH CENTURY

The 1st edition OS map shows that many of the small mid-19th century cottages in the village had been demolished or replaced by the 1880s. In this phase the farmhouse was provided with new windows throughout, the roof raised and replaced, the first floor subdivided into several smaller rooms and a new timber stair installed next to the axial stack, the old winder stair in R4 removed, a porch built and front garden with iron railings provided. This represented a significant phase of investment and would suggest the landholding attached to the farm had been expanded significantly and there was ready money and/or a need to attract suitable tenants (1860s-1870s?)

Evidence

The character of the roof structure; most of the internal and external fixtures and fittings.

3.7.3 PHASE 7 – 20TH CENTURY

Within the farmhouse this phase is limited to superficial details like furnishing and wall and floor treatments; sometime in the middle of the century new tiled fire surrounds were installed in R3

and R4, with an Aga fitted in R6. During the post-War period new concrete block outshuts were added to the north and east, and an extensive and rambling range of similar structures were built in an arc around the old farmstead to the north and west. Many of the older farm buildings were repaired and adapted, and there appears to have been an emphasis on dairying.

Evidence

The material used and the style of the build.

3.8 SIGNIFICANCE OF THE BUILDING

The farmhouse at Town Barton is a Listed Building and is accorded national importance on that basis. It appears to be a very complex and interesting example of a Devon farmhouse, but one in a very poor state of repair and which arguably underwent very significant alteration in the 19th century (see below). At the time of its survey it retained extraordinary authenticity, with its 1970s/80s furniture still in place in R3 and R4 as if the occupants had just left the room. Other than the clearance of collapsed material from R1, R2 and R7, no 21st century work has been undertaken and the most modern features are the two tiled fireplaces. The integrity of the standing structure is a clear issue, and a substantial part of the building has been lost or compromised. However, important detail does survive, and the loss of wall surfaces etc. does better reveal its structural history.

Clearly, despite its current condition it retains relatively high *evidential* value and the opportunity to dissect such a structure is relatively rare. It appears to conform to the regional narrative for West Devon farmhouses, although this may be revised in the light of works to the property. Aesthetically pleasing elements of the structure do survive however, suggestive of it once being quite fine, for example the beam in Room 3, with its two phases of carving. However, there is no known communal or historical associative value.

3.9 OUTBUILDINGS

The farmhouse stands apart from the structures that now form part of its curtilage: immediately to the south-east and east is a long L-shaped range of farm buildings. These are built in a mix of stone rubble and cob with evidence of reused timbers and extensive later repairs. They appear to be 18th or 19th century, but as one element is shown as domestic on the tithe map, and has neatly splayed door and window openings, this is likely to be earlier. All these structures are much altered, repaired in concrete block with pitched and mono-pitched corrugated iron roofs. To the west are the remains of a large threshing barn with very thick battered stone rubble walls, buttresses and opposing threshing doors. This building appears older than the other outbuildings, and it is possible it may be partly domestic in origin, and/or was linked to the main range of the house.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 CONCLUSIONS

The farmhouse at Town Barton – or Drew’s Tenement as it was known in the early 19th century – has a long and complex structural history. Built as a relatively high-status hall house in c.1450, it probably belonged to a prosperous yeoman farmer. In the early 17th century the house was converted into a floored cross-passage house of a type common across the region. This is likely to be connected to the prosperity arising from the enclosure of the common fields and the creation of compact several holdings. This prosperity continued into the 18th century and into the 19th century, when the farmhouse was at the centre of a substantial farm of 300-425a under the Smale family. Later in the 19th century the house was comprehensively renovated, with a new roof, windows, doors and internal fixtures. Again, this may reflect sale (the Smales disappear from the Census after 1871) and can be related to the loss of many cottages in the village during the period 1840-1880 and the expansion of the remaining farms. The house appears to have remained largely unchanged during the 20th century but has suffered from profound neglect in the later 20th and 21st century.

The current state of the building reflects perhaps 40 years of neglect, and the extensive loss of historic fabric is deeply regrettable. However, it does provide an opportunity to explore in detail the development of the building, and in this way better reveal its significance. In addition, the general absence of traditional heritage constraints (i.e. extensive surviving physical fabric, fixtures and fittings) within the collapsed eastern half of the building represents an opportunity to put back many of the features we may reasonably infer were, or had been, present.

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APPENDIX 1: LISTING TEXT

BEAWORTHY

SX 49 NE

2/42 Town Barton

GV II

Farmhouse. Probably late C16/early C17 although all early internal features are concealed; extended and altered in C19. Rendered stone rubble and cob walls. Gable ended slate roof, scantle slates to right-hand side, slightly projecting rubble stack to left gable end, large rendered rubble axial stack and C19 axial brick stack. Originally 3 room-and-through-passage plan, lower end to the right. Hall heated by stack backing onto the passage and with shallow projecting hall bay at the front. Inner room heated by gable end stack; lower room apparently unheated until gable end stack was inserted in C19. Probably at this stage the building was extended at the lower end with an out-building. Later C19 outshots added at rear of left-hand end. In the C19 original features were covered up and the hall subdivided with a staircase inserted at the rear. 2 storeys. Asymmetrical 4 window front of circa late C19/early C20 casements which are 3-light except for first floor window left of centre which is 1-light. Shallow hall projection to left of centre. To right of centre is late C19/early C20 gabled brick porch with C19 panelled and part glazed door behind. C19 outbuilding extension at right-hand end and outshot at rear.

Interior: no early features visible but beams and open fireplaces are likely to be concealed. The feet of the principal rafters are not visible in first 1st floor rooms so it is unlikely that the roof trusses are early.

APPENDIX 2: BUILDING RECORDING TABLE

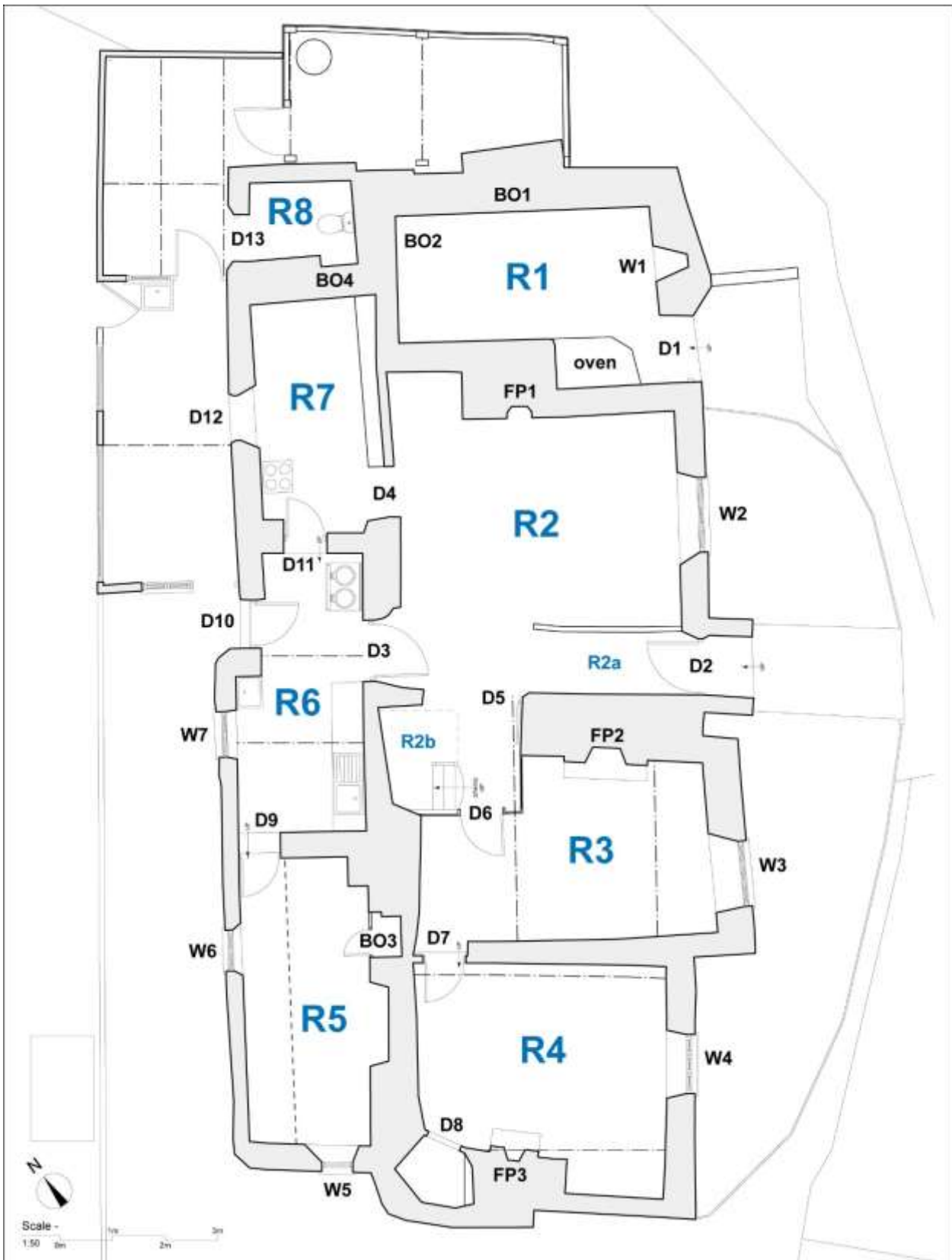


FIGURE 13: GROUND-FLOOR PLAN OF THE FARMHOUSE (BASED ON SUPPLIED DRAWINGS).

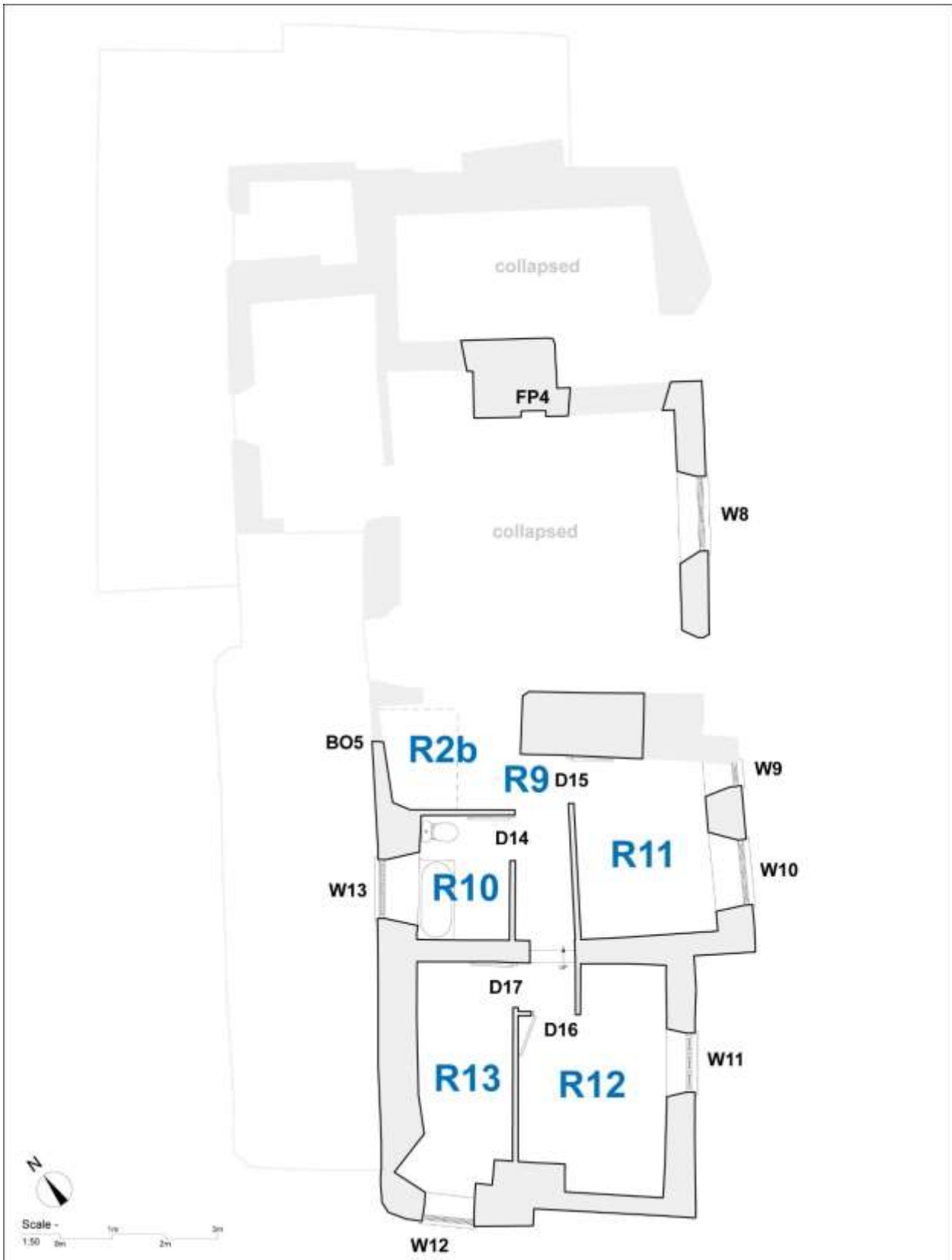


FIGURE 14: FIRST-FLOOR PLAN OF THE FARMHOUSE (BASED ON SUPPLIED DRAWINGS).

DRAFT TOWN BARTON, BEAWORTHY, DEVON

BUILDING		General Description
Function/Summary:		Traditional cob and stone farmhouse with a complex development, a linear main range with parallel rear service extensions. Origins as a medieval open hall, significant 17 th phase and 18 th and 19 th century adaptations and extensions.
Dating Evidence:		Form and plan, stonework of build, axial stacks, cross passage, internal carpentry and fireplaces.
Exterior		Main Range
Elevation SOUTH-EAST		Description
Fabric Description:		Long elevation in three main phases. This elevation survives to one or 1½ storeys in places to the north. To the south, low two storeys in height, but very ragged and irregular. In places it retains what looks like a lime render screed, very thin, painted a rich cream colour. To the south end it has been cement rendered and painted. To the north end (R1) the elevation is of a good thick regularised rubble base with some cob surviving above, with an outer skim of repair in rubble stonework. To the centre right (R2) there is neat stonework to eaves. To the centre left (R3) the wall has been stepped out and finished in fine regularised stonework, with visible shaping of blocks similar to the axial stack. This has later been rendered with a thick coat of lime. To the south end (R4) the elevation is more fully rendered, cob and stone rubble of a more agricultural build. This is two storeys. The render may be a cement-based mix here, with a different and rougher texture.
Roof Covering:		The eastern half of the building is roofless; Google Streetview images suggest a fairly thin kingpost truss over R2. The surviving southern end has an early 20 th century (1900s) pine common rafter roof with boarded covering, onto which slates are nailed, with black glazed ridge tiles.
Openings – Doors:	D1	Door to R1. Wide low door, thick timber lintels, sides of cob patched with stone. No door or frame survives.
	D2	Door to R2a, front door, now served by a brick gabled porch which is also roofless. Panelled pine door, three plain panels below, three long glazed panels above with modern frosted glass above. Beaded detailing and narrow frame, iron lock, brass door furniture.
Openings – Windows:	W1	Slit vent to R1, blocked to the exterior.
	W2	GF window to R2, 19 th century three-light casement window, plain to the exterior but their interior faces are bead moulded. They each have two outer casements and one fixed inner light. The casements have coiled catches and bar closures. The windows externally have shallow sloping cement sills, timber lintels, externally rendered. Identical to W3, W4, W8, W10 and W11.
	W3	GF window to R3, 19 th century three-light casement window, plain to the exterior but their interior faces are bead moulded. They each have two outer casements and one fixed inner light. The casements have coiled catches and bar closures. The windows externally have shallow sloping cement sills, timber lintels, externally rendered. Brick patching to exterior reveals. Identical to W2, W4, W8, W10 and W11.
	W4	GF window to R4, 19 th century three-light casement window, plain to the exterior but their interior faces are bead moulded. They each have two outer casements and one fixed inner light. The casements have coiled catches and bar closures. The windows externally have shallow sloping cement sills, timber lintels, externally rendered. Identical to W2, W3, W8, W10 and W11.
	W8	FF window to [R2], 19 th century three-light casement window, plain to the exterior but their interior faces are bead moulded. They each have two outer casements and one fixed inner light. The casements have coiled catches and bar closures. The windows externally have shallow sloping cement sills, timber lintels, externally rendered. Identical to W2, W3, W4, W10 and W11.
	W9	FF window to R11, small first floor window adjacent to the stack and serving a small alcove with thick walls, seemingly integral to stack, space of unknown function. The window opening has been enlarged to take a single pane, modern framed window with frosted glass, likely a slit vent reworked. Brick reveals, or brick patching repairs to the sides of the openings, presumably enlarging and earlier but smaller opening.
	W10	FF window to R11, 19 th century three-light casement window, plain to the exterior but their interior faces are bead moulded. They each have two outer casements and one fixed inner light. The casements have coiled catches and bar closures. The windows externally have shallow sloping cement sills, timber lintels, externally rendered. Brick reveals, or brick patching repairs to the sides of the openings, presumably enlarging and earlier but smaller opening. Identical to W2, W3, W4, W8 and W11.
	W11	FF window to R12, 19 th century three-light casement window, plain to the exterior but their interior faces are bead moulded. They each have two outer casements and one fixed inner light. The casements have coiled catches and bar closures. The windows externally have shallow sloping cement sills, timber lintels, externally rendered. Brick reveals, or brick patching repairs to the sides of the openings, presumably enlarging and earlier but smaller opening. Identical to W2, W3, W4, W8 and W10.
Drainage/Guttering		None
Significant Details:		The central bay (R3) is broken forward with the finer stonework, perhaps to be a 17 th century attempt to imitate a projecting porch style, or more probably a hall bay; an architectural affectation, the stonework appearing to be very fine quality.
Comments:		The remaining render and ivy obscures relationships here.
Elevation NORTH-EAST		Description
Fabric Description:		Stone rubble wall, in a cob bond with lime, stands to half height, one storey. Large additional stone buttress added to brace the north corner of the building. To the east corner the wall returns to very thick regularised rubble base, with thick clean, dense cob above, rendered externally.
Roof Covering		Lost.
Drainage/Guttering		Lost.
Significant Details:		The thick stonework to the north corner is at a marked oblique angle to the original stone base and upper cob wall, which survives intact to the eastern end.
Elevation NORTH-WEST		Description
Fabric Description:		Long elevation in three main phases. This elevation survives to one or 1½ storeys in places to the north. To

		the south, low two storeys in height, but very ragged and irregular. It is a mix of cob on a stone rubble base, patched adjacent to FP2 and at first-floor level with large frogless bricks. It is externally rendered in a possible lime mix render.
Roof Covering		The eastern half of the building is roofless; Google Streetview images suggest a fairly thin kingpost truss over R2. The surviving southern end has an early 20 th century (1900s) pine common rafter roof with boarded covering, onto which slates are nailed, with black glazed ridge tiles.
Openings: Doors	D3	Door between R6 and R2. Wide pegged frame, beaded. Beaded plank door with wide chamfered ledging bars. Iron thumb latch, strap hinges. Likely 18 th century. In line with cross passage. Good stone splays to opening.
	D4	Door between R7 and R2. Forced opening within a rebuilt brick section. No door or frame survives.
Openings: Windows	W13	FF window. One three-light 19 th century casement window, chamfered chunky central mullions, small beaded three-pane central opening casement. This is likely earlier than those to the south-east elevation. c.1800. Beaded narrow timber frame.
Blocked Openings:	BO2	Narrow (forced?) doorway at the north corner of building providing access between R1 and R8. Blocked in stone rubble.
	BO3	Narrow forced doorway between R3 and R5; now a cupboard. A reused plain pegged frame and a raised and fielded panelled door consisting of two window shutters, likely later 17 th or early 18 th century. Plastered internally with some reused timbers as plank shelves.
		There is a wide but very shallow area of blocking in Room 5, further south, which may be another blocked doorway, or could be an alcove for a fitted dresser or similar, it being a service/dairy space.
Drainage/Guttering		Some elements of grey plastic guttering and downpipes survive to rotten wood barge boards at the south end.
Significant Details:		To the south end, the thickness and alignment of the wall changes significantly at ground floor, suggesting a significant amount of phasing and therefore alteration in function between spaces. This is currently all obscured by render or plaster but may contain very interesting and diagnostic evidence.
Comments:		The outshuts and the surviving render obscure much detail.
Elevation SOUTH-WEST		Description
Fabric Description		Low two storey gable. Stone rubble and cob, externally rendered in a coarse mix cement-based render, unpainted.
Roof Covering		Slates overhang but no barge boards.
Openings - Windows	W12	FF window to R13. Next to the stack, looks awkward. Set with a two-light casement with central chamfered mullion, narrow plain frame. Broken glass. The window has a narrow timber lintel and slate sill.
Drainage/Guttering		None.
Stack:		Box stack that projects slightly from the wall line. It tapers to a square squat shaft with good stonework and slate slab drip moulding to top and stages, now rendered externally. Cemented to top with small terracotta chimney pot. 17 th century but not quite as heavy or fine as the main axial stack.
Exterior		Rear Service Ranges
Elevation NORTH-EAST		Description
Fabric Description:		Battered single-storey cob wall on low rubble foundations, rendered externally and unpainted.
Roof Covering		Roofless ruin.
Relationships:		This wall abuts the rebuilt north corner of the main range.
Elevation NORTH-WEST		
Fabric Description:		This elevation is comprised of three main phases: To the east end it is of thick battered vernacular cob, rendered externally, unpainted. To the west end it is of stone rubble and cob, neat and regular, the walls slightly higher and much thinner, also with unpainted render. To the centre, the walls are a mixture of stone rubble and brick infill, between the two formerly separate outshuts.
Roof Covering		The outshuts to the east end are roofless ruins; to the west end the roofs are shallow mono-pitch lean-tos of corrugated sheeting, half collapsed.
Opening – Windows:	W7	GF window to R6. Chunky plain chamfered frame and two large two lights, all glass broken, chamfered mullion to centre, iron loop catch and painted bar closure to north opening casement.
	W6	GF window to R5. Two lights, with thick plain frame, two opening casements, both broken and missing.
Openings - Doors	D10	Door to R6. Modern large single pane glazed door in a plain frame.
	D12	Door to R7. Tall narrow opening, part of a thick rotten frame survives to the south side, otherwise missing.
	D13	Door to R8. Wide low doorway with heavy rotten timber lintel, scar of frame to north side, rotten and missing to south.
Drainage/Guttering		To the west end some rotten barge boards carry some grey plastic guttering.
Significant Details:		The north end is a very vernacular and rustic build, and abuts the early services, indicating the relatively early date for this addition.
Relationships:		Abutted by 20 th century corrugated iron and block-built lean-tos. The two earlier outshuts are linked in the middle by a section that abuts both.
Elevation SOUTH-WEST		
Fabric Description:		Single storey lean-to elevation, of stone rubble and cob and roughly rendered in a coarse pebble-dash and painted.
Roof Covering		Corrugated sheeted roof with some rotten barge boards.
Opening – Windows:	W5	GF window to R5. Small window opening, scarring for frame and part of thick plain wooden frame survives. Deep concrete sill.
Relationships:		Abuts the main range.

BUILDING		General Description
Function/Summary:		Complex traditional cob and stone farmhouse; with linear main range and parallel rear service extensions. Origins as a medieval open hall, significant 17 th phase and 18 th and 19 th century adaptations and extensions.
Dating Evidence:		Form and plan, stonework of build, axial stacks, cross passage, internal carpentry and fireplaces.
		Main Range
Room 1		Description
Function		Pantry/buttery to medieval open hall?
Walls:		Exposed stone or cob, some lime plaster adhering in places. The north-west wall is regularised stone rubble up to 1.4m, (collapsed) cob above. The north-east wall is loose stone rubble with cob above, partly rebuilt to the exterior. The south-east wall is stone with cob above.
Floor:		Concrete in patches and earth, some possible cobbles.
Ceiling:		None.
Opening – Doors:	D1	Door to exterior. A relatively low doorway to the south-east front wall. This has cob reveals, patched with stone rubble, and chunky timber lintels. This door is very awkwardly positioned with the oven in the axial stack.
Opening – Windows:	W1	One good slit vent in the south-east wall. Deep splayed embrasures, deep timber lintel.
Blocked Openings:	BO1	Area of disturbed stonework to the centre of the north-east wall – perhaps a former fireplace (FP1).
	BO2	Narrow (forced?) doorway at the north corner of building providing access between R1 and R8. Blocked in stone rubble.
Significant Features:	S1	Bread oven inserted into the angle of the axial stack and partly blocking D1. So stone rubble with a partial rebuilt in brick.
Dating Evidence:		The thick cob walls on a fine stone base are integral with the medieval hall structure and the small window suggests stores or services, as would be expected with a medieval building. The axial stack has been inserted into this space, dividing it from R2.
		Room 2
Function		Former medieval open hall, then historically the kitchen space.
Walls:		The south-east wall has some cob remaining, but is largely replaced with stone rubble, with a clear raise at one and a half storeys. To the base of the wall some lime plaster remains and some beaded skirting boards. The south-west wall of this space was once a thick cob and stone noggin half-timbered partition, which framed the hallway (cross passage), which survives in part. Beyond this is the axial stack, of fine shaped regularised stone rubble. The north-west wall is mostly stone rubble replacing heavy cob on a stone base; to the north-east corner it is refaced in brick, using large frogless bricks in a lime mortar. It only survives to the level of the first floor/ceiling. The north-east wall also only survives to single storey height, but the other large axial stack rises to two storeys. This is of shaped regularised rubble, similar but of less quality than to the west stack, being more chunky and functional in character.
Floor:		Large dressed slate flagstones, shaped and laid well on a lime base. Damaged and patched with cement, various historic layers of lino on top.
Ceiling:		None. There are onsite sockets for joists forced into the west stack indicating a floor was inserted into this room in the later post medieval period.
Opening – Doors:	D2	Door to exterior. Panelled pine door, three plain panels below, three long glazed panels above with modern frosted glass above. Beaded detailing and narrow frame, iron lock, brass door furniture. Later 19 th or early 20 th century.
	D3	Door to R6. Wide shallow angled splays to opening, rebuilt or patched with stone rubble, deep timber lintels, lime plaster survives to the north side. Beaded plank boarded door with wide deep chamfered ledging bars. Spiked and nailed joints, wide pegged frame, bead moulding. On the inner face 20 th century wood board has been nailed over the old door and a Bakelite handle added. Door itself may be 18 th or early 19 th century.
	D4	Door to R7. Forced doorway in the stone/cob, the wall beyond refaced to the interior in brick. All fittings and lintels have rotted away/been removed.
	D5	Door to R2b. Plain 19 th century four-panel door, painted to mimic wood grain. Collapsed lintel and rotted frame.
	D6	Door to R3. Plain modern boarded door within a small partition wall enclosing the stair (R2b). Plain chamfered modern doorframe, modern chrome door furniture and modern hinges.
Opening – Windows:	W2	GF window, 19 th century three-light casement window, plain to the exterior but their interior faces are bead moulded. They each have two outer casements and one fixed inner light. The casements have coiled catches and bar closures. The windows externally have shallow sloping cement sills, timber lintels, externally rendered. Identical to W3, W4, W8, W10 and W11.
	W8	FF window, 19 th century three-light casement window, plain to the exterior but their interior faces are bead moulded. They each have two outer casements and one fixed inner light. The casements have coiled catches and bar closures. The windows externally have shallow sloping cement sills, timber lintels, externally rendered. Identical to W2, W3, W4, W10 and W11.
Fireplaces:	FP1	Regularised dense stone rubble, similar but of less quality than to the west axial stack, and more functional. A large blocked open hearth to the ground floor with a massive chamfered bresummer; this opening is blocked with brick and plastered over. Inset into this blocked hearth is a small Victorian brick fireplace for a narrow grate, rounded arch of bullnose bricks. The main stone flue can be seen within the form of the stack.
	FP4	At FF level above FP1 is a forced narrow brick-framed Victorian fireplace for a narrow grate, in turn blocked with modern bricks.

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	FP3	This stack serves R3, but the rear of it is open to this space. It can be seen to be of fine regularised stone rubble, with dressed block quoins on the north corner, in a clay bond. The stack rises in stages, with slate slab drip moulds and a slate weathering course at the height of the former steeply pitched hall roof. It has a tall square shaft and slate dressed top, cemented above.
Significant Details:		There is the blocked opening to an oven to the south side of FP1.
Dating Evidence:		The thick cob walls on a stone plinth; the inserted pair of axial stacks, clearly secondary to an earlier building.
Comments:		This space is ruinous and roofless but contains a wealth of high value features; more recording will be needed when the fireplaces etc. are uncovered.
Room 2		
Function		Stair well
Walls:		Cut back into the stone and cob medieval walls; the thinner upper section rebuilt in large frogless brick. GF wall lost to R2, a modern part-glazed partition to R3.
Floor:		Concrete.
Ceiling:		Open to the roofspace/partly roofless.
Opening – Doors:	D5	Door to R2. Plain 19 th century four-panel door, painted to mimic wood grain. Collapsed lintel and rotted frame.
	D6	Door to R3. Plain modern boarded door within a small partition wall enclosing the stair. Plain chamfered modern doorframe, modern chrome door furniture and modern hinges.
Blocked Openings:	BO5	FF small blocked opening to exterior, former window lighting the stair.
Significant Details:		The remains of a 19 th century stair, probably with half landings. Closed string stair with tall turned knob finials and stick balusters.
Dating Evidence:		The position of a stair next to the axial stack and cut back into the external wall indicates a 17 th date, but the current stair is a 19 th century replacement.
Room 3		
Function		Inner room to the medieval open hall, historically later divided into parlour and corridor.
Walls:		Stone rubble, good quality regularised to south-east, steps out from the rest of the elevation, very thick, slightly battered internally. Fitted wood-effect 1960s night storage heater to south-east wall. To south-west good heavy cob gable wall, much hacked and reduced when the extension was added to south. To north-west fine thick good medieval cob wall on a fine regularised stone rubble base. Walls are internally plastered in a cob lime mix, with a lime upper skim both with historic paint layers and more recent wallpapers. Modern plain skirting to walls.
Floor:		Solid floor, carpeted.
Ceiling:		Lath and lime plastered ceiling, lime washed, with lining paper, collapsed to the south-east corner. Exposed joists to the north corner the ceiling are heavy flat joists with very wide boards lying directly on top. Very fine, heavy ceiling beam to west end of room. Deep chamfers, c.0.2m. Fine large rounded proud pyramidal stops. The east face of the beam has then been recut with reeded ovolo mouldings, likely to match or imitate a cornice, as there are nail marks and a scar of a partition along the centre of the beam and on the walls. Indicating a corridor was divided off to the west end of this space. Beam is medieval, likely 16 th century, with 18 th or very early 19 th century updated carving to west.
Opening – Doors:	D6	Door to R2b. Plain modern boarded door within a small partition wall enclosing the stair (R2b). Plain chamfered modern doorframe, modern chrome door furniture and modern hinges.
	D7	Door to R4. Forced through the cob wall. Beaded narrow frame, pegged to corners, beaded plank door, reset on modern hinges, and the door covered by nailed hardboard. This door and frame are set within a larger opening, partly infilled to the sides and above. Door and frame may be 18 th or early 19 th century.
Opening – Windows:	W3	19 th century three-light casement window, plain to the exterior but their interior faces are bead moulded. They each have two outer casements and one fixed inner light. The casements have coiled catches and bar closures. Thick plank window sill. The windows externally have shallow sloping cement sills, timber lintels, externally rendered. Brick patching to exterior reveals. Identical to W2, W4, W8, W10 and W11.
Blocked Openings:	BO3	Blocked doorway to R5.
Stack:	FP3	West axial stack in north-east wall. Granite uprights brace the opening with a large chamfered oak lintel. The original hearth is infilled with frogless bricks and lime plaster, then more recent brick and cement and set with a mid-20 th century tiled surround and small cement grate.
Dating Evidence:		Bresummer beam looks to have a narrow chamfer; no other definitive datable carving is currently visible (papered over). The deep chamfer and pyramidal stops on the ceiling beam are dateable to the later 15 th and 16 th century.
Comments:		This room is in a parlous state and in risk of being wholly lost. The floor/ceiling is likely not salvageable, but the stack will be further undermined by the loss of this bracing structure. The structure was weakened at this east side when the wall was stepped out.
Room 4		
Function		17 th century two-storey extension to the medieval building, with stack and integral winder stair, a parlour on this ground floor level.
Walls:		Cob former gable wall to north-east, between R3 and R4. Stone rubble and cob exterior walls to south-east, south-west and north-west. Interior faces of the walls, cob plastered, lime plaster topcoat, historic paint layers and wallpaper. Beaded skirting in places to south-west wall and parts of the west wall.
Floor:		Solid floor, carpeted. Step up from R3.
Ceiling:		Lath and lime plaster ceiling, lime washed and painted. Much lower than the rest of the building. Two transverse ceiling beams, east-west, carry the first floor. Both are heavy and thick, with narrow chamfers and plain cut stops. Both beams have been lime washed and possibly once plastered.
Opening – Doors:	D7	Door to R3. Forced through the cob wall. Beaded narrow frame, pegged to corners, beaded plank door,

		reset on modern hinges, and the door covered by nailed hardboard. This door and frame are set within a larger opening, partly infilled to the sides and above. Door and frame may be 18 th or early 19 th century.
	D8	Narrow beaded doorframe to angled west corner, formerly opening onto a winder stair and then used as a cupboard when the stair was removed; doorframe probably early 19 th century.
Opening – Windows:	W4	19 th century three-light casement window, plain to the exterior but their interior faces are bead moulded. They each have two outer casements and one fixed inner light. The casements have coiled catches and bar closures. The windows externally have shallow sloping cement sills, timber lintels, externally rendered. Identical to W2, W3, W8, W10 and W11. Set low, with a boarded window seat below, with some beaded planking, otherwise wood board.
Significant Details:		Former winder stair. There are some very wide boards and thick inside joists to the north-west corner of the ceiling of this alcove, the rest cut and reset floorboards. Could this be a winder stair? The stack is tapered in stepped levels here, as if to allow for stairs.
Dating Evidence:		The ceiling beams, with their shallow chamfers and simple cut stops are indicative of a 17 th century date, as is the integral first floor and possible winder stair.
Rear Service Range		
Room 5		
Function		Single-storey dairy or service extension, probably early 19 th century.
Walls:		Stone rubble and some cob, lime mortars and lime and cob bonds. Externally rendered. Walls very regular and quite thin to the north-west (possibly rebuilt?). Thick cob partition wall to north-east, dividing this space from R6. The internal face of the walls are lime plastered and painted.
Floor:		Solid concrete floor, steps up from R6, carpeted.
Ceiling:		Relatively modern plasterboard and plastered ceiling, within shallow mono-pitch roof, eaves to north-west.
Opening – Doors:	D9	Door to R6. Wide plank boarded door, beaded frame, thick chamfered ledging bars, strap hinges and iron thumb latch and bolt. Likely early 19 th century and contemporary, may be slightly earlier, 18 th century and reused here.
Opening – Windows:	W5	Window in south-west wall. Two-light window opening, plain frame only partly survives, rotten to side. Deep sloping embrasures to opening.
	W6	Window in north-west wall. Two-light window, thick plain timber frame, two opening casements, both broken and missing, shallow sloping embrasures. Plank inner sill.
Blocked Openings:	BO3	Narrow forced doorway between R3 and R5; now a cupboard. A reused plain pegged frame and a raised and fielded panelled door consisting of two window shutters, likely later 17 th or early 18 th century. Plastered internally with some reused timbers as plank shelves.
Significant Details:		There is a second larger recess cut into the rear wall of the main range, just south of BO3. This may have been formed to hold a piece of fitted furniture like a dresser or similar, now boarded over with a piece of hardboard.
Dating Evidence:		The thinner more regular walls suggest a later post medieval date for this extension. The beaded plank door, typical to the 18 th or early 19 th century, and the reuse of 17 th or early 18 th century items like the cupboard door, again suggest a later 1700s or even 1800s date for this space.
Room 6		
Function		Service extension; the part to the west contemporary to R5. Abuts the earlier cob outshot to the east (R7); represents infill of a yard between. Now presents an early/mid-20 th century scullery/kitchen.
Walls:		Stone rubble walls, some brick infill to north-west where built between two separate outshots, infilling a yard between. Cob partition to north-east end. Plastered internally and painted.
Floor:		Solid concrete floor.
Ceiling:		Part plasterboarded ceiling carried on thin rafters, part collapsed; relatively modern.
Opening – Doors:	D3	Door to R2. Deep timber lintels, lime plaster survives to the north side. Beaded plank boarded door with wide deep chamfered ledging bars. Spiked and nailed joints, wide pegged frame, bead moulding. On the inner face 20 th century wood board has been nailed over the old door and a Bakelite handle added. Door itself may be 18 th or early 19 th century.
	D9	Door to R5. Wide plank boarded door, beaded frame, thick chamfered ledging bars, strap hinges and iron thumb latch and bolt. Likely early 19 th century or may be slightly earlier, 18 th century and reused here.
	D10	Door to exterior. Modern plain door, modern plain frame. Large central glazed single pane. Modern chrome handle and modern hinges, door c.1950s/1960s.
	D11	Door to R7. Chunky beaded door frame. Door itself is a mid-20 th century panelled door, c.1930s, with Bakelite doorknobs and modern hinges.
Opening – Windows:	W7	Thick chamfered two-light window with chamfered central mullion; chunky chamfered opening casement to north side is broken, glass is broken. Plank sill, shallow sloping reveals to embrasure.
Significant Details:		There is a fitted row of kitchen units with Formica surfaces and chrome detailing, c.1950s sink and worktop/drainage, along the south-east wall, the rear of the main range. There is a fine enamelled original 1930s Aga stove. There is an original 1950s electric water pump system to a (presumed) well.
Dating Evidence:		Some carpentry detailing which survives to the doorways indicates 18 th or 19 th century date for various structural elements but this area was too heavily altered in the later 19 th and 20 th century to rely on any of the remaining visible features.
Room 7		
Function		Dairy, scullery built of heavy vernacular cob walls. Now ruinous and roofless, no fittings survive.
Walls:		Thick single-storey cob walls on a stone rubble base to north-west and south-west. The walls are lime plastered and painted. Scarring for dairy shelving and some former fitted furniture can be seen.
Floor:		Concrete floor.
Ceiling:		None.

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Opening – Doors:	D4	Door to R2. Forced opening within a rebuilt brick section. No door or frame survives.
	D11	Door to R6. Chunky beaded door frame, mid-20 th century panelled door (c.1930s) with Bakelite doorknobs and modern hinges.
	D12	Door to exterior (1950s lean-to). Tall narrow door opening, part of a thick rotten wood frame survives to the south side, otherwise missing.
Blocked Openings:	BO4	There appears to be a blocked door in the south-east corner into R8.
Significant Details:		There is still a large chest freezer and gas cooker in this space, being a scullery in the 20 th century. The very good quality stone base of the medieval wall can be seen here, running the length of R1 and R2. The cob above this had failed and has now been removed.
Room 8		
Function		19 th century addition, possibly a privy from the start.
Walls:		Plastered cob, painted.
Floor:		Concrete floor.
Ceiling:		None.
Opening – Doors:	D13	Door to exterior. Wide low doorway with heavy rotten timber lintel, scar of a frame to the east side, rotten and missing to west.
Blocked Openings:	BO2	Narrow blocked opening to R1.
	BO4	Narrow blocked opening to R7.
Dating Evidence:		The insubstantial north-east wall compared to the wall of R7.
Room 9		
Function		Central FF hallway.
Walls:		The south-west wall is the tall plastered cob gable of the medieval range; a doorway has been forced through this, crudely raised as an open arch, giving access to R12/R13. Beyond this archway is a small lobby formed from 19 th century lath and plaster partitions. The walls to the south-east and north-west are 19 th century lath and plaster partitions, with low plain skirtings. To the north-east is the west axial stack and a failed open area of structure. The walls are painted and/or covered with wallpaper.
Floor:		Boarded floor. Steps two steps down through archway to R12/R13.
Ceiling:		Lath and plaster ceiling, painted.
Opening – Doors:	D14	Door to R10. Victorian four-panel pine door, two upper glazed panels with frosted glass. Bakelite knobs.
	D15	Door to R11. Stepped plain frame, with plain boarded door. As with D7, this may be a historic door relined. Brown Bakelite handle and modern hinges.
	D16	Door to R12. Plain doorframe and Victorian four-panel pine door, two upper glazed frosted panes, Bakelite knob.
	D17	Door to R13. Plain doorframe and Victorian four-panel pine door, two upper glazed frosted panes, Bakelite knob.
Significant Details:		The forced arched doorway in the south-west wall was probably created when this layout of rooms was formed in the 19 th century. There is likely to be blocked openings in this wall from earlier arrangements.
Dating Evidence:		This space now presents as a modernised Victorian space: created in the 19 th century. Previously there would have been two large chambers on this floor, either side of the former gable.
Room 10		
Function		Bathroom.
Walls:		The north-west low wall is rebuilt here in large frogless bricks, plastered and painted internally. The tall south-east and north-east walls are lath and plaster partitions, wall papered. The south-west wall is the former cob gable of the medieval range, plastered and painted. Beaded skirting boards.
Floor:		Boarded floor, carpeted.
Ceiling:		Lath and plaster ceiling, deep sloping eaves to north-west.
Opening – Doors:	D14	Door to R10. Victorian four-panel pine door, two upper glazed panels with frosted glass. Bakelite knobs.
Opening – Windows:	W13	One three-light 19 th century casement window, chamfered chunky central mullions, small beaded three pane central opening casement. This is likely earlier than those to the south-east elevation. c.1800.
Significant Details:		Mid-20 th century ceramic toilet and metal enamelled bathtub. Ceramic sink and unit. Some tiling to walls around bath. Metal towel rail.
Room 11		
Function		Bedroom.
Walls:		The south-east front wall is stepped out, of fine regularised rubble stone. The south-west wall is the former cob gable end of the medieval building. The north-east is dominated by the 17 th century south axial stack. The north-west is a lath and plaster 19 th century partition wall. Low beaded skirting boards. Internal faces of walls lime plastered and painted, various historic wallpaper layers.
Floor:		Collapsed to east corner. Very wide boards, laid directly on the back of flat joists. Carpeted over.
Ceiling:		Partly collapsed, lath and plaster painted, deep sloping eaves to south-east.
Opening – Doors:	D15	Door to R9. Stepped plain frame, with plain boarded door. As to GF this may be a historic door relined. Modern brown Bakelite handle and modern hinges.
Opening – Windows:	W9	Small first floor window adjacent to the stack and serving a small alcove with thick walls, seemingly integral to stack, space of unknown function. The window opening has been enlarged to take a single pane, modern framed window with frosted glass, likely a slit vent reworked. Brick reveals, or brick patching repairs to the sides of the openings, presumably enlarging and earlier but smaller opening.
	W10	19 th century three-light casement window, plain to the exterior but their interior faces are bead moulded. They each have two outer casements and one fixed inner light. The casements have coiled catches and bar closures. The windows externally have shallow sloping cement sills, timber lintels, externally

		rendered. Brick reveals, or brick patching repairs to the sides of the openings, presumably enlarging and earlier but smaller opening. Identical to W2, W3, W4, W8 and W11.
Significant Details:		There may be a blocked fireplace in the stack at first floor. The alcove to the east of the stack has thick walls and a window, function unknown, but perhaps a garderobe?
Comments:		This room can only be viewed via ladder from the exterior, furniture having collapsed against the door and the floor having almost totally failed.
Room 12		
Function		Bedroom.
Walls:		The south-east and south-west walls are stone rubble and cob, lime plastered and painted, wall papered. Low beaded skirting boards to all walls. The north-west and north corner are a lath and plaster partition, dividing the historic space from R13. The north-east wall is the cob former gable, dividing this extension from the rest of the main range. Lime plastered and painted, some further historic wallpaper layers.
Floor:		Carpeted over floorboards, some very good very wide boards, oak or elm, others cut and reset, look 19 th century pine.
Ceiling:		High ceiling, lath and plaster, painted.
Opening – Doors:	D16	Door to R9, plain doorframe and Victorian four-panel pine door, two upper glazed frosted panes, Bakelite doorknob.
Opening – Windows:	W11	FF window to R12, 19 th century three-light casement window, plain to the exterior but their interior faces are bead moulded. They each have two outer casements and one fixed inner light. The casements have coiled catches and bar closures. The windows externally have shallow sloping cement sills, timber lintels, externally rendered. Brick reveals, or brick patching repairs to the sides of the openings, presumably enlarging and earlier but smaller opening. Plank cill. Identical to W2, W3, W4, W8 and W10.
Significant Details:		The gable end stack rises inline within this space, now abutted by the Victorian partition wall, some irregularity and shadowing which may suggest a blocked first floor hearth.
Room 13		
Function		Bedroom.
Walls:		The south-east wall is a lath and plaster partition, wall papered, with low narrow plain skirtings, evidence of a picture rail. The north-east wall is a chunkier cob and lathe partition, again with wallpaper and low plain skirtings. The low north-west and south-west walls are cob and stone rubble.
Floor:		Carpeted floor over cut and reset floorboards. Some good very wide boards, others clearly reset and reused infilling location of possible stair.
Ceiling:		Lath and plaster ceiling, quite high, eaves to north-west.
Opening – Doors:	D17	Door to R9. Plain doorframe and Victorian four-panel pine door, two upper glazed frosted panes, Bakelite knob.
Opening – Windows:	W12	Next to the stack, looks awkward. Set with a two-light casement with central chamfered mullion, narrow plain frame. Broken glass. The window has a narrow timber lintel and slate sill.
Significant Details:		The west corner projects out from the wall line, steeply angled inwards at top and battered at base, with a cut step in the wall, in a curve, being the likely remains of a winder stair, patched with lime plaster where the structure has been removed.

APPENDIX 3: PHOTOGRAPHIC ARCHIVE
BEFORE CLEARANCE



1. SOUTH-EAST ELEVATION BEFORE CLEARANCE; VIEWED FROM THE SOUTH. NOTE RAILINGS ENCLOSING FRONT GARDEN.



2. SOUTH-EAST ELEVATION OF R4 WITH 'HALL PROJECTION' FRONTING R3 TO RIGHT. NOTE RAISED SLATE WEATHERINGS ON EARLIER CHIMNEY FOR THATCHED ROOF. VIEWED FROM THE SOUTH.



3. SOUTH-EAST ELEVATION OF ROOFED PART OF HOUSE, WITH 'HALL PROJECTION' TO RIGHT OF CENTRE AND CROSS-PASSAGE FRONT DOOR; VIEWED FROM THE SOUTH-EAST.



4. SOUTH-EAST ELEVATION OF COLLAPSED PART OF HOUSE, WITH SOUTH WINDOW OF R2 TO RIGHT OF FRONT DOOR. EASTERN AXIAL STACK VISIBLE BEHIND IVY, AND REMAINS OF COB WALLS OF R1 TO RIGHT. VIEWED FROM THE SSE.



- 5. LEFT: DETAIL OF BRICK REPAIRS TO FRONT WALL AT FIRST-FLOOR LEVEL R11; VIEWED FROM THE SOUTH-EAST.
- 6. RIGHT: RIGHT: FRONT DOOR (D2) TO CROSS-PASSAGE IN REMAINS OF BRICK PORCH; VIEWED FROM THE SOUTH-EAST.



- 7. LEFT: VIEW ALONG SOUTH FRONT; VIEWED FROM THE EAST.
- 8. RIGHT: SOUTH-EAST CORNER OF R1 WITH 17TH CENTURY AXIAL CHIMNEY STACKS IN BACKGROUND; VIEWED FROM THE EAST.



9. WESTWARD VIEW INTO PARTLY COLLAPSED AND OVERGROWN REMAINS OF R1; CREAM-PAINTED FRONT WALL IS JUST VISIBLE IN IVY ON LEFT; VIEWED FROM THE EAST.



10. NORTH-EAST END OF FARMHOUSE, R1 IS IN THE THICK VEGETATION BEHIND THE 20TH CENTURY CORRUGATED IRON LEAN-TO IN THE FOREGROUND; VIEWED FROM THE EAST.



11. GENERAL VIEW OF REAR, OLDER LEAN-TOS ARE PARTLY OBSCURED BY 20TH CENTURY FARM SHEDS; VIEWED FROM THE NNE.



12. DETAIL OF ABOVE; VIEWED FROM THE NNE.



13. GENERAL VIEW OF REAR OF ROOFED FARMHOUSE ELEMENT; VIEWED FROM THE NORTH-EAST.



14. REAR ELEVATION OF FARMHOUSE WITH LEAN-TOS; R5 IS IN HIGHER PART TO RIGHT, R6 IS IN LOWER PART TO LEFT; VIEWED FROM THE NNE.



15. LATE 19TH OR EARLY 20TH CENTURY BRICKWORK ON REAR WALL OF STAIRCASE 2B, REPLACING THIN FAILED COB WALLING. NOTE SMALL BLOCKED WINDOW (BO5), PREVIOUSLY LIGHTING STAIRCASE AND UPPER LANDING. VIEWED FROM THE NORTH.



16. GENERAL VIEW OF COLLAPSED EASTERN HALF OF HOUSE. SEMI-COLLAPSED LEAN-TO IN RIGHT FOREGROUND CONTAINS R6; R7 LIES IN THE VEGETATION TO LEFT OF ASH TREE GROWING IN ROOF. VIEWED FROM THE NORTH-WEST.



17. GENERAL VIEW OF REAR OF HOUSE; VIEWED FROM THE NORTH-WEST.



18. NORTH-WEST CORNER OF HOUSE. CURVED CORNER FORMERLY CONTAINED NEWEL STAIRCASE OF 17TH CENTURY DATE. REGULAR CORNER ABOVE IS PROBABLY A BRICK REPAIR. WINDOW (W12) LIGHTS FIRST FLOOR R13. NOTE RAISED WEATHERING ON CHIMNEY AT TOP RIGHT FOR FORMER THATCH ROOF COVERING. VIEWED FROM THE NORTH-WEST.



19. LEFT: WEST END OF 16TH TO 17TH CENTURY INNER ROOM EXTENSION; VIEWED FROM THE NORTH-WEST.
20. RIGHT: WEST END; VIEWED FROM THE SOUTH.



21. HALL R3, DOOR TO INNER R4 IN FAR LEFT CORNER AND STAIR LOBBY 2B PROJECTING INTO ROOM ON RIGHT; VIEWED FROM THE SOUTH-EAST.



22. NORTH SIDE OF R3; VIEWED FROM THE SOUTH.



23. NORTHERN AXIAL BEAM IN R3; NOTE MOULDINGS ON SOUTH SIDE. VIEWED FROM THE SSE.



24. LEAN-TO R5 WITH DOOR (D9) TO R6 AT FAR LEFT; NOTE COB IN WALL FACE WHERE PLASTER HAS FALLEN AWAY; VIEWED FROM THE SOUTH-WEST.



25. DETAIL OF REAR WALL OF HOUSE ON SOUTH SIDE OF R5. LARGE BLOCKED OPENING BEHIND HARDBOARD IN FOREGROUND, 18TH CENTURY PANELLED SHUTTERS RECYCLED AS DOOR TO CUPBOARD BEYOND. BOXING IN CORNER FOR 20TH CENTURY FLUE PIPE. VIEWED FROM THE WEST.



26. LEFT: DETAIL OF CUPBOARD DOOR IN R5 (WITH BO3); VIEWED FROM THE SOUTH-WEST.
27. RIGHT: R5; VIEWED FROM THE NORTH-EAST.



28. LEFT: R5; VIEWED FROM THE EAST.
29. RIGHT: R6, 20TH CENTURY KITCHEN; VIEWED FROM THE SOUTH-WEST.



30. R6, WITH 20TH CENTURY KITCHEN FITTINGS; VIEWED FROM THE NORTH-EAST.



31. LEFT: REAR DOOR TO CROSS PASSAGE FROM R6 (D3); VIEWED FROM THE NORTH.



32. RIGHT: COLLAPSED EAST END OF R6 WITH 20TH CENTURY AGA; VIEWED FROM THE SOUTH-WEST.



33. LEFT: 20TH CENTURY AGA IN SOUTH-EAST CORNER OF R6, PARTLY BURIED IN COB COLLAPSED FROM MEDIEVAL REAR WALL OF R2; VIEWED FROM THE NORTH-WEST.
34. RIGHT: 1950S FARM BUILDING WITH SIDE WALL OF COB LEAN-TO ON LEFT; VIEWED FROM THE NORTH-EAST.



35. THE PARTLY-COLLAPSED 1950S AGRICULTURAL BUILDING ABUTTING THE OLDER COB LEAN-TO CONTAINING R7. NOTE TWISTED TRUNK OF ASH TREE, GROWING UP THROUGH ROOF IN LEFT FOREGROUND. VIEWED FROM THE SOUTH-WEST.



36. LEFT: COLLAPSED LEAN-TO R7 (THROUGH D12); VIEWED FROM THE NORTH-WEST.

37. RIGHT: PRIVY R8 FILLED WITH COLLAPSED COB FROM BACK WALL OF R1 (THROUGH D13); VIEWED FROM THE NORTH-WEST.



38. THE LATE 20TH CENTURY SHED ABUTTING COB LEAN-TO CONTAINING R7 AND R8; VIEWED FROM THE NORTH-EAST.



39. LEFT: AS ABOVE; VIEWED FROM THE SOUTH-EAST.

40. RIGHT: THE CORRUGATED IRON SHED AT THE EAST END OF THE HOUSE; VIEWED FROM THE NORTH-WEST.



41. RUBBLE BUTTRESS BUILT AGAINST THE NORTH-EAST GABLE; VIEWED FROM THE NORTH.



42. LEFT: THE NORTH-EAST CORNER OF R1; VIEWED FROM THE SOUTH.



43. RIGHT: THE CORRUGATED IRON SHED, 19TH CENTURY CAST IRON SWILL BOILER IN THE WEST CORNER; VIEWED FROM THE SOUTH-EAST.



44. AS ABOVE, DETAIL OF THE SWILL BOILER; VIEWED FROM THE SOUTH.



45. TILLEY LAMPS HANGING ON THE NORTH-EAST WALL OF THE CORRUGATED IRON LEAN-TO; VIEWED FROM THE SOUTH.

46. AFTER CLEARANCE



47. LEFT: R1; VIEWED FORM THE SOUTH-EAST (SHOWING BO2) (PHOTO CREDIT: ARCHITECT).



48. RIGHT: R1, THE NORTH-WEST AND SOUTH-WEST WALLS; VIEWED FROM THE SOUTH (PHOTO CREDIT: ARCHITECT).



49. LEFT: R1, THE BACK OF THE STACK IN R2; VIEWED FROM THE SOUTH-EAST (PHOTO CREDIT: ARCHITECT).

50. RIGHT: R1, AS ABOVE WITH THE TOP OF THE BRICK OVEN; VIEWED FROM THE EAST (PHOTO CREDIT: ARCHITECT).



51. LEFT: R1, THE OVEN ATTACHED TO THE STACK IN R2; VIEWED FROM THE EAST (PHOTO CREDIT: ARCHITECT).

52. RIGHT: R1, LOOKING PASSED THE OVEN TO THE FORCED DOORWAY (D1); VIEWED FROM THE NORTH (PHOTO CREDIT: ARCHITECT).



53. LEFT; AS ABOVE (PHOTO CREDIT: ARCHITECT).

54. RIGHT: THE SLIT VENT (W1) IN THE SOUTH WALL OF R1; VIEWED FROM THE NORTH (PHOTO CREDIT: ARCHITECT).



55. LEFT: AS ABOVE (PHOTO CREDIT: ARCHITECT).

56. RIGHT: THE NORTH-EAST AND SOUTH-EAST WALLS OF R1; VIEWED FROM THE NORTH (PHOTO CREDIT: ARCHITECT).



57. LEFT: THE NORTH-EAST WALL OF R1 WITH POSSIBLE BLOCKED HEARTH (BO1); VIEWED FROM THE NNW (PHOTO CREDIT: ARCHITECT).

58. RIGHT: THE NORTH END OF THE NORTH-EAST WALL OF R1; VIEWED FROM THE SOUTH-WEST (PHOTO CREDIT: ARCHITECT).



59. LEFT: VIEW FROM R7 INTO R2, SHOWING THE TOWERING INSERTED CHIMNEY STACK; VIEWED FROM THE NORTH.

60. RIGHT: VIEW OF THE WIDE SPYLED OPENING WITH HEAVY LINTEL TO THE CROSS PASSAGE REAR DOOR IN R2A (D3); VIEWED FROM THE SOUTH-EAST.



61. REAR (NORTH-WEST) WALL OF R2, SHOWING THE FORMER CROSS PASSAGE DOORWAY ON THE LEFT (D3) AND A LATER DOOR TO R7 ON THE RIGHT (D4). BRICKWORK FACES DECAYED COB. VIEWED FROM THE SOUTH-EAST.



62. VIEW OF THE RUBBLE AXIAL CHIMNEY STACK FORMING THE NORTH-WEST WALL OF THE CROSS PASSAGE R2b. PART OF ITS EASTERN PARTITION TO R2 CAN BE SEEN IN THE LEFT FOREGROUND. NOTE MASONRY PIER PROJECTING BEYOND LINTEL TO LEFT OF CROSS-PASSAGE REAR DOOR. LOBBY BEYOND CONTAINS REMAINS OF LATE 17TH-EARLY 18TH CENTURY STAIRCASE. VIEWED FROM THE EAST.



63. LEFT: THE INSERTED 17TH CENTURY WEST STACK WHICH SERVES R3 AND FORMS THE SOUTH-WEST WALL OF ROOM 2A. NOTE RAISED WEATHERING FOR FORMERLY THATCHED ROOF, AND SLIGHTLY TAPERED CAP WITH SLATE DRIP-COURSES. PLANK-COVERED LATE 19TH CENTURY OR LATER ROOF STRUCTURE IS EVIDENT HERE. VERY THIN COB AND LATER BRICK WALL OF STAIR ALCOVE CAN BE SEEN AT MIDDLE RIGHT. VIEWED FROM THE EAST.
64. RIGHT: VIEW DOWN CROSS-PASSAGE R2A, WITH REMAINS OF TIMBER-FRAMED SCREEN ON LEFT WITH BRICK AND STONE RUBBLE INFILL. FRONT DOOR IS A VICTORIAN GLAZED AND PANELLED UNIT (D2), OPENING ONTO A PORCH. VIEWED FROM THE NORTH-WEST.



65. DETAIL OF THE STONEMWORK IN THE BACK OF THE AXIAL STACK, WHICH FORMS THE SOUTH-WEST WALL OF CROSS PASSAGE R2A. THE CHAMFERED BEAM FROM R3 CAN JUST BE SEEN ABOVE THE STAIR LOBBY DOOR D5 (INDICATED). VIEWED FROM THE NORTH-EAST



66. SOUTH-EAST FRONT WALL OF HOUSE IN R2 (SHOWING W2 AND W8). REBUILT IN STONE RUBBLE PROBABLY IN THE 17TH CENTURY, RUINOUS PARTITION TO CROSS PASSAGE R2A IS VISIBLE TO RIGHT. VIEWED FROM THE NORTH-WEST.



67. DETAIL OF THE GROUND FLOOR WINDOW IN R2 (W2), SOUTH WALL, SHOWING THREE-LIGHT 19TH CENTURY CASEMENT WITH CHAMFERED MULLIONS, WIDE SPLAYED REVEALS AND TIMBER LINTEL. VIEWED FROM THE NORTH-WEST.



68. LOOKING SOUTH-EAST ACROSS R2 AND R2A FROM STAIR LOBBY, R2B; VIEWED FROM THE WNW.



69. LEFT: VIEW OF THE INSERTED 17TH CENTURY EAST STACK IN R2. NOTE RUBBLE THICKENING OF STACK ON LEFT AND LATER BRICK FIRST-FLOOR FIREPLACE. GROUND FLOOR CAST IRON SURROUND ALSO FRONTS A BRICK FIREPLACE (FP1). VIEWED FROM THE SOUTH-WEST.
70. RIGHT: VIEW OF THE LEFT SIDE OF THE STACK IN R2 WHERE THE MASONRY JAMB HAS BEEN REMOVED LEAVING THE 17TH CENTURY LINTEL SUPPORTED ON A 19TH CENTURY BRICK WALL. VIEWED FROM THE WEST.



71. VIEW OF THE VICTORIAN FIREPLACE (FP2) SET INTO A MUCH LARGER BLOCKED HEARTH WITH HEAVY CHAMFERED LINTEL, IN THE EASTERN AXIAL STACK THAT SERVES R2. VIEWED FROM THE SOUTH-WEST



72. VIEW OF THE HEAVY SLATE SLAB FLAGSTONE FLOOR, OF VERY FINE QUALITY BUT MUCH DAMAGED AND PATCHED, WITHIN R2; VIEWED FROM THE SOUTH-EAST.



73. R3, SHOWING THE CEILING COLLAPSE IN THE SOUTH-EAST CORNER; VIEWED FROM THE WSW.



74. R3, WITH 1950S TILED HEARTH AGAINST STACK WALL. SOUTHERN CHAMFERED BEAM IS PROPPED UP ON A POLE IN RIGHT FOREGROUND. VIEWED FROM THE SOUTH-WEST.



75. DETAIL OF WEST SIDE OF FIREPLACE IN R3, SHOWING HEAVY CHAMFERED TIMBER LINTEL AND GRANITE UPRIGHT SUPPORT; VIEWED FROM THE SOUTH-WEST.



76. THE NORTH-EAST WALL OF R3, WITH THE MASSIVE INFILLED HEARTH, NOW SET WITH SMALL MID-20TH CENTURY TILED FIREPLACE; VIEWED FROM THE SOUTH-WEST. NOTE 19TH CENTURY LATH AND PLASTER CEILING AND BOXED CHAMFERED BEAM SUPPORTED ON POLE.



77. THE 19TH CENTURY THREE-LIGHT CASEMENT WINDOW (W3) IN THE SOUTH WALL OF R3, OVERLOOKING THE YARD TO THE SOUTH; VIEWED FROM THE NORTH.



78. R3, SHOWING THE BOARDED NORTH WALL WITH BLOCKED DOORWAY TO R5, PARTITION AND DOOR (D6) TO STAIR LOBBY R2B AND MOULDED NORTHERN BEAM. VIEWED FROM THE SOUTH.



79. WEST WALL OF R3; VIEWED FROM THE NORTH.



80. DETAIL OF THE PYRAMIDAL STOP ENDS ON THE NORTHERN CARVED BEAM IN R3, LOOKING NORTH-WEST.



81. THE MOULDED SOUTH-EASTERN SIDE OF THE NORTHERN BEAM IN R3; VIEWED FROM THE ESE.



82. THE DEEP-CHAMFERED NORTHERN SIDE OF THE NORTHERN BEAM IN R3. NOTE THE ADZE MARKS. VIEWED FROM THE ENE.



83. LEFT: THE NORTHERN BEAM IN R3, SHOWING DIFFERENCE BETWEEN MOULDINGS TO LEFT (SOUTH-EAST) AND CHAMFER TO RIGHT (NORTH-WEST). VIEWED FROM THE NORTH-EAST.
84. RIGHT: LOOKING INTO R4 FROM R3 THROUGH A NARROW BEADED DOOR FRAME WITH BEADED PLANK DOOR (D7), BOARDED OVER TO LOOK 'MODERN'. THICKER RIGHT DOOR-POST AND LINTEL MAY BE 17TH CENTURY DOOR FRAME ELEMENTS. VIEWED FROM THE NORTH-EAST.



85. R3, SHOWING PARTIALLY REDUCED DOORWAY IN THE COB PARTITION WALL LEADING TO R4; VIEWED FROM THE EAST.



86. R4, SHOWING WINDOW TO SOUTH FRONT AND TRANSVERSE BEAMS TO UPPER LEFT AND RIGHT; VIEWED FROM THE SOUTH.



87. WEST WALL OF R4, SHOWING CHIMNEY BREAST WITH TILED FIREPLACE AND 19TH CENTURY CUPBOARD TO RIGHT; VIEWED FROM THE NNE.



88. R4, 1950s tiled fireplace fronting older blocked fireplace (FP3); viewed from the north-east.



89. THE NORTH-EASTERN COB WALL OF R4 WITH CHAMFERED CEILING BEAM ABOVE; VIEWED FROM THE NORTH-WEST.



90. NORTH-EAST WALL OF R4. NOTE COB EXPOSED WHERE PLASTER HAS FALLEN AWAY. VIEWED FROM THE NORTH-WEST.



91. DETAIL OF THE NARROW-CHAMFERED CEILING BEAM AGAINST THE CHIMNEY BREAST IN R4; VIEWED FROM THE SOUTH-EAST.



92. R4, WITH CUPBOARD ON SITE OF WINDER STAIR ON LEFT AND DOOR TO R3 ON RIGHT. NOTE MASONRY IN NORTH WALL WHERE PLASTER HAS FALLEN OFF ABOVE SOFA. VIEWED FROM THE SOUTH-EAST.



93. EAST WALL OF R4 WITH DOOR TO R3 ON LEFT; VIEWED FROM THE SOUTH.



94. 19TH CENTURY THREE-LIGHT CASEMENT WINDOW (W4) IN SOUTH WALL OF R4; VIEWED FROM THE NORTH-EAST.



95. WEST WALL OF R4 WITH OFFSET STACK AND CUPBOARD TO RIGHT FRONTING FORMER WINDER STAIR; VIEWED FROM THE ENE.



96. LEFT: PART-BOARDED 18TH CENTURY CUPBOARD DOOR FRAME (D8) ON SITE OF WINDER STAIR IN NORTH-WEST CORNER OF R4. VIEWED FROM THE NORTH-EAST.
97. RIGHT: VIEW OF THE STEPPED WEST SIDE OF THE STACK, WITHIN THE FORMER WINDER STAIR AREA; VIEWED FROM THE NORTH.



98. INTERIOR OF FORMER STAIR, LOOKING UP TO WEST WITH HEAVY 17TH CENTURY JOISTS AND BOARDS TO THE LEFT AND LIGHTWEIGHT JOISTS AND BOARDS TO THE RIGHT, PERHAPS 18TH CENTURY INFILL AFTER STAIR WAS REMOVED? VIEWED FROM THE EAST.



99. FLOOR OF CUPBOARD IN FORMER STAIR ALCOVE; VIEWED FROM THE NORTH-EAST.



100. R5, A DAIRY OR SERVICE EXTENSION TO THE REAR OF THE FARMHOUSE, LOOKING WEST. BLOCKED DOORWAY ON LEFT, NOW A CUPBOARD, LED TO R3 AND R4. VIEWED FROM THE NORTH.



101. R5; VIEWED FROM THE SOUTH-WEST.



102. LEFT: VIEW OF THE BLOCKED DOOR (BO3) TO R3 IN R5, NOW USED AS A CUPBOARD, WITH RESET RAISED AND FIELDDED LATER 17TH OR EARLY 18TH CENTURY SHUTTERS. VIEWED FROM THE WEST



103. RIGHT: THE DOOR FROM R5 TO R6 (D9); VIEWED FROM THE SOUTH-WEST.



104.R6, ANOTHER EXTENSION TO THE FARMHOUSE, BEING A SCULLERY/KITCHEN; VIEWED FROM THE SOUTH-WEST.



105.R6, VIEW OF THE REAR (NORTHERN) CROSS PASSAGE DOOR TO R2A (D3); VIEWED FROM THE NORTH-WEST.



106. R6, THE 1930S CREAM ENAMELLED AGA; VIEWED FROM THE WEST.



107. R6; VIEWED FROM THE NORTH-EAST.



108. R7 FROM THE DOOR TO R6, SHOWING THE MEDIEVAL STONE AND COB REAR WALL OF R2, PARTLY REPLACED BY BRICK TO ITS SOUTH-EASTERN FACE. THICK COB WALL FORMS THE NORTH-EAST END OF R8. VIEWED FROM THE WSW.



109. R7, WITH LARGELY COLLAPSED MEDIEVAL COB BACK WALL OF HOUSE TO LEFT AND COB DIVIDING WALL ABOVE DOOR TO R6 IN CENTRE (D11). VIEWED FROM THE NORTH-EAST.



110. R7, THE REAR SIDE OF STONE AND BRICK RE-FACING OF THE (NOW LOST) COB WALL; THE LOOSE TIMBERS IN THE FOREGROUND ARE RESTING ON THE STONE RUBBLE PLINTH OF THE COB WALL. VIEWED FROM THE NORTH-WEST.



111. LOOKING SOUTH-WEST ALONG THE THICK COB OUTER WALL OF THE OUTSHUTS CONTAINING R7 AND R8. THIS WAS AN OUTSIDE WALL UNTIL CONCRETE FARM BUILDINGS WERE BUILT AGAINST IT IN THE 1950S. VIEWED FROM THE NORTH-EAST.



112. LEFT: PRIVY (R8), WITH 20TH CENTURY CONCRETE FLOOR AND WC (SHOWN THROUGH D13); VIEWED FROM THE NORTH-WEST.

113. RIGHT: AS ABOVE, DETAIL OF THE COB AND STONE RUBBLE WALL OF R1, ABUTTED BY THE COB WALL OF R8; VIEWED FROM THE WNW.



114. NORTH-EASTERN CORNER OF R8; VIEWED FROM THE NORTH.



115. ROOM VOIDS FLANKING AXIAL STACK, LOOKING FROM R2. R11 TO THE LEFT, R9 TO THE RIGHT. VIEWED FROM THE NORTH-EAST.



116. VIEW INTO R11 FROM THE NORTH-EAST, SHOWING THE TWO WINDOWS; THE LATE 19TH/EARLY 20TH CENTURY ROOF AND CEILING CONSTRUCTION ARE VISIBLE. VIEWED FROM THE NNE.



117. R11 FROM R2, DIRECTLY ABOVE R3 WHERE THE CEILING HAS COLLAPSED. TIMBER LACING AND PLASTER IN THE SIDE OF THE CHIMNEY STACK TO THE RIGHT (POSSIBLE CUPBOARD?). VIEWED FROM THE NORTH-EAST.



118. LEFT: LATE 17TH OR EARLY 18TH CENTURY-FRAMED STAIR TO THE FIRST FLOOR IN R2B BETWEEN R2 AND R3; VIEWED FROM THE ENE.



119. RIGHT: VIEW OF STAIR WINDOW IN THE NORTH WALL WITH HEAVY TIMBER LINTEL AND LATER BRICK WINDOW ABOVE. VIEWED FROM THE SOUTH.



120. LEFT: R9, THE FIRST-FLOOR CORRIDOR, LOOKING THROUGH THE FORCED OPENING IN THE COB WALL BETWEEN THE MEDIEVAL AND THE 17TH CENTURY EXTENSION. VIEWED FROM THE NORTH-EAST.

121. RIGHT: THE LOBBY AT THE WEST END OF R9 LOOKING INTO R12; THE DOOR TO THE RIGHT SERVES R13. VIEWED FROM THE NORTH-EAST.



122. R10, WITH 19TH CENTURY THREE-LIGHT CASEMENT (W13) AND MID-20TH CENTURY BATHROOM FITMENTS. VIEWED FROM THE EAST.



123. R12; VIEWED FROM THE NORTH-EAST.



124. SOUTH-WEST WALL OF R12 WITH TAPERED CHIMNEY BREAST; VIEWED FROM THE EAST.



125. R12, LOOKING BACK TO THE LOBBY (R9) (THROUGH D16); VIEWED FROM THE SSW.



126. LEFT: R13, LOOKING NORTH-EAST WITH STAIR ALCOVE JUST VISIBLE TO LEFT.



127. RIGHT: R13, THE SIDE OF THE STAIR ALCOVE; LOOKING NORTH.

OUTBUILDINGS



128. LINHAY RANGE ALONG THE ROAD. RUBBLE AND COB CONSTRUCTION; FRONTAGE REBUILT IN MID-20TH CENTURY. VIEWED FROM THE NORTH-WEST.



129. GROUND FLOOR OF LINHAY. NOTE RUBBLE WALLS SUPPORTING COB UPPERS. TRANSVERSE BEAMS PRIMARY, PERHAPS CHAMFERED JOISTS ALSO, BUT ROUNDWOOD IS LATER. CONCRETE WALL TO LEFT INFILLS FORMERLY OPEN FRONTAGE. VIEWED FROM THE WEST.



130. ROOF STRUCTURE OF LINHAY. ROUGHLY DRESSED ROUNDWOOD TRUSSES FORMERLY SUPPORTING SLATES. SAWN PURLINS & CORRUGATED IRON ARE MID-20TH CENTURY. VIEWED FROM THE WEST.



131. L-PLAN BUILDINGS AT EASTERN CORNER OF FARMYARD. FORMER COTTAGE WITH COB CONSTRUCTION TO CENTRE. VIEWED FROM THE WEST.



132. NORTH END OF LINHAY WING; MOSTLY MID-20TH CENTURY CONSTRUCTION, NEAR BLOCKWORK FACING RUBBLE. VIEWED FROM THE NORTH.



133. GENERAL VIEW OF FARMYARD BEHIND HOUSE; HOUSE ON EXTREME LEFT. VIEWED FROM THE NORTH-EAST.



134. GROUP OF 20TH CENTURY BUILDINGS ON NORTH SIDE OF REAR FARMYARD. OLDER STONE RUBBLE AND COB BUILDING TO LEFT OF LARGE TREE IS SHOWN ON THE 1840 TITHE MAP AND 1885 OS MAP. VIEWED FROM THE EAST.



135. THE 20TH CENTURY AGRICULTURAL BUILDINGS BEHIND THE HOUSE; VIEWED FROM THE NORTH-WEST.



136. REMAINS OF WESTERN LINHAY RANGE ON THE SOUTH-WEST SIDE OF THE FARMYARD. RUBBLE WALL TO REAR OF LINHAY, THE REST LARGELY REBUILT IN THE MID-20TH CENTURY. HOUSE TO LEFT. VIEWED FROM THE NORTH.



137. SOUTH-WEST END OF LINHAY RANGE WITH LOW OVERGROWN REMAINS OF THRESHING BARN BEHIND. THE NORTH-WEST CORNER OF HOUSE IS ON THE EXTREME LEFT. VIEWED FROM THE NORTH.



138. RUIN OF THE THRESHING BARN ON SOUTH-WEST SIDE OF THE HOUSE. LOW WALLS ARE THE RUBBLE STONE PLINTHS FOR A COB BUILDING ALMOST ALL OF WHICH HAS COLLAPSED INWARDS. REMAINS OF TIMBER AND CORRUGATED IRON GARAGE ON LEFT ABOUT THE BARN. SOUTH-WEST CORNER OF FARMHOUSE TO RIGHT. VIEWED FROM THE SOUTH.



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