

TREVEDDA FARM
LANTEGLOS HIGHWAY
FOWEY
CORNWALL

Heritage Assessment



South West Archaeology Ltd. report no. 200510



www.swarch.net

Tel. 01769 573555
01872 223164

Trevedda Farmhouse, Lanteglos Highway, Cornwall

Heritage Assessment

By E. Wapshott with contribution by S. Walls
Report Version: Final

Draft issued: 29th May 2020
Finalised: 9th June 2020

Work undertaken by SWARCH on behalf of a Private Client

SUMMARY

This report presents the results of a heritage assessment carried out by South West Archaeology Ltd. (SWARCH) for Trevedda Farmhouse, a Grade II Listed building, before a programme of proposed renovation works.

Trevedda Farmhouse is a complex E-shaped plan with a one and a half storey rear service wing to the north-west and to the east flank of the range, running downslope, a series of attached lean-to sheds. The farmhouse is flanked by a 19th century stable to the south-east and a large threshing barn to the north-east, there are several small outbuildings and ruined outbuildings to the north, north-west and west.

Trevedda is likely medieval in origin, the north-east block and west cross-wing being 16th or 17th century additions to an earlier building which has largely been lost in all but footprint within the expanded complex. The current presenting character of the house is of 'polite' 19th century style, having received a grandiose phase of expansion and rationalisation in and around 1840.

Whilst the house is an important heritage asset which positively contributes to the national historic building catalogue it has at the core of its narrative a tale of almost continual adaption and change to fit its owners needs and there is therefore felt to be flexibility for further change if development is to be empathetic and sensitive to the character of the building and to respect its surviving historic features and the narrative which survives within the fabric.



May 2020

South West Archaeology Ltd. shall retain the copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved, excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project. The views and recommendations expressed in this report are those of South West Archaeology Ltd. and are presented in good faith based on professional judgement and information available at the time of production.

CONTENTS

<i>SUMMARY</i>	2
<i>CONTENTS</i>	3
<i>LIST OF FIGURES</i>	4
<i>LIST OF TABLES</i>	4
<i>LIST OF APPENDICES</i>	4
<i>ACKNOWLEDGMENTS</i>	4
<i>PROJECT CREDITS</i>	4
1.0 INTRODUCTION	5
1.1 PROJECT BACKGROUND	5
1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND	5
1.3 HISTORICAL BACKGROUND	5
1.4 ARCHAEOLOGICAL BACKGROUND	6
1.5 METHODOLOGY	6
2.0 CARTOGRAPHIC RECORD	8
3.0 HISTORIC BUILDING APPRAISAL	10
3.1 SITE DESCRIPTION	10
3.2 BUILDING DESCRIPTION	10
3.2.1 FUNCTION OF THE BUILDING	20
3.2.2 RELATIONSHIPS OF SPACES WITHIN THE BUILDING	21
3.2.3 RELATIONSHIPS OF STRUCTURAL ELEMENTS WITHIN THE FARMHOUSE	21
3.3 TABLE OF SIGNIFICANT FEATURES WITHIN THE BUILDING	23
3.4 HISTORIC DEVELOPMENT DISCUSSION	28
3.5 OVERVIEW OF HISTORIC PHASING	28
3.5.1 PHASE 1	28
3.5.2 PHASE 2	28
3.5.3 PHASE 3	28
3.5.4 PHASE 4	28
3.5.5 PHASE 5	29
3.5.6 PHASE 6	29
3.5.7 PHASE 7	29
4.0 STATEMENT OF SIGNIFICANCE	32
4.1.1 EVIDENTIAL VALUE	33
4.1.2 HISTORICAL VALUE	33
4.1.3 AESTHETIC VALUE	33
4.1.4 COMMUNAL VALUE	33
4.1.5 AUTHENTICITY & INTEGRITY	33
4.2 AREAS OF SENSITIVITY – ROOM BY ROOM (SEE FIGURE 13)	33
4.3 IMPACT ASSESSMENT	34
4.3.1 SUMMARY	35
4.4 THE STABLES – DESCRIPTION	35
4.5 THE STABLES – SIGNIFICANT FEATURES SIGNIFICANCE	35
4.6 THE STABLES - IMPACT ASSESSMENT	35
5.0 CONCLUSION	37
6.0 BIBLIOGRAPHY & REFERENCES	38

LIST OF FIGURES

COVER PLATE: THE SOUTH FRONT OF TREVEDDA FARMHOUSE.

FIGURE 1: SITE LOCATION (THE SITE IS INDICATED).	7
FIGURE 2: EXTRACT OF THE LANTEGLOS-BY-FOWEY TITHE MAP OF C.1839 (THE GENEALOGIST).	8
FIGURE 3: SECOND EDITION OS MAP, 1:10.560, PUBLISHED 1907 (NLS). SHEET L.NE.	9
FIGURE 4: THE EAST RETURN OF THE WEST WING OF TREVEDDA, WITH WINDOW AND BLOCKED DOOR; FROM THE EAST-SOUTH-EAST.	11
FIGURE 5: THE NORTH ELEVATION OF THE MAIN RANGE; FROM THE NORTH-NORTH-WEST.	12
FIGURE 6: THE REAR NORTH-WEST SERVICE WING; FROM THE WEST.	13
FIGURE 7: THE KITCHEN, ROOM 2A; FROM THE SOUTH-EAST.	15
FIGURE 8: THE 19 TH CENTURY DRAWING ROOM, ROOM 4; FROM THE WEST-NORTH-WEST.	15
FIGURE 9: THE MUCH ALTERED LATERAL STACK IN THE REAR WING, ROOM 7; FROM THE EAST.	17
FIGURE 10: THE STAIRS FORM A FIRST FLOOR GALLERY WITH MATCHING PANELLED CUPBOARDS, ROOM 13.	18
FIGURE 11: THE SECOND BEDROOM, ROOM 16; FROM THE SOUTH-WEST.	18
FIGURE 12: ROOM 19, WITH GOOD DOOR AND WINDOW, WITH WINDOW SEAT; FROM THE SOUTH-WEST.	19
FIGURE 13: PLAN OF THE FARMHOUSE WITH RELATIONSHIP OF BLOCKS (FROM PLANS AS SUPPLIED BY AGENT).	22
FIGURE 14: SIGNIFICANT FEATURES WITHIN THE GROUND FLOOR OF TREVEDDA FARMHOUSE (BASED ON SUPPLIED PLANS FROM AGENT).	26
FIGURE 14: SIGNIFICANT FEATURES WITHIN THE FIRST FLOOR OF TREVEDDA FARMHOUSE (BASED ON SUPPLIED PLANS FROM AGENT).	27
FIGURE 15: PROVISIONAL BLOCK-PHASED PLAN FOR GROUND FLOOR (BASED ON PLANS PROVIDED BY ARCHITECTS AT TIME OF SURVEY).	30
FIGURE 16: PROVISIONAL BLOCK-PHASED PLAN FOR FIRST FLOOR (BASED ON PLANS PROVIDED BY ARCHITECTS AT TIME OF SURVEY).	31

LIST OF TABLES

TABLE 1: FUNCTION OF ROOMS WITHIN THE BUILDING	20
TABLE 2: IMPACT SUMMARY (SEE APPENDIX 1).	35

LIST OF APPENDICES

APPENDIX 1: PROPOSED PLANS FOR ALTERATIONS	39
APPENDIX 2: PHOTOGRAPHIC ARCHIVE	41

ACKNOWLEDGMENTS

CORNWALL COUNCIL HER STAFF
 THE AGENT
 THE CLIENT (FOR ACCESS)

PROJECT CREDITS

DIRECTOR: DR. SAMUEL WALLS, MCIFA.
 FIELDWORK: EMILY WAPSHOTT
 DESK-BASED ASSESSMENT: EMILY WAPSHOTT
 PHOTOGRAPHS: EMILY WAPSHOTT
 GRAPHICS: EMILY WAPSHOTT
 REPORT: EMILY WAPSHOTT; DR. SAMUEL WALLS, MCIFA.
 EDITING: DR. SAMUEL WALLS, MCIFA.

1.0 INTRODUCTION

LOCATION:	TREVEDDA FARM
PARISH:	LANTEGLOS BY FOWEY
COUNTY:	CORNWALL
NGR:	SX 14520 53264
SWARCH REF.	LTD20
PLANNING REF.	PRE-APPLICATION

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by a Private Client (the Client) to undertake a heritage assessment for Trevedda Farmhouse, Lanteglos Highway, Fowey, Cornwall. This work was undertaken in accordance with best practice, Devon County Council Guidance and ClfA guidelines.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

Trevedda Farm is located approximately 405m south-south-west of Lanteglos Highway and 0.9km from Lanteglos (see Figure 1). The site lies at a height of approximately 89m (AOD). The River Pont lies approximately 685m to the east and south-east is a steep winding wooded valley, the River Fowey is 1.81km away, near Bodinnick and Mixtow and the south coast at National Trust Lantic Bay shoreline is 2.4km away.

1.3 HISTORICAL BACKGROUND

Trevedda is an ancient holding in the parish of Lanteglos by Fowey, in the *historic hundred of West* (Lysons 1814). Trevedda is listed on the Cornwall HER (ID:26734) as being recorded in 1323, called 'Trevedou', which means 'estate/holding (Tre) and birch trees (bedewen; plural) in old Cornish.

The parish of Lanteglos by Fowey is associated with the ancient Manor at Hall, the Lordship of the Manor held by the Fitz Williams, from Richard I and then later held by marriage by the titled Lords Mohun, of Dunster Castle. It passed in the later 18th century or early 19th century to a Mr Thomas Pitt, via a sale by the then Mohun-Kekewich family (Hals, Tonkin; 1838).

It seems that Trevedda was held in the various Cornish holdings around Fowey of the Grenville (Greynville/Granville) family, a distinguished gentry dynasty which included several famous seamen and members of parliament for Fowey, as well as a noted Royalist commander in the 17th century Civil War. It seems Lady Anne held the lands, as noted on the Tithe Map of 1839 via an inheritance from her brother, Lord Thomas Camelford, who died in 1804 and lived at nearby Boconnoc. Lady Anne owned vast swathes of the surrounding landscape and such as the ship building yards at Polruan and farmsteads in St Veep, Lerryn, Bocconnoc etc.

The farmhouse at Trevedda is Listed, Grade II.

Farmhouse, probably of C17 origins remodelled in mid C19. Rubble stone, partly slate hung and rendered on front. Slate roof with hipped ends to projecting wings on south front, gabled end to central projecting wing and gabled lower roof to rear projecting wing. Brick and rendered stacks on projecting side wings. Stone lateral stack on north west of rear wing. Almost symmetrical E-shaped plan. Main range comprises large hall living room largely unaltered and probably remains of C17 hall. Dairy situated in projecting wing on south-west. Wing projecting on south-east comprises 2 rooms remodelled in C19. Central wing of E entered from inside hall by wide segmental arch to anteroom lined with C19 timber panelling and 2 doors enclosing pair of flanking C19 framed staircases leading to upper

rooms. 2-storeys, asymmetrical 5-window south front with ground rising to left (west). Large timber lintel to blocked opening on right hand side wall of left projecting wing. Central range with 4-pane casement under stone arch on left and wide panelled door on right of central projecting wing with double 4-pane sash in centre. 4-pane sash on right hand projecting wing. First floor: 2-light centre hung casement (each 2 pane) under stone arch on left, C19/20 2-pane sash and 4-pane casement flanking double 4-pane sashes in centre and C19/20 4-pane sash in right hand wing. Timber lintels to openings on rear wing. Interior: an almost completely unaltered mid-C19 farmhouse interior with very large central living room similar to traditional hall plan but with unusual arrangement on the front with 2 staircases rising from it. The 2 mid-C19 staircases and joinery including hall benches and chimney pieces are remarkably intact. Roof not inspected.

1.4 ARCHAEOLOGICAL BACKGROUND

The Historic Landscape Characterisation of Cornwall (HLC) classifies the land the property sits on as anciently enclosed land: Medieval Farmland (HC04). It is defined as ‘the agricultural heartland, with farming settlements documented before the 17th century and whose field patterns are morphologically distinct from the generally straight-sided fields of later enclosure.’ Trevedda itself of course is on the HER for its Tre-place name evidence, suggestive of an early medieval or medieval date and a documentary reference in the record from 1323. Just below the farm on the lower slopes across the road, on land which was documented in the ownership of Trevedda on the Tithe Map is recorded cropmark evidence of a medieval field system (MCO40408), recorded as ‘Treveddam’ holding. The NMP data and aerial photographs identified several parallel ditches and banks in these fields. Adjacent to this just to the north-east, next to the ‘Old Farmyard’ of the holding is another reference to a medieval holding or small settlement, called Lealand or ‘Leylond’ in 1507(MCO15357). Above Trevedda in the block of fields flanking the main road is at least one other acknowledged medieval field boundary (MCO40431).

Further afield the majority of the HER evidence is of medieval farming, with ancient holdings at Colquite, Lawhippett and Highway. There is place name evidence for prehistoric activity to the east-north-east of Trevedda, on the edge of Trevecca Farm, but no physical evidence remains. Generally, the area remains of simple working rural character and this is clearly supported by the known archaeological data. It is not impossible that there is a more extensive and unrecognised prehistoric relict landscape beneath the medieval field systems but overall, the archaeological potential of the area is low; likely having always been farmland. The farmsteads themselves may be hot-spots, likely most being shrunken hamlet settlements and with different phases of buildings being constructed on the same plot over centuries. There are no archaeological fieldwork events recorded on the Cornwall Historic Environment Record within a 1km radius of the property. The nearest Listed building is Lawhippett Farmhouse and barns/shippon, all Grade II Listed, from the early 19th century, located the other side of Lanteglos Highway.

1.5 METHODOLOGY

The building appraisal was conducted by Emily Wapshott in April 2020. 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 discussion of the buildings’ setting follows the approaches outlined in the appropriate guidance (DoT guidance and Historic England 2015).



FIGURE 1: SITE LOCATION (THE SITE IS INDICATED).

2.0 CARTOGRAPHIC RECORD

The 1839 Tithe Map records Trevedda farmhouse, with the large threshing barn to the north and an 'old farmyard; further to the north-east, across the road (plot 134). The farmhouse itself is shown as a large U-shaped building, with narrow central range and two unevenly-sized wings, with a large heavy wall projecting from the north-west corner, seemingly the only part of the rear wing which was upstanding, presumably ruined at this stage, the wall running back to a detached barn to the north. A further wall links the farmhouse to the threshing yard, forming a yard between. The plot number is 135 and is marked down as 'Yards, Garden and Sites'.

The land in the surrounding area, known as *Trevedda Down* belongs to the holding, is owned by Lady Anne Grenville, and occupied by farmer Henry Cossentine, who also farms 'Poltick'. The holding at Trevedda is a large one, of more than 187 acres. It is of note that no house is actually quoted as being resient at the time of the Tithe, instead the phrase '*sites*' is used. The building displays two significant phases of remodel, extension and rebuilding from the later 18th and early-mid 19th century; so may have been an uninhabited building site at the actual time of the Tithe in 1839, but was lived in by Henry and his family by the 1841 census.



FIGURE 2: EXTRACT OF THE LANTEGLOS-BY-FOWEY TITHE MAP OF C.1839 (THE GENEALOGIST).

The 1841 census records Henry, at Trevedda, being 30 years of age and noted as a 'farmer'. His wife, Christina, is 20 years of age and they have two children, Elizabeth, who is 3 and Ann who is 9 months. The farmstead is a large one as recorded on the tithe and Henry also farms part of another holding called Poltick, so he is potentially quite a well to do gentleman-farmer. He has an extensive household, which would appear to support this interpretation: Eliza Olford and Sophia Nanjulian, both 20 are house servants and there are five farm labourers. Two of the labourers are grown men, William Stevens, 30 and John Scantlebury, 20; three 'boys', John Swigs, 15, John Bennett, 13 and James Mutton 10.

The 1851 census records Henry and his family are still at the farm; which is misspelled as 'Trevidda'; he is now noted as a farmer 'of 300 acres', having obviously acquired even more land in the ten years since the previous census and Tithe apportionment. Henry's wife in this census is referred to as Christianna, not Christina and they have had several more children; now having five daughters and a son. Henry is noted as having three house servants and five farm staff. By 1861 the Cossentine's still occupy Trevedda, now farming 350 acres and is noted as 'employing six men and two boys', as well as house servants. Clearly this is a prosperous and growing agricultural building and Henry is absorbing some of the smaller holdings in the area, combining them with Trevedda. The Cossentine's continued prosperity and associated status may well explain the seeming two phases of aggrandisement at the farm, as they establish their house as a gentleman's residence. In 1871, again we see Henry and Christina still in residence, now 63 and 54 respectively they have seven surviving children from 30 years of age to 7 years of age. They now have two young female general domestic servants and two 'indoors farm servants, who are both male teenaged boys. The census also records that Henry has given up some land, now farming 314 acres and now employs 3 farm labourers; so, as he ages, he may be winding down his business to some extent. Interestingly Henry's son, Henry John is noted as 23 years of age, but marked as 'farmers son indoors', so may be finishing studies, as he is marked as a scholar elsewhere and as of yet does not work with his father on the farm.

In 1881 the census records Henry John, now the head of the household, marked as a Yeoman farmer, of independent means, farming 400 acres. Henry John is marked as employing six men and two boys on the farm and has two indoor young male farm servants and a teenaged domestic maid. Two of Henry John's sisters Ellen and Betrace have remained on the farm. Henry John remains at the farm in the 1891 census, having now married, Nora, who comes from St Veep; they have three children, two daughters and a son, between the ages of 3 and 1 month. Henry John's youngest sister Beatrice still lives with them, marked as a young woman of 27, of independent means. Henry John is marked as a farmer of independent means and an 'employer'. Henry John has a live-in housekeeper and house servant and three indoor farm servants. The census does not record the number of offsite living farm labourers he now has. Henry John is still recorded at the farm, with his growing family in 1901.



FIGURE 3: SECOND EDITION OS MAP, 1:10.560, PUBLISHED 1907 (NLS). SHEET L.NE.

By the 1907 Second Edition OS map (figure 3) the property appears to be little altered, the long rear wing has been rebuilt and extended, linking it to the north barn and the threshing barn seems to have gained an engine house. This is not an incredibly detailed map, but the south front of the farmhouse is shown as a straight line, which probably means the middle stair projection had been built. The 'old farmyard' across the road still survives.

3.0 HISTORIC BUILDING APPRAISAL

3.1 SITE DESCRIPTION

Trevedda Farm is to be found south-east of Lanteglos Highway, set within the crook of a fork in two small parish roads, just off the B3254, leading to Fowey, on the Fowey peninsula. The house and barns stand within a triangular shaped enclosure, on a steep east-facing slope, there is a large lawned area to the south of the farmhouse, separated by part of a historic hedgebank and beyond a mature orchard.

A modern terraced and landscaped driveway accesses the site from the higher western road, through a breach in the hedgebank, flanked by the remains of a one larger barn, now reduced to a smaller shed, with lean-to garage/store. A second truncated barn, partly rebuilt in concrete block, with large modern galvanized doors appears to have been an equipment shed and tractor store, served by a rough parking and turning area, terraced into the slope with hardcore gravelling.

The threshing barn to the north-east of the site has been divided off and sold as a separate property, now converted to a dwelling, the courtyard wall partly surviving and mature hedges planted between to screen views. The farmhouse is enclosed within a series of small yards with wooden gates, with cobbled surfaces covered by grass, there is a historic well immediately behind the farmhouse, with raised stone rubble walling and a thick iron grill. To the south-east is the detached stable block and a small former farmyard, again terraced into the slope and a historic access point onto the lower eastern road, through an overgrown five bar timber gateway.

3.2 BUILDING DESCRIPTION

Trevedda Farmhouse survives as a complex two storey E-shaped range with long north-west service wing and a series of attached lean-to sheds on its east flank wall. The building is set into a steep east-facing slope and the presentation front faces south. The house is a mix of older more vernacular mixed killas and slate rubble and neater post-medieval semi coursed stonework, with dressed details, such as voussoirs to openings. The roof is of slate, with red terracotta ridge tiles, of differing heights and pitches, the eaves deeply overhang all elevations, with boxed out barge boards carrying various styles of plastic guttering; there is a large axial brick shaft to the west end of the main central range and two smaller brick end shafts on the east wall.

The south elevation has a wide squat projecting east wing, which is rendered and painted, with symmetrically positioned windows, facing south, to ground and first floor, both replaced with mid-20th century timber frames. To the centre the walls are rendered above and exposed repointed stonework below, with a shallow stair projection with gabled detail; this projection was obviously formerly slate hung but is now set with timber boarding, it has two long symmetrically positioned windows, both large four light modern casements. A timber and plastic porch/sunroom has been built into the angle with the east wing, over the front door. To the west is a narrower longer projecting wing, partly set into the slope of the bank, with exposed stonework elevations. There is a large first floor window in its south wall and a ground floor modern window on its east return wall, within a longer blocked opening, under a heavy weathered timber lintel (Figure 4). This wing has received a half storey raise and potentially the whole front south wall has been rebuilt.



FIGURE 4: THE EAST RETURN OF THE WEST WING OF TREVEDDA, WITH WINDOW AND BLOCKED DOOR; FROM THE EAST-SOUTH-EAST.

The east flank wall of the east wing is largely obscured by the series of lean-to outbuildings, but within these structures it can be seen that there is a small square block to the north of some considerable age and the southern half of the wing is a more recent extension, with defined build line between. The north end is of much heavier cruder stonework, battered and has a plinth, seemingly with a cob or clay bond, externally re-pointed in lime, with an integral end stack. To the south is a looser build, of semi-coursed stonework, with shallow internal stack, thickly mortared in lime.

Attached to the east flank wall are two single storey lean-to outbuildings. OB1, the largest has a thick stone wall to the south and east and runs the full depth of the east wing. It has two irregularly sized windows to the south-east corner, with modern frames, overlooking the stables yard. It has a concrete floor and heavy common rafter roof with struts, with a modern boarded loft, the building has been used as a workshop, having an open north front with timber boarding and a modern art glazed boarded door. OB2, the smaller workshop is built up against OB1's east wall. It is small and square, with concrete floor and an old heavy-duty workbench against the south wall which has a large central window. The south wall exhibits a build line at the eaves, where the roof was once a shallower pitch and the east wall is of low single storey height and stops short of OB1, a modern timber boarded section in-filling the gap.

The north elevation of the farmhouse's main range is of long irregular two window range, the bay to the west end obscured by the attached service wing (Figure 5). This elevation displays a ragged build line at one and a half storeys height, and it is clear the house was raised and rebuilt. The older stonework has been heavily re-pointed in creamy-coloured lime mortar and the north-east corner hacked and rebuilt, the lower part of the elevation appears to be slightly battered. There are three authentic early-mid 19th century casement windows surviving within this elevation, two to the east end, one each to ground and first floor and one to the ground floor to the west. There is a modern single light window above to the west. Each window opening has dressed stone voussoirs and slate slab sill but for the single light window which has been raised with an inserted concrete lintel in the early-mid 20th century. The first-floor eastern casement sits in an altered opening within the original

stonework and the ground floor western window, may be an adapted/blocked doorway, all others appear forced into earlier stonework.



FIGURE 5: THE NORTH ELEVATION OF THE MAIN RANGE; FROM THE NORTH-NORTH-WEST.

The rear service wing rather awkwardly abuts the north elevation of the main range and west wing, clasping the joint between the two structures. The east wall of this range is of relatively poor-quality 19th century slate rubble, in a lime mortar and has various phases of cement re-pointing. The first part of the range is of one and a half storeys height, of two window range and the end block is of single storey height; both separate elements of the wing have slate roofs and plastic guttering and downpipes. The stonework immediately next to the main range, for approximately 1.2m width is of denser build and slightly battered and there is a clear build line with lean-to roof profile with slate slab coping visible; there is a small single light casement window here at ground floor height, of 19th century date, but the stonework around it is disturbed and this may be an enlarged slit vent. This small projection is likely the remains of a stair turret and/or garderobe on the corner of the main range.

The rest of the range has a narrow ground floor door and low wide window, both with narrow timber lintels and above a smaller first floor window, again with lightweight timber window. The single storey element has been extended on the east side and altered with large modern fixed pane picture window and glazed door. The north face of both elements is gabled, the one and a half storey section is blind with slated eaves; the single storey element has an enlarged loading door now a glazed modern access door into Room 21, a studio/annex. The west wall of this wing is blind at the north end of looser build again, the centre and south are dominated by a large lateral stack (Figure 6), with later side projection containing a smoking chamber and small altered bread oven, both with slate coping and build lines to the stack, evidence of expansion of domestic provision for this wing. The chimney shaft above has been truncated and rebuilt in brick and capped; there is the remains of a weathering course of typical 17th century form. To the south end of the wing, as on the east wall there is a short section of thicker battered stonework, with a defined build line to the rest of the wing and profile roofline scar, confirming there was a narrow long linear projection along the rear of the main range, on the north-west corner of the former Hall. This has an enlarged window opening at first floor, now with a modern

timber casement. The wing awkwardly abuts the north elevation of the west cross-wing, crowding an original timber mullion window, evidence of complex phasing.

The north end of the west wing also displays a defined but irregular build line in its stonework, raised at the eaves, previously only one and a half storeys in height. It has three openings, one a narrow window in the angle with the north-west rear wing; this opening has a good oak chamfered mullion window frame surviving within, with pegged corners and a thick weathered oak lintel; the later north-west service wing partly blocks it. There is then a central asymmetrical ground and first floor pair of windows; the ground floor window has a good later 17th or early 18th century outer window frame with chamfered central mullion and jambs, plain top rail and base rail and iron security bars; there is an inner later 18th century casement. The first floor window is also of later 18th or early 19th century date, with beaded central mullion and jambs and plain top and base rail, set with replacement 19th century small-pane timber casements, probably originally having had leaded casements; this window has dressed voussoirs within the rebuilt raise and the timber window itself has been raised within the opening, with rubble infill underneath the current sill, having been altered when the elevation was raised.

The west flank wall of the west wing is of earlier stonework to the lower one and a half storeys, battered, stopping short of the south wall by 2m, again with a clear build line. There is a raise above at the eaves and with the front south-west corner having been totally rebuilt and the south elevation replaced. It has a lot of interesting detail and phasing, with a small ground floor window offset north of centre, with heavy oak lintel and small 19th century casements, it then has a central first floor window which has been forced into the older stonework, but is correct within the raise, this has a modern casement. At ground floor level within the rebuilt section to the south there is a large doorway, with voussoirs, which is now partly blocked with a modern casement window. The presence of the doorway would suggest levels have been significantly altered here as outside the ground level is at first floor height, blocking any sensible form of access.



FIGURE 6: THE REAR NORTH-WEST SERVICE WING; FROM THE WEST.

The farmhouse interior is accessed via the wide and generous early-mid 19th century flush-panelled front door, contained within the porch, Room 1. One enters a small lobby with panelled door to under-stair cupboard which leads directly into the large central room of the house (Room 2a), now presenting as a farmhouse kitchen. This room now has a marked polite 19th century character with panelled cupboards to the north and west walls and a fine window with panelled casement and window seat to the north wall, also with remnants of beaded horizontal panelling and scarring from possible removed hall bench respecting the window. The floor is of very fine slate flagstones, replaced in the 19th century, with a few older more weathered flags around the edges and there is a shallow fireplace forced into the back of an earlier stack to the west, the opening rebuilt in two phases of brick, with a brick segmental arch carried on double iron curving bands. The ceiling in here is relatively low, re-plastered in the 20th century with modern strip lighting. This room occupies the footprint of the former medieval open Hall and the north wall may in part date from this first phase (Figure 7). To the south side the stair projection (Room 2b) is linked to the kitchen via a fine beaded basket-arch, with raised dais of thick planks giving access to a pair of opposing panelled doors to east and west leading to a set of double stairs. The large window which lights the space from the south has been replaced but the fine panelled shutters remain, with good panelling beneath.

Room 3, a former parlour, is accessed via a door in the east wall of the kitchen (Room 2a) the opening smaller, with a wider architrave on the kitchen side to make the doorway seem larger. The room is square, with wide even width thick floorboards and beaded skirting boards. There is a large stack to the east wall, with a fine slate mantled surround, the hearth lined in brick, an alcove to the north with plank shelf. There is a blocked doorway in the south wall, with an obscured partly arched top, inset with a panelled cupboard with thick plank shelves. To the north wall is a large casement window, with beaded frame and mullion, with panelled shutters and window seat.

Room 4 is accessed via the lobby by the front door in the kitchen (Room 2a) with another fine panelled door. This room has been modernized in the 20th century but there is a fine pair of beaded basket arch alcoves to the east wall, with a small central box hearth, the surround of which has been removed, the fireplace now with a woodburning stove (Figure 8). The timber flooring has been replaced and the large window in the south wall is also now modern. The walls and ceiling in this room appear to have been re-plastered.



FIGURE 7: THE KITCHEN, ROOM 2A; FROM THE SOUTH-EAST.



FIGURE 8: THE 19TH CENTURY DRAWING ROOM, ROOM 4; FROM THE WEST-NORTH-WEST.

Room 5 is within the west cross-wing, accessed from the south-west corner of Room 2a and has been significantly stripped out and altered in the 20th century. It is lit via two windows to the south end, one each to the east and west walls, both now modern timber casements. The west window being within a blocked doorway. The floor here has been raised, being a thick concrete slab, but within the doorway

is the original floor level with very worn slate slabs. The ceiling is made from good 17th century square chamfered oak joists, reset here, which have had to be braced by thick pine timbers at each end, fixed with clenched nails and spikes, an 18th or early 19th century repair, seemingly due to the walls being altered or ceiling heights being raised and the building extended? There is a recent heavy central beam, which does not fill the massive beam socket on the north wall, suggesting a fair large beam once braced this space. There is a fine semi-circular panelled corner cupboard in the north-west corner. A massive beam with chamfer and cut stops, of 17th century character braces the east wall of this space, which was once clearly open at this south end of the wing, presumably an animal house or milking parlour.

Room 6 sits on the end of the Hall and has battered walls to north and west and physical structural phasing which may indicate it is both a cross-wing and altered form of an inner room or service room, for an earlier Hall. It has a massive stack possibly built within or adjacent to the original cross passage, which has been adapted to serve the Hall, now kitchen in the 19th century. Within this room there is a large blocked original fireplace, in the stack. The west wall has a small 19th century casement window high up to the south end; the north wall has a fine central 18th or very early 19th century casement window, with plank boarded window seat, with older unglazed mullion to the exterior and a blocked mullioned window to the north-east corner. The room's ceiling has been boarded out but the edge of heavy unshaped beams can be seen with thick hooks and loops for cold hanging meat can be seen and there is a very fine weathered slate flagstone floor, which dates to before the 19th century remodel. This room has the best pre-1800 surviving character of any room in the house and the highest potential for obscured details from earlier phases.

Room 7 is accessed via a short corridor forced into the rear wall of the main range, off the north-west corner of R2a, running through the lean-to projection (stair turret and garderobe). A small timber boarded downstairs bathroom has been formed in this space. The room has an exterior door to the rear yard and historic well in the east wall and there is also a good window frame and beaded plank window seat, although the window casement itself has been replaced. The west wall is dominated by a large stone lateral stack, the jambs have been hacked out and infilled in at least three phases of brickwork, from the 18th-20th centuries (Figure 9). A 19th century conversion of an older stone bread oven survives to the south side and there is an adapted smoking chamber to the north. The north wall has a blocked window on the north-east corner and a central door with good thick plank door on strap hinges. The ceiling is a modern replacement, but the floor is another fine slate little weathered flagstone floor, likely replaced in the 19th century with that in R2a.

Room 8 is an addition to the rear wing, but has the remains of quite a good weathered flagstone floor, possibly reset here, but with areas of concrete and wall scarring which could suggest this was an animal house, possibly a milking parlour/dairy/scullery. It has exposed stone and whitewashed walls and a modern ceiling; to the east has been extended slightly, with a large modern picture window and a glazed door lighting the space, which is otherwise still quite agricultural in character.



FIGURE 9: THE MUCH-ALTERED LATERAL STACK IN THE REAR WING, ROOM 7; FROM THE EAST.

The first floor is accessed via the set of matching double stairs (R9 & R14), both of which previously had columnar newel posts and stick balusters, which were lost to damage by the previous owner's dogs. Rising to small landings lit by small windows in the south wall, with scalloped bracketed shelves beneath the windows, probably for candles. The west stair rises to a forced opening in the wall of the west cross-wing, leading to a small lobby formed by 19th century partitions, with to the south a large bedroom (R11), a smaller bedroom to the middle (R12) and a blocked door to the north, leading to the north bedroom, now accessed from the main range (R19). The central bedroom within the footprint of the older part of the crossing has a very fine (though re-set) thick plank boarded floor, dating to the 16th or 17th century and to the centre and north end the west wall can be seen to be battered. Each of the bedrooms to south and east have had their windows replaced with modern frames but R11 has a good 18th century thick two-panel door in a thick partition and R12 a thinner early 19th century two panel version in the thin lath partition which forms the room.

The main range (R13) is accessed via a pair of doors leading from both of the staircases in their north walls into a large first floor gallery, with central lobby area lit by a large window in the south wall with a pair of matching panelled cupboards to each side. To the east the stairs (R14) leads to two large bedrooms, to the south R15 is the 19th century extension and retains a good fire surround and pair of narrow mid-19th century panelled cupboards, R16 to the north is the adapted and raised first floor of the earlier north-east block; this retains a good early-mid 19th century casement window to the north wall and a very good pair of later 18th or early 19th century panelled cupboards (Figure 11).



FIGURE 10: THE STAIRS FORM A FIRST FLOOR GALLERY WITH MATCHING PANELLED CUPBOARDS, ROOM 13, A FINE EXAMPLE OF EARLY-MID 19TH CENTURY INTERIOR CARPENTRY; FROM THE WEST-NORTH-WEST.



FIGURE 11: THE SECOND BEDROOM, ROOM 16; FROM THE SOUTH-WEST.

Back into the first floor galleried landing there is a small bedroom (R17) to the centre of the range, over the former Hall, much modernised, but containing an ovolo moulded 19th century beam at the

ceiling, on the east wall, which braces the end of the hall, north-east block and east extension. A second small bedroom has been formed from the west end of the Hall (R18), but is a windowless lobby, linking the west cross-wing and rear service wing. This room has an authentic 18th century plank door with closing strips and studs, with timber latch, leading to the rear wing, this is a small wide and low doorway, possibly reusing one of the original stair turret doors. There is also a good reset 17th century oak plank door to Room 19, to the north of the cross-wing, re-fixed onto modern ledging bars and braces, the floor in the cross-wing is much lower than in the main range, with a sloping ramp fitted; the doorway to the west cross-wing clearly forced in an original wall.

Room 19 has a good 18th or early 19th century boarded floor and a good early casement window with beaded plan window seat to the north wall. It also has the massive stack to the east with large blocked box hearth, with chunky mid Victorian mantled timber fire surround and a blocked doorway to the south-east corner leading back into the lobby (R10) and the rest of the west cross-wing. The north and west walls of this room exhibit noticeable battering and have good beaded skirtings.



FIGURE 12: ROOM 19, WITH GOOD DOOR AND WINDOW, WITH WINDOW SEAT; FROM THE SOUTH-WEST.

Back into the small lobby (R18) steps lead down into the service wing through the small doorway. The larger room over the kitchen (R20) has been much modernised, with modern framed beam-effect ceiling and modern casement windows, carpeted floor. The stonework of the rear wall of the house and of the rear wing have been exposed and re-pointed here; as on the ground floor, there is a blocked window in the north-east corner of this room. Access to the next room has been forced on the north-west corner, with an awkwardly narrow doorway. This room (R21) is a small studio type space set into the steep mono-pitch eaves, its low west wall is of re-pointed exposed stone, showing how it abuts the wall to the south.

The roof over the rear service wing and main range were briefly observed and are both 19th century pegged and spiked A-frames of differing styles, but it would seem rafters and battens in some cases have been replaced and the rear service wing has lining under the slates.

3.2.1 FUNCTION OF THE BUILDING

Domestic dwelling, of historic agricultural function which has developed from a medieval Hall House. Later aggrandisement of the building to a more gentleman's residence character, whilst remaining a working farmhouse.

TABLE 1: FUNCTION OF ROOMS WITHIN THE BUILDING

Room No:	Current Function	Historic Function
Ground Floor		
1	Porch/sunroom	N/A
2a	Kitchen	Former Open Hall/19 th century Farm Kitchen
2b	Lobby to stairs	19 th century stair projection/extension
3	Lounge	19 th century morning Room/Dining Room off kitchen – an adaption of an earlier east wing
4	Reception Room/dining room	Formal Parlour/Drawing Room – 19 th century extension of an earlier east wing
5	Study	Semi-agricultural space/dairy/kitchen store
6	Store	19 th century scullery/cold store Pre1800 – adapted inner room?
7	Second Kitchen	17 th century kitchen block extension/rear service wing
8	Store	18 th or early 19 th century milking parlour/scullery
First Floor		
9	Right hand stairs/west stairs and landing	19 th century double stair projection/extension
10	Lobby	Lobby
11	Main bedroom in west cross-wing (bedroom 4)	Extended and raised part of older cross-wing/19 th century bedroom
12	Middle bedroom in west cross-wing (bedroom 5)	Extended and raised part of older cross-wing/19 th century bedroom
13	First floor landing	19 th century double stair projection/extension
14	Left hand stairs/east stairs and landing	19 th century double stair projection/extension
15	Main bedroom	19 th century extension of east earlier wing/19 th century bedroom
16	Second bedroom	19 th century adaption of earlier east wing/19 th century bedroom
17	Third bedroom	19 th century raise over former Hall
18	Lobby to rear wing/bedroom 6	19 th century raise over former Hall
19	Second bedroom in west cross-wing (bedroom 7)	Extended and raised part of older cross-wing/19 th century bedroom
20	First floor room in rear wing/bedroom 8	Extended and raised part of older rear service wing/19 th century services, store, or servant's accommodation
21	First floor room in rear wing/bedroom 9	Extended and raised part of older rear service wing/19 th century services, store, or servant's accommodation

3.2.2 RELATIONSHIPS OF SPACES WITHIN THE BUILDING

Within the historic core of the house both in the medieval and late medieval and post medieval house the focus has always been Room 2a, the former Hall and/or farm kitchen. Within the earlier historic wings, Room 3 to the east (on the first floor Room 16) and Rooms 5 and 6 to the west (possibly Rooms 11, 12 & 19 on the first floor) had direct subservient relationships to the former Hall to the centre. In turn Room 7 also addresses the main former space, the Hall, Room 2a. The stair extension Room 2b and Room 13, (with Rooms 9 & 14) obviously have been built onto the south front of the earlier range and collectively addresses the former Hall 2a and the floored first floor, Room 17 & 18.

3.2.3 RELATIONSHIPS OF STRUCTURAL ELEMENTS WITHIN THE FARMHOUSE

The main range, Room 2a, on the ground floor and Rooms 17 & 18, on the first floor, are abutted on the east end by Room 3, a single one and a half storey block on the east end; which may be an adaption of an earlier services end of a Hall. The cross-wing Room 5 & 6, on the ground floor and Rooms 11, 12 & 19 on the first floor, is built up against the west end of the former Hall.

Within each of the main wings in the house however there is separate phasing: to the east Room 3 has been raised in height with Room 16 above and Rooms 4 and 15 abut it on the south end, being an extension. In the west wing Rooms 6, 12 and 19 which directly abut the Hall may be an adaption of an inner room and chamber, Room 12 having an impressive (although re-set) floor of 16th or 17th century oak boards laid on-top of later floorboards. Rooms 5 and 11 are a slight extension to the south, to balance the east wing and create a smarter frontage.

Between the wings an infill with gabled porch detail contains a paired set of stairs, with cupboards, aggrandizing the building on this new south presentation front. These rooms replaced the original south wall of the Hall and slightly extended the main central range, Rooms 2b, 9, 13 & 14.

The rear one and a half storey service wing Room 7 and Room 20 clearly are built up against the main range, however there is a short section of walling, particularly thick, at the extreme south end, against the main range, with a window to ground floor east and first floor west, with different alignment which would indicate the previous position of a stair turret replaced/incorporated into a later purpose-built 17th century kitchen block wing.

The former milking parlour, services and store or barn, Room 8 and Room 21 clearly abuts this rear wing, being post medieval in date. In turn OB1, the first outbuilding abuts the main house and OB2 abuts OB1, extending the accommodation down the slope, although both are non-domestic.



FIGURE 13: PLAN OF THE FARMHOUSE WITH RELATIONSHIP OF BLOCKS (FROM PLANS AS SUPPLIED BY AGENT).

3.3 TABLE OF SIGNIFICANT FEATURES WITHIN THE BUILDING

Room No:	Significant Features
Ground Floor	
1	<ul style="list-style-type: none"> • Good doorway in front wall of house to Room 2a. Dressed slate quoins to reveals and dressed slab voussoirs. Beaded doorframe with pegged corners. Six flush-panelled front door, beaded, with iron bolt and lock, knocker.
2a	<ul style="list-style-type: none"> • Good front door. • Panelled door to cupboard under left hand stair. • Panelled door to cupboard under right hand stair. • Beaded archway to 2b. • Panelled double cupboard to north wall. • Tall cupboard, doors removed to north wall. • Beaded plank panelling to north wall. • Window casement with panelled shutters and window seat; fine casement window with chamfered beaded frame. • Ogee door architrave to Room 3; panelled door. • Ogee door architrave to Room 4; panelled door. • Fine slate slab floor; some earlier. • Large but shallow fireplace, with brick segmental arch carried on a curving iron band. • Ogee door architrave to Room 5; panelled door. • Ogee door architrave to Room 6; panelled door. • Ogee door architrave to Room 7; panelled door. • Panelled door to cupboard by fireplace.
2b	<ul style="list-style-type: none"> • Beaded archway to 2a. • Ogee doorframe to Room 9, stairs, panelled door. • Ogee doorframe to Room 14, stairs, panelled door. • Panelled shutters to the window and beaded frame, but not casement window themselves. • Panelling below the window and to the lower side walls.
3	<ul style="list-style-type: none"> • Ogee door architrave to Room 2a, lower on this side with fillet infill, as opening is smaller and lower than architrave on kitchen side, panelled door. • Slate Victorian mid-19th century mantled fire surround; open hearth. • Panelled double cupboard, set within altered part-arched opening, probably a blocked doorway, lank shelves to interior. • Panelled casement to window, with panelled shutters and beaded window seat; good casement window in beaded frame, with chamfered central mullion. • Narrow even width chunky 19th century floorboards.
4	<ul style="list-style-type: none"> • Ogee doorframe to Room 2a, panelled door. • Pair of beaded basket-arch alcoves either side of shallow stack. • Small box hearth, but surround removed.
5	<ul style="list-style-type: none"> • Ogee doorframe to Room 2a, panelled door. • Thick square profile joists to ceiling, chamfered with run out stops, braced by spiked, clenched nail timbers to each end of the walls. • Massive chamfered beam reused over door and plastered over in the wall, run out stops. • Blocked doorways to south end to east and west walls, opposite each other.
6	<ul style="list-style-type: none"> • 17th or early 18th century thick chamfered window frame, with central chamfered mullion, iron security bars. • Internal casement window fitted to inner side, beaded mullion and side jambs,

	<p>plain top and base rail, likely 18th century, inert later small square pane 19th century casements.</p> <ul style="list-style-type: none"> • Beaded plank window seat underneath window. • Blocked window to north-east corner of north wall. Blocked by lath and plaster. On outer side can be seen to be a late medieval or 17th century wooden mullion window. • Small casement window set high in the west wall, 19th century. • Large stack on this side of the wall, blocked fireplace. • Boarded ceiling appears to conceal east-west beams, with thick iron loops and hooks for cold storage. • Fine slate slab floor, weathered.
7	<ul style="list-style-type: none"> • Massive lateral stack, with tapering shaft and open fireplace. Altered in 18th and 19th century, blocked and re-cut opening, later inserted brick arch, inserted and raised brick hearth. • Bread oven to south side, alteration of older oven. • Smoking chamber to north side, also altered. • Very thick section of wall to west, at south end, abutting main range; thick section of wall with small window opening to east, slightly different angle, walls battered here – remains of stair turret? • Blocked window to north-east corner. • Good plank door to Room 8 in the middle of the north wall.
8	<ul style="list-style-type: none"> • Good plank door to Room 7. • Blocked window in former rear all of Room 7, in the south wall. • Slate flagstone floor, with large concrete replacement area, where milking platforms may have been removed.
First Floor	
9	<ul style="list-style-type: none"> • Panelled door to Room 2b. • Plank and tread stairs to first floor. • Beaded boxed out stair plate to either side. • Columnar newel posts to top of stairs, stick balusters lost. • Shelf under window with scrolled brackets. • Beaded opening to west wing. • Panelled door to Room 13, in fine ogee architrave.
10	<ul style="list-style-type: none"> • Beaded forced opening to Room 9, the stairs. • Two panel 18th century door to Room 11, good L-H hinge and iron thumb latch. • Later two panel door to Room 12, strap hinges, probably early 19th century. • Blocked doorway to Room 19, to the north.
12	<ul style="list-style-type: none"> • Fine wide oak plank boarded floor, 16th or 17th century. This has been re-set onto later floorboards, so may not be original to this room. • Early 19th century two panel thin plain door to lobby, Room 10.
13	<ul style="list-style-type: none"> • Fine panelled door to Room 9. • Fine panelled door to Room 14. • Four panel later 19th century door to Room 17. • Fine panelled door to Room 18, matches those to 9 and 14. • Fine set of matching cupboards built into partitions over the split stairs. • Shelf beneath window with scroll brackets, matches that seen in Rooms 9 and 14, under the windows. • Ovolo beam braces the end of the former hall and east block and extension, east wall at ceiling.
14	<ul style="list-style-type: none"> • Panelled door to Room 2b. • Plank and tread stairs to first floor. • Beaded boxed out stair plate to either side. • Columnar newel posts to top of stairs, stick balusters lost.

	<ul style="list-style-type: none"> • Shelf under window with scrolled brackets. • Panelled door to Room 13, in fine architrave. • Panelled door to Room 15. • Panelled door to Room 16. • Ovolo beam braces where east block, wing extension and stair extension meet, where walls have had to be forced. • Plank trads of stairs and then floor, steps up and down here, where it crosses over where the older walls have been breached to allow for access.
15	<ul style="list-style-type: none"> • Pair of panelled cupboards to either side of the fireplace. • Central box hearth, blocked, with fine timber carved surround. • Mantle mirror in gold frame. • Panelled door to Room 14.
16	<ul style="list-style-type: none"> • Pair of panelled double cupboards to either side of the stack, very wide. • Shadowing on wall of stack could indicate a blocked fireplace. • Good 19th century beaded casement window in the north wall, with plank sill. • Panelled door to Room 14.
17	<ul style="list-style-type: none"> • Four panel, later 19th century door to Room 13. • Ovolo beam braces where former Hall, east block, wing extension and stair extension meet, where walls have had to be forced.
18	<ul style="list-style-type: none"> • Fine panelled door to Room 13. • Fine plank door to rear service wing, with closing strip and studs and strap hinges on thick pintles, plain pegged frame. Heavy wooden latch. 18th century, but rustic, as accessing a service area. • Good thick oak plank door to Room 19, reset on ledging bars and braces and new strap hinges, but original part of door probably later 17th century.
19	<ul style="list-style-type: none"> • Ovolo beam braces where east block, wing extension and stair extension meet, where walls have had to be forced. • Thick stack to east wall, blocked fireplace, with mantled heavy timber Victorian surround. • Good 18th century mullion casement window frame, beaded mullion and jambs, plain top and base rail. Later fitted with small pane 19th century casements (would have had leaded casements originally). • Good plain window seat beneath. • Thick floorboards, probably 18th century. • Blocked door with fine architrave to south-east corner in south wall, leading to Room 10, lobby.
20	<ul style="list-style-type: none"> • Thick tapering section of wall to east and west in south part of room against main range – remains of stair turret and garderobe projection. • Blocked window in north-east corner in north wall.
21	<ul style="list-style-type: none"> • N/A

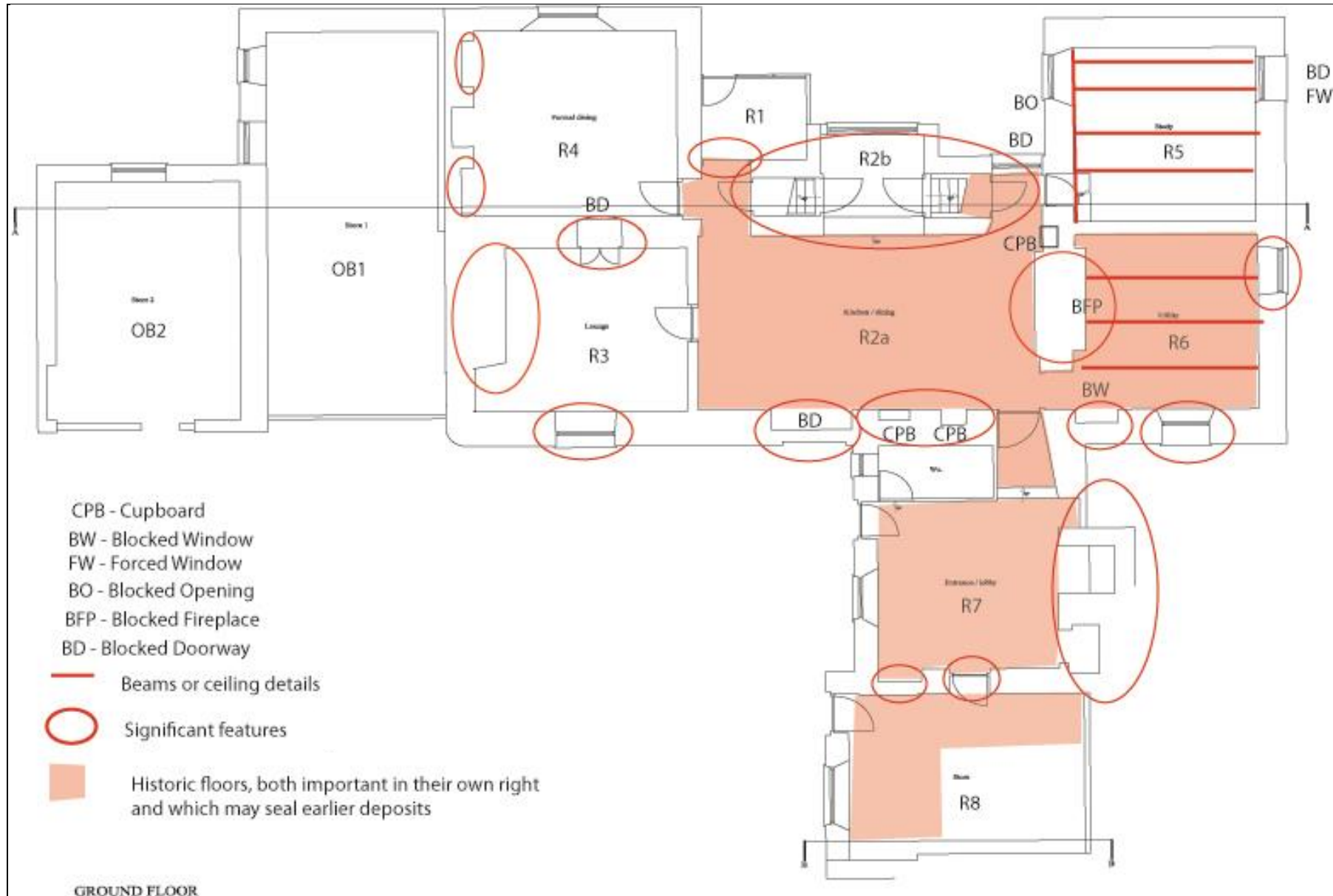


FIGURE 14: SIGNIFICANT FEATURES WITHIN THE GROUND FLOOR OF TREVEDDA FARMHOUSE (BASED ON SUPPLIED PLANS FROM AGENT).

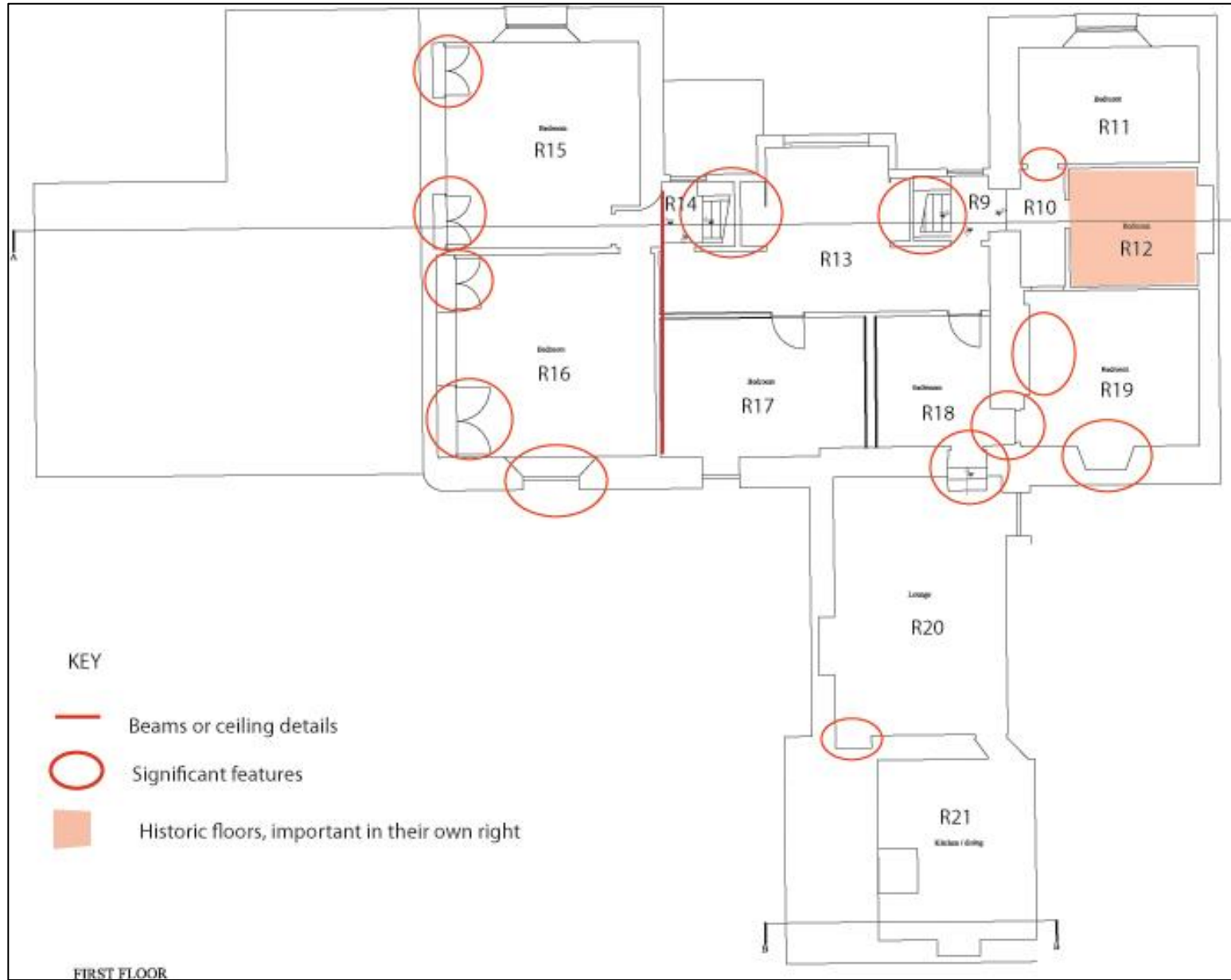


FIGURE 15: SIGNIFICANT FEATURES WITHIN THE FIRST FLOOR OF TREVEDDA FARMHOUSE (BASED ON SUPPLIED PLANS FROM AGENT).

3.4 HISTORIC DEVELOPMENT DISCUSSION

The primary character of Trevedda Farm is now of polite 19th century style, but it has fixtures and fittings which date to earlier periods and the stonework of the ranges is complex in its phasing. The house has a medieval, or late medieval origin and several of the cross-wing extensions display heavy stacks or fittings typical of the early post medieval period.

The building appears to have evolved from a single long rectangular range on an east-west alignment, likely a typical medieval Hall house, of the local Cornish vernacular. This was extended by heated cross-wings of unknown function to east and west, into an L-shaped range. From there it was further extended into an irregular T-shaped range, with the newer rear service wing extension to north-west. Lastly the extension to south-east and south stair projection formed the current irregular adapted E-shaped plan.

Much of the detail of the building has been obscured by its later phase of remodelling, but the removal of wall treatments during works may uncover significant evidence of obscured features which may allow for a more accurate date-range for the various developmental phases. As it is the building has been simply 'block phased' over an annotated plan, to allow some understanding of its involved history over at least the last 400 years.

3.5 OVERVIEW OF HISTORIC PHASING

3.5.1 PHASE 1

There is the 'ghost' footprint of a rectangular building within the central range of the farmhouse. From the date of the various cross-wings it is likely this was a medieval Hall, of 16th century date or earlier; within the building this space is represented by R2a and R17 & 18. It is very unclear if any actual fabric survives from this structure; if it does it is within the very thick north and west walls of Room 2a and partly Rooms 17 & 18, as the building has been widened to the south. It is interesting that there is a blocked and opposing opening at the west end of Room 2a, possibly respecting a former cross passage. The fine slate flagstone floor in R2a may seal occupation deposits, footings, or historic surfaces from this earlier building.

3.5.2 PHASE 2

The former open Hall appears to be respected by two extensions; one a small block on the east end, with a large purpose built gable end stack (R3 and R16 above) and to the west a larger cross-wing, with an axial stack built between it and the former Hall (R5, R6 and R11, R12, R19), within or adjacent to the cross passage. These may be later 16th or early 17th century in date but have been much altered. It is possible that R3 and R6 were initially adapted and extended from the inner room and/or services of the former Hall.

3.5.3 PHASE 3

There are two short stubs of walling built off the rear of the medieval Hall on the north-west corner (within R7/R20), being a long narrow projection with steep roofline. There may an enlarged slit vent window to the ground floor east wall and a door has been forced through the very thick rear wall of R2a, with a possible enlarged first floor window to west. This very clearly clasps the joint between the cross-wing and earlier Hall but may chronologically be a sub-phase; a later part of the overall adaption phase of the Hall, tied in with a phase of flooring a formerly presumed open Hall in the 1600s. It is likely this is a stair turret and/or garderobe structure, served the hypothesized Hall.

3.5.4 PHASE 4

In the later 17th century or early 1700s, a rear wing containing a purpose-built kitchen is built onto the north-west corner of the Hall (R7 and R20), extending the existing stair turret. This is one and a half storeys in height and comprises a domestic space and first floor chamber, of unknown function. It has

a massive lateral stack with square tapering shaft, this has an altered bread oven but has been much adapted in later phases.

3.5.5 PHASE 5

A process of modernisation and rationalisation of the main house probably occurred in the late 1700s or first decade of the 1800s, documented by some good two-panel doors. The west cross-wing which was of semi-domestic service function or even partly agricultural may have been brought fully into the accommodation at this point. Previously the house it would seem was one and a half storeys and may have still been quite medieval and old fashioned in form and layout, with awkward internal flow and divisions. The walls of Trevedda show they have been significantly raised by at least a half storey and in some cases wholly rebuilt, suggestive of possibly an event of damage or the building having been uninhabited or even ruinous at some stage previously. A key detail of this phase are the good voussoirs to the opening, which are a classic later 18th century or early 1800s Regency feature.

It is interesting to note from the documentary record that Lady Ann Grenville inherited her brother's estates in 1804 and from extensive documentary evidence appears to have been quite a hands-on and engaged landlord. Potentially the process of upgrading the building stock started in this period. The good casement windows with panelled shutters and window seats also likely date to this period, being ever so slightly more rustic than the finer panelling to the stairs, etc.

3.5.6 PHASE 6

The stair projection is clearly created between the wings, and this may represent a further aggrandisement of the house, within the over-arching early to mid-19th century phase of renovations. This may be more directly tied to Lady Anne acquiring a good quality prospective tenant in Henry Cossentine, for the holding; initial works being undertaken and then more targeted works being undertaken a few years later; the grander six panel and later four panel doors obviously date to this phase as do the newer slate flagstone floors in R2a and R7 and fireplace in R2a. Clearly as part of this process the internal layout would have been significantly altered and/or reorganized. It is likely the services were reordered at this time as well, the old winder stairs removed, having been replaced and the kitchen adapted and modernized. Certainly, once established, the Cossentine family remained at the farm for at least two generations and over seventy years.

The first and larger of the lean-to outbuildings (OB1) was built onto the east wall of the farmhouse and the stable was built, sometime after 1839, as it is not on the Tithe Map, but appears to be part of the same overall wider phase of aggrandisement; with an expectation of both working farm and riding or trap horses, a larger purpose-built accommodation was required.

3.5.7 PHASE 7

The service wing was extended probably with a milking parlour and loft above, (Rooms 8 and 21). The second outbuilding (OB2) was built later in the 19th century abutting the earlier lean-to shed.

Note: The sunroom was added in the later 20th century, is wholly modern and of no value to the wider narrative; it is not included in the historic phasing analysis.

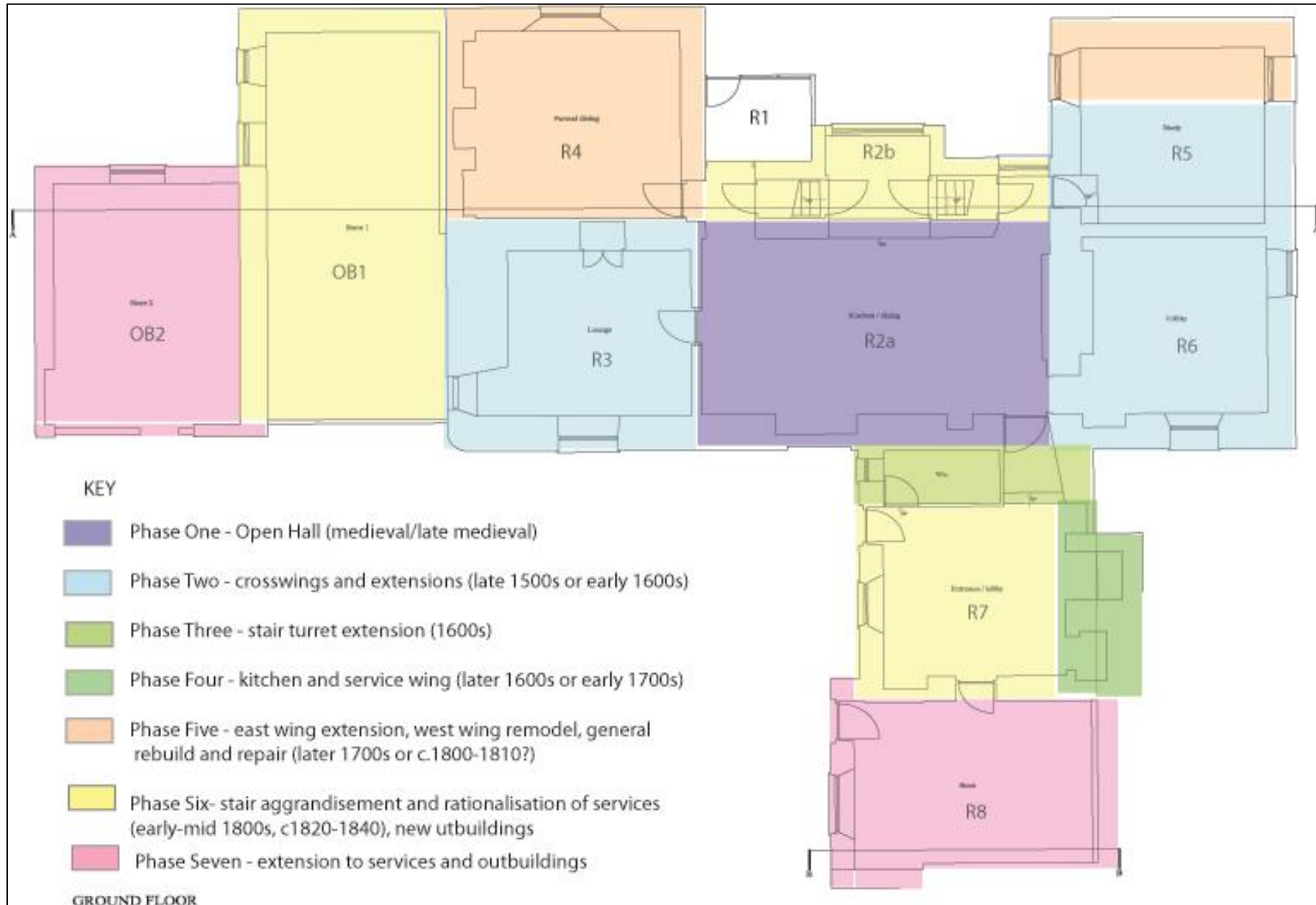


FIGURE 16: PROVISIONAL BLOCK-PHASED PLAN FOR GROUND FLOOR (BASED ON PLANS PROVIDED BY ARCHITECTS AT TIME OF SURVEY).

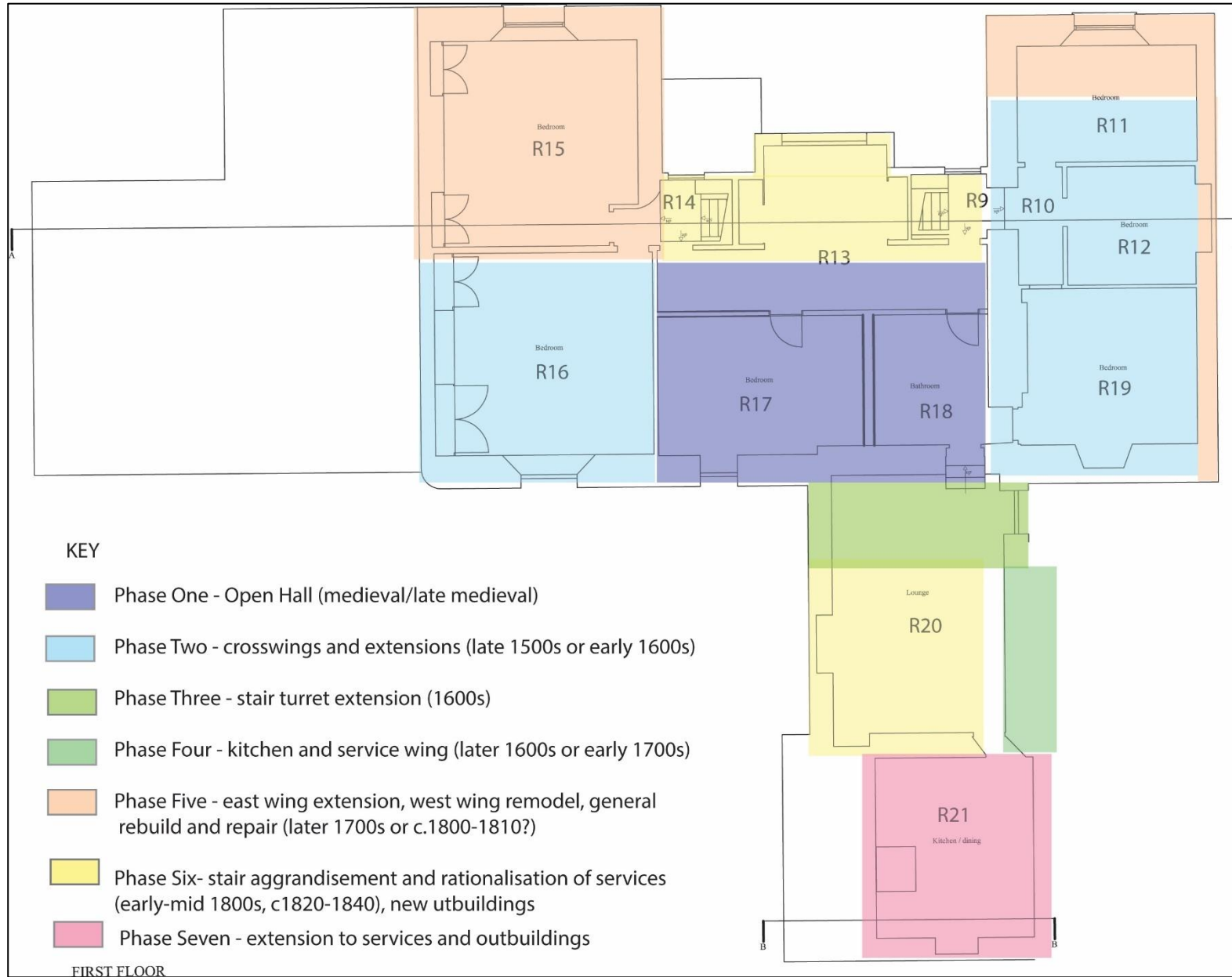


FIGURE 17: PROVISIONAL BLOCK-PHASED PLAN FOR FIRST FLOOR (BASED ON PLANS PROVIDED BY ARCHITECTS AT TIME OF SURVEY).

4.0 STATEMENT OF SIGNIFICANCE

Trevedda Farm is listed at Grade II and is of architectural interest, being built of local materials and displaying historic features indicative of an involved development. It has its origins in the late medieval period and retains a significant proportion of multi-phase historic built fabric. It is the complex and subtle relationships between features of different periods and the varying layouts and structural phasing which defines the value of this farmhouse and which conveys its narrative. It is likely the oldest holding in the immediate area with a surviving historic farmhouse and is of local importance.

4.1.1 EVIDENTIAL VALUE

High; the farmhouse displays a wealth of obscured features, both structural and details, such as the blocked doorway with slightly arched top, hidden behind the panelled cupboard in the parlour (R3). It is also expected that the window sizes and shapes may have changed in the facades between the late medieval and post-medieval periods, such as the windows on the north elevation, which have been infilled raised or fitted into blocked doorways. The east wing's phasing is also hidden under the render and the historic flagstone floors probably seal earlier occupation layers. The evidential value therefore can be seen to be high and in fact is one of the primary conservation values which defines the significance of the building, as a heritage asset.

4.1.2 HISTORICAL VALUE

Medium/Low; the site has slight historical associative value having been owned by the notable Westcountry Grenville family, for at least the 18th and 19th centuries, although only as a tenanted farm on their wider Cornish holdings.

4.1.3 AESTHETIC VALUE

Medium; the farmhouse is of traditional regional vernacular form, with exposed stone and its south front was clearly intended to be a presentation facade but has been sadly and significantly compromised by inappropriate later 20th and early 2000s replacement of windows and late hanging. The interior of the house has many fine 19th century panelled features, particularly the grand double stairs which are intended to impress.

4.1.4 COMMUNAL VALUE

None; the farmhouse has no known communal value.

4.1.5 AUTHENTICITY & INTEGRITY

High; the farmhouse is an authentic rustic agricultural dwelling, with an involved layout which belies its medieval heritage, with a dominant later phase of 19th century aggrandisement. The building has received little significant change in the 20th century and maintains a wealth of interior fixtures and fittings. It presents as a complex historic structure, although it has been extended to the rear and has had bathrooms added. Its structural integrity is still high, as existing openings have been used to access between extensions and the main range, ensuring loss of historic fabric has been minimised.

4.2 AREAS OF SENSITIVITY – ROOM BY ROOM (SEE FIGURE 13)

Rooms 2a and 2b retain the highest number of surviving features from the aggrandisement phase of the farmhouse, with panelled cupboards, panelling, window seat, good floor and fireplace, as well as potentially medieval built fabric and also have historic floors which may seal earlier evidence.

Rooms 2b, 9, 13 and 14 comprise the panelled stair extension which is the primary feature mentioned in the Listing text, but which was much compromised in the last decade or so by the previous owners.

Room 3 retains polite 19th century character as a small parlour/office or morning room, facing north-east, with slate fire surround, panelled cupboard and panelled casement and good window, as well as fine floorboards and door to R2a. This structure also contains structural phasing, being an older block, with blocked doorway to R4 and much lower more vernacular door to 2a, adapted with a larger architrave on the kitchen side to make it conform to the desired 19th century aesthetic.

Room 4 has two good basket arched alcoves with bead detailing but is otherwise modernised. Room 5 has the reuse or adaption of good chamfered 17th century joists.

Room 6 has a good blocked window with external frame, of likely 16th or 17th century date, it has a good 18th century window and 17th century outer frame, with inner 19th century window seat, a blocked fireplace, hooks in large ceiling beams, partly obscured and a blocked fireplace, it is the next most sensitive room to R2a and R3, containing the most pre-1800s internal features.

Room 7 has the altered but good lateral stack with oven and smoking chamber and a fine slate floor, blocked window, and authentic plank door. It contains important structural phasing with the 'ghost' of a stair turret to the rear of the main range and the phasing between it and later addition R8/R21.

The other fabric of note is that Upstairs R11 has a good 18th century two-panel door, R12 has a fine 17th century or even late medieval oak plank boarded floor. R15 and R16 both have pairs of good panelled cupboards from the late 18th and or early 19th century. R18 has a plank door to the rear wing, with closing strips and clench nails and R19 has a fine window and window seat a blocked fireplace and good floorboards. R19 will also likely have concealed details within its plastered walls and contains physical structural phasing.

4.3 IMPACT ASSESSMENT

The project has a current set of proposed plans which show minor changes structurally to the farmhouse. In Room 3, the alcove to the north of the gable end stack would be forced, on the north-east corner of the house, providing a direct link to the larger of the attached lean-to outbuildings (OB1). Both outbuildings, OB1 and OB2 will be incorporated into the wider accommodation more formally as stores. Room 8 will be divided by partitions to make a bedroom and bathroom and the first floor removed, installing a set of stairs, so that the rear service wing can function as a separate annexe. In addition, most of the exterior windows and doors are to be updated.

Room 3 represents an early extension or adaption of a medieval or late medieval building and the large gable end stack has clearly had its large fireplace in-filled to make a small box hearth typical of 19th century date. The space to the north of the stack is a little odd and both inside and out looks adapted but is plastered. We do not know exactly what occupied this space if anything. There will of course be a loss of historic fabric here and at a point where the north-east corner of the building has been altered, being part of an earlier part of the building. The changes to the outbuildings, which are both of 19th century date is not expected to make much difference to the wider complex. Linking these structures to the house, does change their status somewhat and the relationships of spaces but they would always have been subservient structures serving the main house and may have had semi domestic functions, since they all have at least one original window.

The changes to Room 8/21 with the loss of the first floor will make this clearly more domestic and bring it into the wider range, raising its status, as it clearly has always been agricultural and services. All the changes proposed at present, in this area, appear to be superficial, with the addition of partitions and there will be little to no significant loss of historic fabric.

Whilst appropriate historic-style windows could be fitted to the openings with the modern timber or plastic windows on the south front and within the rear service wing, the windows on the north elevation of the house and on the north wall of the west cross-wing are 17th-19th century features, cohesive with the features within the rooms they serve and crucial to the reading of the complex phasing of the building, so should not be altered. These few surviving windows are of increased value as so many other elevations of the building have been significantly compromised by inappropriate modern replacements. The historic windows may need to be conserved and restored but generally appear to be in a fair condition. The front door as well as the door between Room 1 and Room 2a, contained within the sunroom/porch should also be kept, but all other exterior doors are modern and can be replaced with more sympathetic or secure doors, if required.

4.3.1 SUMMARY

TABLE 2: IMPACT SUMMARY (SEE APPENDIX 1).

Value of the Asset	Medium - GII Listed (but uplift for group with Trevedda barn and outbuildings)
Magnitude of impact	Minor Minor alterations, but with some limited loss of historic fabric and a change in relationships between elements in range, little change to exterior fabric; character and visual change to setting.
Significance of effect	Moderate to Minor
Overall impact assessment	Negative/Minor Physical changes to the structure partially offset by the <i>positive</i> benefit of the renovations to the house and improvements to the windows on certain elevations and mitigation (see below)

4.4 THE STABLES – DESCRIPTION

Immediately south-east of the farmhouse and terraced into the slope is a small one and a half storey rectangular plan stables, sitting on an east-west alignment; the building is constructed in neat semi-coursed rubble stonework, its roof replaced with corrugated tin sheeting.

The stables are roughly parallel to the lean-to outbuildings which are attached to the east flank wall of the house. This is clearly purpose-built as a stable and flanks the historic entryway to the farmyard and house, from the eastern road. A set of overgrown cobbled terraces and steps accesses the stables from the lower yard and continues past up to the south front of the house, a gate to the north accesses the yard behind the house, beyond the attached lean-to outbuildings OB1 and OB2.

The building is gabled to west and east, the west gable blind, the east with offset large loading door at the apex. The rear south wall is terraced deeply into the slope, with only about half a storey visible at the eaves. There is a central small square window, with a damaged oak frame. The front wall to the north, has a pair of windows with the remains of timber windows frames with hopper casements and a central doorway, with reset plank boarded stable door.

The interior of the building has a mid-20th century concrete floor and has been converted into a milking parlour with a central concrete spine wall partition and raised plinths with troughs. There are lightweight pegged oak A-frames, with side struts and heavy box framing to the ceiling for a loft, the boards of which have been removed.

4.5 THE STABLES – SIGNIFICANT FEATURES SIGNIFICANCE

The stables contribute to the character of the setting of the farmhouse and are part of the wider former agricultural grouping, but internally it has been quite considerably altered. Its significance therefore largely lies in its exterior facades and working character. It is locally important only as part of the wider group, not being particularly significant on its own.

It does have several surviving window frames, particularly that to the west of the north front elevation, which is in good condition, but otherwise its historic stables fittings have all been removed.

4.6 THE STABLES - IMPACT ASSESSMENT

The stables are to be converted into a dwelling/annexe. The exterior appearance will be largely retained and as this is the primary heritage value of this building. Any proposed changes to the interior are largely irrelevant.

Otherwise the conversion of the stables will largely be positive as the building is currently derelict and used as a store and the structure's condition will only decline over time if not brought into use.

5.0 CONCLUSION

Trevedda Farmhouse, is listed at Grade II and is of architectural interest, being built of local materials and displaying historic features indicative of an involved development. It has its origins in the late medieval period and retains a significant proportion of complex phased historic built fabric.

The primary character of Trevedda Farm is now of polite 19th century style, but it has numerous fixtures and fittings which date to earlier periods. Several of the cross-wing extensions display heavy stacks or fittings typical of the early post-medieval period.

The building appears to have evolved from a single long rectangular range on an east-west alignment, likely a typical medieval Hall house, of the local Cornish vernacular. This was extended by cross-wings, into an L-shaped range, with extended east and west cross-wing, possibly parlour and accommodation block, or kitchens and services. From there it was further extended into an irregular T-shaped range, with the newer rear service wing extension to north-west. Lastly the extension to south-east and south walls formed the current irregular adapted E-shaped plan.

The house's appearance and narrative over the last two hundred years appears closely aligned with the story of the Cossentine family and their careful and prosperous management of their leasehold farm is why the house survives so well today, as told by the documentary record.

Whilst the house is an important heritage asset which positively contributes to the national historic building record it has at the core of its narrative a tale of almost continual adaption and change to fit its owners needs and there is therefore felt to be flexibility for further change if development is to be empathetic and sensitive to the character of the building and to respect its surviving historic features.

6.0 BIBLIOGRAPHY & REFERENCES

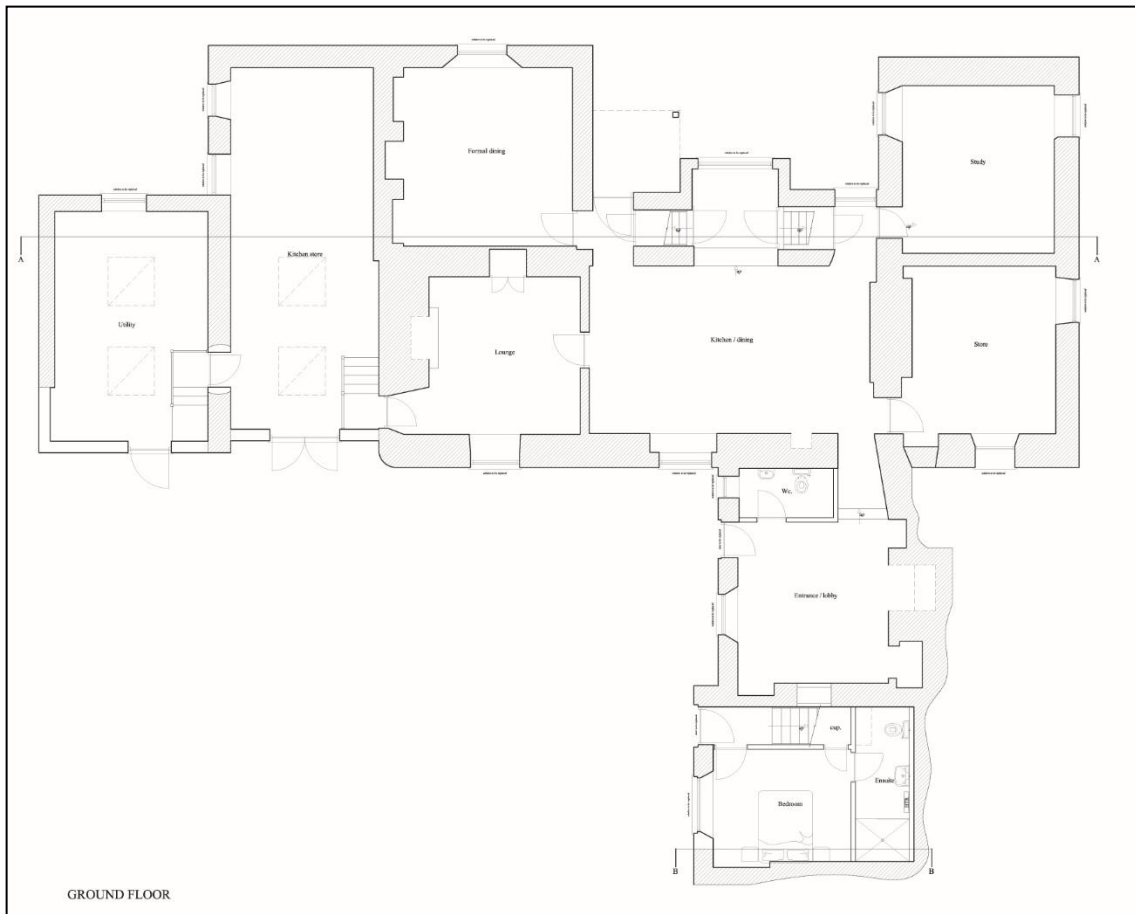
Published Sources:

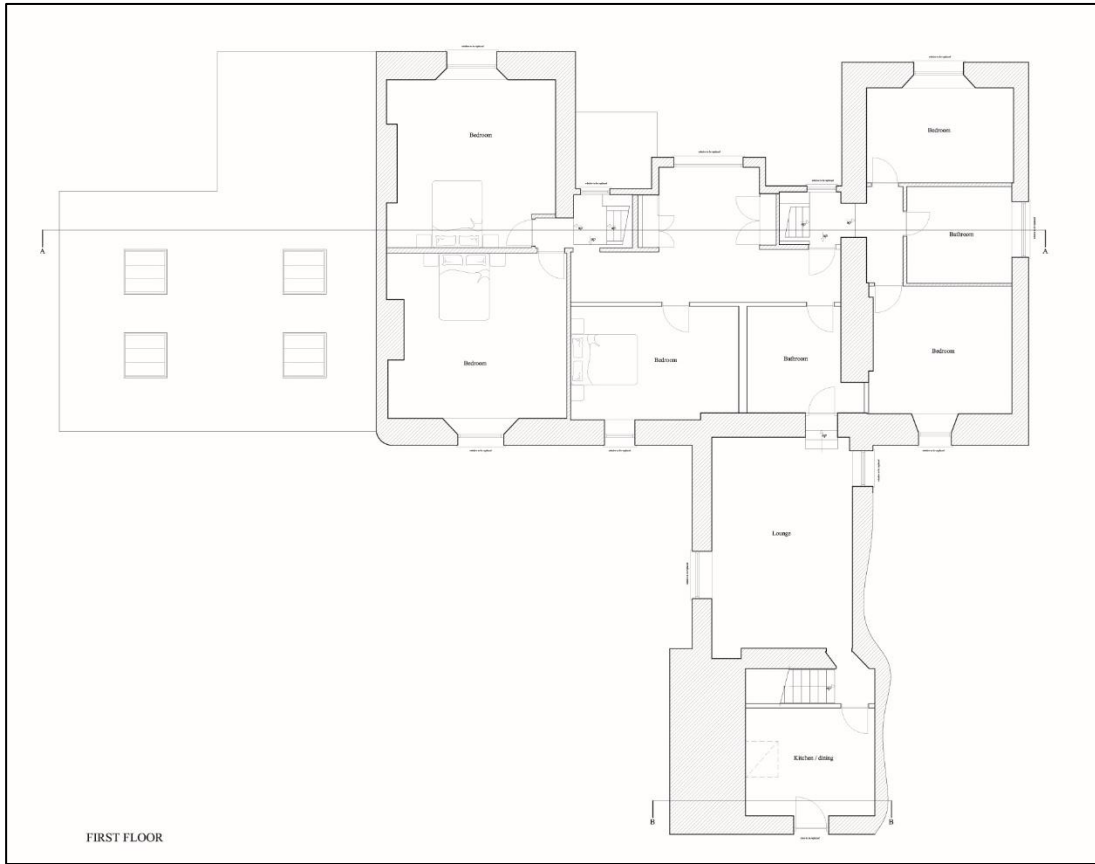
- English Heritage** 2008: *Conservation Principles: policies and guidance for the sustainable management of the historic environment.*
- English Heritage** 2011: *Seeing History in the View.*
- Gover, JEB**, 1948, *Place-Names of Cornwall.*
- Hals, Tonkin**; 1838, *The Parochial History of Cornwall.*
- Historic England** 2015 (Revised 2017): *The Setting of Heritage Assets.*
- Historic Scotland** 2015: *Managing Change in the Historic Environment: Setting.*
- ICOMOS** 2005: *Xi'an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas.*
- ICOMOS** 2011: *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties.* International Council on Monuments and Sites.
- Landscape Institute** 2013: *Guidelines for Landscape and Visual Impact Assessment*, 3rd edition. London.
- Lysons** 1814: *Magna Britannia: Vol 3: Cornwall.*
- Padel, OJ**, 1985, *Cornish Place-Name Elements*
- Padel, O.** 1988: *Cornish Place-names.*
- Soil Survey of England and Wales** 1983: *Legend for the 1:250,000 Soil Map of England and Wales (a brief explanation of the constituent soil associations).*
- UNESCO** 2015: *Operational Guidelines for the Implementation of the World Heritage Convention.*
- Watts, V.** 2004: *The Cambridge Dictionary to English Place Names.* Cambridge University Press.

Websites:

- British Geological Survey** 2020: *Geology of Britain Viewer.*
http://maps.bgs.ac.uk/geologyviewer_google/googleviewer.html
- Cornwall Council Interactive Map** 2020: *HER and HLC*
<https://map.cornwall.gov.uk>
- Cornwall Guide** 2020:
<https://www.cornwalls.co.uk/kea>
- Design Manual for Roads and Bridges (DMRB)** 2016: Volume 11, Cultural Heritage
<http://www.standardsforhighways.co.uk/DMRB/vol11/index.htm>
- WEBTAG** 2016: Transport Analysis Guidance, Cultural Heritage
<https://www.gov.uk/guidance/transport-analysis-guidance-webtag>

APPENDIX 1: PROPOSED PLANS FOR ALTERATIONS





APPENDIX 2: PHOTOGRAPHIC ARCHIVE



1. THE WEST WING AT TREVEDDA; FROM THE SOUTH-WEST.



2. THE CENTRAL RANGE OF THE SOUTH ELEVATION, WITH GABLED STAIR PROJECTION; FORM THE SOUTH-SOUTH-WEST.



3. THE EAST WING AT TREVEDDA; FROM THE SOUTH.



4. THE EAST FLANKING WALL OF THE HOUSE, WITH ATTACHED OUTBUILDINGS; FROM THE EAST-SOUTH-EAST.



5. OB2, THE NORTH FRONT, SHOWING BOARDING; FORM THE NORTH.



6. THE INTERIOR OF OB2; FORM THE NORTH.



7. OB1, ATTACHED TO THE EAST WALL OF THE HOUSE; FROM THE EAST-NORTH-EAST.



8. THE INTERIOR OF OB1; FROM THE NORTH.



9. THE EAST WALL OF THE HOUSE, SHOWING THE BUILD LINE IN THE EAST WING; FROM THE SOUTH-EAST. FROM WITHIN OB1.



10. THE EAST WALL OF THE REAR SERVICE WING; FROM THE EAST.



11. THE REAR SERVICE WING FROM THE NORTH-WEST.



12. THE FARMHOUSE FROM THE REAR, NORTH.



13. THE NORTH WALL OF THE WEST CROSS-WING; FROM THE NORTH-WEST.



14. THE SOUTH END OF THE WEST WALL OF THE WEST CROSS-WING; FROM THE NORTH-WEST.



15. THE FRONT DOOR, BETWEEN R1 AND R2A; FROM THE EAST.



16. R2A; FROM THE SOUTH-EAST.



17. R2A; FROM THE EAST.



18. THE WINDOW WITH GOOD PANELLED CASEMENT AND WINDOW SEAT AND GOOD WINDOW FRAME, IN R2A; FROM THE SOUTH-WEST.



19. THE FIREPLACE IN R2A, FORCED INTO THE BACK OF AN EARLIER STACK; FROM THE EAST.



20. R2A; FROM THE SOUTH-WEST.



21. R2B; FROM THE KITCHEN.



22. THE FLOOR OF R2A; FROM THE SOUTH.



23. R2B, DETAIL OF THE PANELLING AND SHUTTERS; FROM THE NORTH.



24. R3; FROM THE DOORWAY TO THE KITCHEN; FROM THE WEST.



25. THE FIREPLACE IN R3; FROM THE WEST.



26. LEFT: THE WINDOW IN THE NORTH WALL OF R3, WITH GOOD PANELLED CASEMENT, WINDOW SEAT AND SHUTTERS; FROM THE EAST.
27. RIGHT: THE CUPBOARD IN R3, IN THE SOUTH WALL, IN A BLOCKED DOORWAY; FROM THE NORTH.



28. LEFT: WITH THE DOORS CLOSED, CUPBOARD IN R3; FROM THE NORTH.
29. RIGHT: LOOKING INTO R4, FROM THE KITCHEN, WITH GOOD PANELLED DOOR; FROM THE WEST-NORTH-WEST.



30. R4, HAVING BEEN MODERNISED IN THE 20TH CENTURY; FROM THE SOUTH-EAST.



31. R5, THE EAST WALL, WITH BLOCKED OPENINGS AND MODERN WINDOW UNDER THE THICK CHAMFERED BEAM; FORM THE NORTH-WEST.



32. THE WEST WALL OF R5, WITH WINDOW IN THE BLOCKED DOORWAY; FROM THE SOUTH-EAST.



33. THE NORTH WALL OF R5; FROM THE SOUTH-WEST.



34. THE CEILING OF R5; FROM THE NORTH.



35. R6, THE EAST WALL WITH MASSIVE STACK AND BLOCKED FIREPLACE AND HOOKS TO CEILING; FROM THE NORTH-WEST.



36. R6, WITH WINDOW TO WEST WALL, GOOD FLOOR AND BEAMS AND HOOKS TO CEILING; FROM THE NORTH-EAST.



37. THE NORTH WALL OF R6, WITH EXTANT WINDOW AND WINDOW SEAT AND BLOCKED WINDOW; FROM THE SOUTH-WEST.



38. THE DOORWAY AND CORRIDOR INTO THE REAR SERVICE WING; FORM THE SOUTH.



39. R7, THE NORTH WALL WITH EXTANT DOOR AND BLOCKED WINDOW; FROM THE SOUTH-WEST.



40. R7, THE EAST WALL WITH GOOD WINDOW SEAT AND EXTANT DOOR; FROM THE SOUTH-WEST.



41. R8, THE SOUTH WALL, WITH DOOR LEADING BACK TO R7; FROM THE NORTH-EAST.



42. R8, WITH PARTS OF A GOOD FLAGSTONE FLOOR AND MODERN DOOR AND WINDOW TO THE EAST WALL; FROM THE SOUTH-WEST.



43. LEFT: ROOM 9, THE LANDING AT THE TOP OF THE WEST STAIRS; FROM THE NORTH.

44. RIGHT: ROOM 11, TO THE SOUTH OF THE CROSS-WING; FROM THE NORTH-EAST.



45. THE TWO-PANEL DOOR TO R11; FROM THE SOUTH.



46. THE FLOOR IN R12; FROM THE EAST.



47. EXAMPLE OF THE GOOD PANELLED CUPBOARDS IN R13; FROM THE WEST.



48. VIEW WITH THE DOORS OPEN, THE CUPBOARDS IN R13; FROM THE WEST.



49. VIEW BACK DOWN THE EAST STAIRS, R14; FROM THE EAST.



50. VIEW TO THE DOORS AND BEAM BRACING WHERE THE VARIOUS BLOCKS ADJOIN IN R14; FROM THE WEST.



51. ROOM 15, IN THE EXTENSION, WITH GOOD FIREPLACE AND CUPBOARDS; FROM THE NORTH-WEST.



52. ROOM 15; THE SOUTH WALL; FORM THE NORTH.



53. ROOM 16, WITH GOOD FIRST FLOOR WINDOW AND CUPBOARDS; FROM THE SOUTH-WEST.



54. ROOM 17, WITH THE MORE RECENT WINDOW AND MOULDED BRACING BEAM; FROM THE SOUTH-WEST.



55. ROOM 17 WITH THE PANELLED DOOR TO R13; FROM THE NORTH-EAST.



56. ROOM 18, NOW A WINDOWLESS LOBBY LINKING THE RANGES WITH TWO GOOD DOORS; FROM THE SOUTH.



57. LEFT: THE GOOD PLANK DOOR TO THE REAR SERVICE RANGE; FROM THE SOUTH.

58. RIGHT: VIEW OF THE RELATIONSHIP BETWEEN DOORS AND OPENINGS BETWEEN THE SERVICE RANGE AND WEST CROSS-WING; FROM THE SOUTH-EAST.



59. THE FIREPLACE SURROUND IN R19; FORM THE WEST.



60. VIEW THROUGH THE DOORWAY INTO THE REAR SERVICE WING; FROM THE SOUTH.



61. ROOM 20 THE NORTH WALL, EXPOSED STONE AND FORCED DOOR TO R21; FROM THE SOUTH-EAST.



62. ROOM 20, THE WEST WALL WITH THICK SHORT SECTION, FORMERLY OF THE STAIR TURRET; FROM THE SOUTH-EAST.



63. ROOM 20, VIEW BACK TO THE REAR WALL OF THE FORMER HALL; FROM THE NORTH-WEST CORNER.



64. VIEW FROM ROOM 21, BACK INTO R20; FROM THE NORTH.



65. ROOM 21, A LOFT OVER AN AGRICULTURAL EXTENSION, NOW A STUDIO/ANNEXE WITH EXTERIOR DOOR, AS TERRACED DEEPLY INTO THE BANK; FORM THE SOUTH-EAST.



THE OLD DAIRY
HACCHE LANE BUSINESS PARK
PATHFIELDS BUSINESS PARK
SOUTH MOLTON
DEVON
EX36 3LH

01769 573555
01872 223164
EMAIL: MAIL@SWARCH.NET