

# BARNS AT COOMBE FARM LOXHORE BARNSTAPLE NORTH DEVON

Historic Building Recording



Southwest Archaeology Ltd. report no. 210924



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# Barns at Coombe Farm, Loxhore, Barnstaple, Devon

## Results of a programme of historic building recording

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Work undertaken by SWARCH on behalf of a Private Client

### SUMMARY

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*This report presents the results of historic building recording carried out by South West Archaeology Ltd. (SWARCH) for the Barns at Coombe Farm, Lower Loxhore, North Devon.*

*Whilst the majority of the buildings on site, at face value, look to be of 18<sup>th</sup>-19<sup>th</sup> century date, documentary evidence suggests the farmstead is much earlier, with the earliest mention of the farm dating to 1650 and 17<sup>th</sup> century fabric surviving within the farmhouse itself. The agriculturalist movement of the later 18<sup>th</sup> and early 19<sup>th</sup> century enacted substantial change across the landscape of North Devon and Exmoor, supported by Gentry families like the Chichesters and the Knights. It would seem that Coombe Farm therefore fits within an established and important regional trend in the 1800-1850/1860 period. The notable redevelopments would have reused a lot of salvaged materials from former demolished buildings, so earlier fabric is evident throughout the existing barns. There was a southern linear range present at the time of the tithe survey, so material may have been reused from this building.*

*The documentary and cartographic sources contain interesting evidence of the earlier periods which are now very much obscured within the farmstead and would make for an interesting narrative with during further research, including a number of law suits involving the Pugsley family. Pugsley remained an established name within the farm's Post Medieval history (and possibly earlier), with John Pugsley leaving his indelible mark on the barns with the date stones.*

*The site is rich in historic fabric and it is very likely that further archaeological deposits lie beneath ground level. Barns 2, 4 and 5 are the most historically valuable and most sensitive to change on the site. Other buildings including B7A are of less historic interest but do retain agricultural features such as a cobbled floor and trough. It is accepted that there is the principle to convert these farm building into a dwelling.*

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March 2022

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## CONTENTS

<i>SUMMARY</i>	2
<i>CONTENTS</i>	3
<i>LIST OF TABLES</i>	5
<i>LIST OF APPENDICES</i>	5
<i>ACKNOWLEDGMENTS</i>	5
<i>PROJECT CREDITS</i>	5
<b>1.0 INTRODUCTION</b>	<b>6</b>
1.1 PROJECT BACKGROUND	6
1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND	6
1.3 HISTORICAL BACKGROUND	6
1.4 ARCHAEOLOGICAL BACKGROUND	7
1.5 METHODOLOGY	8
<b>2.0 DESK-BASED ASSESSMENT</b>	<b>9</b>
2.1 DOCUMENTARY HISTORY	9
2.2 CENSUS RECORDS	9
2.3 CARTOGRAPHIC SOURCES	13
<b>3.0 HISTORIC BUILDING RECORDING</b>	<b>19</b>
3.1 THE SETTING OF THE FARM AND BARNs	19
3.2 NUMBERING OF BARNs FOR SURVEY PURPOSEs	19
3.3 BUILDING DESCRIPTIONs OF THE BARN COMPLEX	21
3.3.1 BARN 1	21
3.3.2 BARN 2	21
3.3.3 BARN 3	23
3.3.4 BARN 4	23
3.3.5 BARN 5	25
3.3.6 BARN 6	27
3.3.7 BARN 7A	28
3.3.8 BARN 7B	29
3.4 FUNCTIONS OF THE BARNs	29
3.4.1 RELATIONSHIPS OF SPACES WITHIN THE BARNs	30
3.5 SIGNIFICANT SURVIVING FEATURES IN THE BARNs	30
<b>4.0 BUILDINGS ANALYSIS</b>	<b>32</b>
4.1 HISTORIC DEVELOPMENT DISCUSSION	32
4.2 HISTORIC PHASING	32
4.2.1 <b>PHASE #1 LATE MEDIEVAL OR 17<sup>TH</sup> CENTURY (AT LEAST AD.1650)</b>	33
4.2.2 <b>PHASE #2 19<sup>TH</sup> CENTURY FARMSTEAD REDEVELOPMENT</b>	33
4.2.3 <b>PHASE #3 MID 19<sup>TH</sup> BUILD, REMODELLED IN EARLY 20<sup>TH</sup> CENTURY</b>	34
4.2.4 <b>PHASE #4 LATER 19<sup>TH</sup> BUILD</b>	35
4.2.5 <b>PHASE #5 EARLY 20<sup>TH</sup> CENTURY</b>	35
4.2.6 <b>PHASE #6 EARLY-MID 20<sup>TH</sup> CENTURY REMODEL</b>	35
4.3 STATEMENT OF SIGNIFICANCE - BARNs AT COOMBE FARM	37
4.3.1 EVIDENTIAL VALUE	37
4.3.2 ARCHAEOLOGICAL VALUE	37
4.3.3 HISTORICAL/ASSOCIATIONAL VALUE	37
4.3.4 AESTHETIC VALUE	37
4.3.5 COMMUNAL VALUE	38
4.3.6 AUTHENTICITY & INTEGRITY	38
4.3.7 SYMBOLIC/ICONIC VALUE	38
4.3.8 CONDITION	38
4.3.9 NARRATIVE VALUE	38
4.3.10 SENSE OF PLACE	38
<b>5.0 IMPACT ASSESSMENT</b>	<b>39</b>
5.1 PROPOSED CONVERSION TO SINGLE DWELLING	39

5.1.1	THE PLANS	39
5.1.2	SITE VISIT	45
5.1.3	CONSIDERATIONS OF PROPOSALS ON BARN 1 (B5 ON ARCHITECTS PLANS)	47
5.1.4	THE GLASS LINK BETWEEN B1 AND B7	49
5.1.5	BARN 2 - THE LISTED PRIVY	50
5.1.6	CONSIDERATION OF PROPOSALS ON BARN 3	50
5.1.7	CONSIDERATION OF PROPOSALS ON BARN 4 (BARN 1 ON ARCHITECTS PLANS)	50
5.1.8	CONSIDERATION OF PROPOSALS ON BARN 5 (BARN 2 ON ARCHITECTS PLANS)	51
5.1.9	CONSIDERATION OF PROPOSALS ON BARN 6 (BARN 3 ON ARCHITECTS PLANS)	53
5.1.10	CONSIDERATION OF PROPOSALS ON BARN 7A (BARN 4 ON ARCHITECTS PLANS)	53
5.1.11	CONSIDERATION OF PROPOSALS ON B7B (BARN 4 ON ARCHITECTS PLANS)	54
5.2	SUMMARY OF IMPACTS	54
5.2.1	SENSITIVITY OF THE BARNS	56
<b>6.0</b>	<b>CONCLUSIONS AND RECOMMENDATIONS</b>	<b>57</b>
<b>7.0</b>	<b>BIBLIOGRAPHY &amp; REFERENCES</b>	<b>58</b>

## LIST OF FIGURES

---

*COVER PLATE: THE FARMSTEAD AT COOMBE; FROM THE EAST.*

FIGURE 1:	SITE LOCATION.	8
FIGURE 2:	OS SURVEYORS DRAFT OF 1804, BARNSTAPLE AND THE NORTH COAST.	13
FIGURE 3:	1843 TITHE MAP OF LOXHORE. LAND OWNED BY JOHN PUGSLEY IS HIGHLIGHTED IN RED.	15
FIGURE 4:	COOMBE FARM IN CLOSER DETAIL FROM THE 1843 TITHE MAP OF LOXHORE, THE SUBJECT BUILDING RANGE INDICATED.	15
FIGURE 5:	EXTRACT FROM THE 25 INCH FIRST EDITION OS MAP OF LOXHORE, PUBLISHED 1886/7.	16
FIGURE 6:	EXTRACT FROM THE 25 INCH FIRST EDITION OS MAP, DETAIL OF THE FARM COMPLEX. PUBLISHED 1886.	16
FIGURE 7:	EXTRACT FROM THE 25 INCH SECOND EDITION OS MAP. PUBLISHED 1903.	17
FIGURE 8:	EXTRACT FROM THE 25 INCH FIRST EDITION OS MAP, DETAIL OF THE FARM COMPLEX. PUBLISHED 1903.	17
FIGURE 9:	THE FARM COMPLEX AS VIEWED FROM THE DRIVE, FROM THE WEST-NORTH-WEST.	19
FIGURE 10:	GROUND-FLOOR PLAN OF THE BARNS AT COOMBE FARM; DRAWN AT 1:100 (AS SUPPLIED BY AGENT).	20
FIGURE 11:	FIRST-FLOOR PLAN OF THE BARNS AT COOMBE FARM; DRAWN AT 1:100 (AS SUPPLIED BY AGENT).	20
FIGURE 12:	THE DOUBLE PRIVY B2; PHOTOGRAPH BY SWARCH; SEPTEMBER 2021.	22
FIGURE 13:	THE GRADE II LISTED PRIVY BUILDING; FROM THE NORTH-EAST.	23
FIGURE 14:	B4 SHOWING DATE STONE AND DOVEHOLES TO THE EAVES.	24
FIGURE 15:	HAND CARVED DATE STONE OF B5; PHOTOGRAPH BY SWARCH, SEPTEMBER 2021.	26
FIGURE 16:	B5 THE RUSTIC, SLEEPING LOFT.	27
FIGURE 17:	THE SOUTH GABLE OF B6, WITH CLEAR BUILD LINE AT ROOF AND 2M SCALE; FROM THE EAST-SOUTH-EAST.	28
FIGURE 18:	FIREPLACE AND COPPER IN B5.	31
FIGURE 19:	GROUND FLOOR PLAN OF THE BARN COMPLEX, ANNOTATED WITH STRUCTURAL PHASING.	36
FIGURE 20:	PROPOSED ELEVATIONS OF CONVERTED BARNS (B1, 3, 5 & 7); AS SUPPLIED BY AGENT IN MARCH 2022.	40
FIGURE 21:	PROPOSED ELEVATIONS OF CONVERTED BARNS (B1, 2, 3, 4, & 7); AS SUPPLIED BY AGENT IN MARCH 2022.	41
FIGURE 22:	PROPOSED GROUND FLOOR LAYOUT OF BARN CONVERSION; AS SUPPLIED BY AGENT IN MARCH 2022.	42
FIGURE 23:	PROPOSED FIRST FLOOR LAYOUT OF BARN CONVERSION; AS SUPPLIED BY AGENT IN MARCH 2022.	43
FIGURE 24:	PHOTOMONTAGES OF THE PROPOSED CONVERSION; AS SUPPLIED BY THE AGENT IN MARCH 2022.	44
FIGURE 25:	B1; DOOR KNOCKED IN SOUTH GABLE, CONCRETE LINTEL, SOFTWOOD FRAMING; FROM THE NORTH-EAST, 2M SCALE.	45
FIGURE 26:	OPENINGS KNOCKED INTO THE EAVES OF B1 TO MAKE WINDOWS; FROM THE SOUTH-WEST, 2M SCALE.	46
FIGURE 27:	B7, THE WEST GABLE END - RECENTLY FORCED WINDOW WITH CONCRETE LINTEL; FROM THE EAST.	46
FIGURE 28:	PHOTOMONTAGE OF THE CONVERTED BARN; AS SUPPLIED BY AGENT, MARCH 2022.	47
FIGURE 29:	SITE PLAN, SHOWING LANDSCAPING; PLAN SUPPLIED BY AGENT, MARCH 2022.	49
FIGURE 30:	DRAWING SHOWING THE PROPOSED RAISED LOFTS IN THE HISTORIC FORMER SERVICE RANGE; DRAWINGS SUPPLIED BY AGENT.	51
FIGURE 31:	THE MAIN LINEAR RANGE OF BUILDINGS; FROM RIGHT TO LEFT - B4, B5 AND B6; WITH 2M SCALE FROM THE SOUTH-EAST.	53
FIGURE 32:	PHOTOMONTAGE OF THE COVERED COURTYARD WITH NEW GLASS EXTENSION AND GRASS ROOF; AS SUPPLIED BY AGENT.	54
FIGURE 33:	GROUND FLOOR PLAN OF THE BARNS SHOWING LEVELS OF SENSITIVITY TO CHANGE.	56

## LIST OF TABLES

---

TABLE 1: CENSUS SUMMARY FOR 1841 REGISTERED UNDER COMBE.	10
TABLE 2: CENSUS SUMMARY FOR 1851 REGISTERED UNDER COOMBE FARM.	11
TABLE 3: CENSUS SUMMARY FOR 1861 REGISTERED UNDER COMBE.	11
TABLE 4: CENSUS SUMMARY FOR 1871 REGISTERED UNDER COMBE.	11
TABLE 5: CENSUS SUMMARY FOR 1881 REGISTERED UNDER COOMBE FARM.	11
TABLE 6: CENSUS SUMMARY FOR 1891 REGISTERED UNDER COMBE FARM.	11
TABLE 7: CENSUS SUMMARY FOR 1901 REGISTERED UNDER COMBE FARM.	12
TABLE 8: CENSUS SUMMARY FOR 1911 REGISTERED UNDER COMBE FARM.	12
TABLE 9: EXTRACT FROM THE TITHE APPORTIONMENT FOR THE COOMBE FARM HOLDING, 1843.	14
TABLE 10: FUNCTION OF THE BARNS AT COOMBE FARM	29

## LIST OF APPENDICES

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APPENDIX 1: BUILDING RECORDING TABLES	59
APPENDIX 2: PHOTOGRAPHIC ARCHIVE	69

## ACKNOWLEDGMENTS

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## 1.0 INTRODUCTION

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<b>LOCATION:</b>	BARNs AT COOMBE FARM
<b>PARISH:</b>	LOXHORE
<b>COUNTY:</b>	DEVON
<b>NGR:</b>	SS 62669 37827
<b>OASIS REF.</b>	SOUTHWES1-505636
<b>SWARCH REF.</b>	LXC21

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by a private client (the Client) to undertake a programme of historic building recording and to produce a statement of significance and undertake an impact assessment for proposed plans at The Barns at Coombe Farm, Loxhore, Barnstaple, Devon. This work was undertaken in line with ClfA and Historic England guidance.

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

Coombe Farm is located on a hillside of the farming hamlet of Lower Loxhore, approximately c.2km east-north-east from Bratton Fleming, and c.8km from main town centre of Barnstaple. The farm complex sits on a west-facing slope at an approximate altitude of c.127m AOD, leading into a steep-sided valley system that drops to around c.85m AOD. The soils of the area are the well-drained fine loamy soils of the Manod Association (SSEW 1983), which overlie the rocks of the Pickwell Down Sandstones Formation (BGS 2021). The local area has shallow soils in areas, and steep slopes are common (SSEW 1983).

### 1.3 HISTORICAL BACKGROUND

Loxhore is a small village and civil parish within North Devon and is surrounded by the parishes of Arlington, Bratton Fleming and Shirwell. The parish currently includes the three smaller hamlets of Loxhore Town (including the Anglican church), Loxhore Cott, which runs adjacent to the neighbouring estate of Arlington Court, and Lower Loxhore which includes the Methodist Chapel. Loxhore is geographically enclosed by two rivers - the Yeo to the west, and the Rye to the east. The parish once lay within the ancient Hundred of Shirwell and Deanery of Barnstaple. The etymology of the place-name Loxhore is interesting and derives from a personal prefix 'lox' and 'ora' meaning a shore, hill-slope, possibly the foot of a slope – used only in parts of southern England where research by the University of Nottingham on dialects has shown there was a preponderance of Jutish and West Saxon spoken languages (University of Nottingham 2021).

The manors of both *Loxhore* and *Lower Loxhore* are listed in the Domesday Book and collectively recorded a population of 17 households in 1086. Lower Loxhore records a total of seven villagers, two smallholders and two slaves. There were five *ploughlands* with one *lord's plough team* and two *men's plough teams*, alongside 100 acres of pasture, and four acres of woodland. The manor was held by Baldwin the Sheriff as tenant-in chief, and the Lord of the Manor was Robert of Beaumont in 1086; before the conquest Doleswif and Wulfward are listed as its former Lords. Lysons (1822) notes the manor of Loxhore was held by the Beaumonts, seated at the Youlston estate in Shirwell. In the 13<sup>th</sup> century Sir Robert Beaumont's eldest son inherited Youlston, and the younger son William Beaumont of Sabercot (Sepscott) was granted the manor of Loxhore.

The manor of Loxhore stayed within the Beaumont family for several centuries and was passed to the Chichester family, through the marriage of the heiress Margret (Maud) Beaumont and John Chichester of Raleigh; thus, thereafter the manors of Shirwell and Loxhore descended into the Chichester family.

## 1.4 ARCHAEOLOGICAL BACKGROUND

The Devon *Historic Landscape Characterisation* (HLC) classifies the land in which the farm complex sits as *former orchards of fruit trees*. Surrounding the farm, the land varies on the Historic Landscape Characterisation map, to the east and west are irregular, *'medieval enclosures based on strip fields; probably first enclosed with hedge banks during the later-middle ages – the curving for of the hedge banks suggests that earlier, it may have been farmed as open strip-fields'*. To the north, a small patch of post-medieval enclosures were *'laid out in the 18<sup>th</sup> century and 19<sup>th</sup> century and enclosed by dead-straight field boundaries'*. The valley field, which is overlooked by the farm to the west, was once a *'medieval water meadow enclosure*, replaced by later, modern field boundaries. The farm is framed to the south and west by *'ancient broad-leaved woodland* which includes the Coombe Plantation and Coombe Wood, and Loxhore Mills sat further to the west.

There is no archaeological fieldwork recorded on the Devon Historic Environment Record within close proximity to the property. Within the boundary of the property a Grade II Listed (UID:1107689) double privy is recorded. The listing text is included below:

*'Double privy C19. Stone rubble. Gable-fronted slate roof with moulded ridge tiles. Small, virtually square on plan. Timber doorframe with 4-panelled door. Interior walls plastered with small oblong niche in right side wall. Wooden double lavatory seat and casing. The privy backs onto a large farm shelter shed and straddles a small fast-flowing rivulet.'*

Additionally, a mill is also documented on the property (MDV37663), attached on the northern wall of the farm's long bank barn, which sits directly north of the privy. The HER text states:

*'Vis (visited) =1974 (by North Devon Archaeological Society NDAS) coombe farm mill. The overshot water wheel is constructed of cast iron with wooden buckets and placed on the outside of the building. It is 16ft in diameter with cast iron cogs on the left of the perimeter of the wheel. These engaged in a 9 inch cog wheel, the spindle of which once turned the milling machinery. The arms of the wheel are of cast iron. The buckets were 3ft wide but are missing. It was made by Garnish and Lemon of Pilton, Barnstaple. All that survives of the rest of the machinery is a cast iron gear wheel, 2ft in diameter, which is connected to an iron shaft. The granary which housed the milling machinery is approx.102ft by 24ft and is constructed of stone with a slate roof. The farmhouse is surrounded by a number of buildings built of stone with slate roofs. All the buildings are in good condition. The water from the leat was conveyed to the top of the wheel by a wooden launder. The mill was last working around 1955 (ndas).'*

Within the wider landscape, the area of Lower Loxhore includes a medieval motte (MDV1961) that sits approximately c.700m west of the property, within ploughed fields. To the north-north-east, the listed Symthpark House and surrounding estate has notable historic origins, recorded within the Domesday survey as *Symthapark* (MDV19067) and includes a univallate hillfort recorded as earthworks (UID: 1002510), and listed buildings within the estate (UID:1107690). Another mill is recorded in the village of Loxhore and sits south-west of the property (MDV32518) at The Old Mill house, along with a Post Medieval stone bridge (MDV64276).



FIGURE 1: SITE LOCATION (THE SITE IS INDICATED). INSET MAP SUPPLIED BY THE CLIENT.

## 1.5 METHODOLOGY

The historic building recording was conducted by E. Wapshott and A. Allen in September 2021. The work was undertaken in line with best practice and follows the guidance outlined in *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (CIfA 2014) and *Understanding Historic Buildings: A Guide to Good Recording Processes* (Historic England 2016). The discussion of setting follows the approaches outlined in the appropriate guidance (e.g., DoT guidance and Historic England 2015).

## 2.0 DESK-BASED ASSESSMENT

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### 2.1 DOCUMENTARY HISTORY

Lysons (1822) notes the manor of Loxhore was held by the Beaumont family, the earliest recorded descendant of Robert de Beaumont was 13<sup>th</sup> century Sir Richard Beaumont, whose family had long been seated at the estate of Youlston, in the manor of Shirwell. Robert's eldest son inherited Youlston, and the younger son William Beaumont of Sabercot (Sepscott) was granted the manor of Loxhore. The manor of Loxhore stayed within the Beaumont family for several centuries and was passed to the Chichester family through the marriage of the heiress Margret (Maud) Beaumont and John Chichester of Raleigh; with the manor of Shirwell.

Amongst the records held at the North Devon Record Office, there are lease documents between *John Chichester* and *Anthony Pugsley* dated 1655, outlining the leasehold and *moiety tenements* of *Coombe, Loxhore* (B459M/L/1/26/2). Another lease document, dated 1671, again between *John Chichester* and *Anthony Pugsley* is also held at NDRO. However, the Pugsley family's exact land-ownership status is obscure without further detail until the Tithe Map of 1843. The Chichester's' neighbouring Youlston estate was passed on through a cousin in the early 18<sup>th</sup> century and the family moved to and retained Arlington Court, until that estate was passed to the National Trust in the mid-20<sup>th</sup> century. Sir Arthur Chichester, 8<sup>th</sup> Baronet suffered financial difficulties between 1843-1870, suggesting the family may have let the lands go at Coombe farm and surrounding Loxhore parish, to raise funds. The North Devon Journal (1828; p.4) lists a *John Pugsley* as a patient admitted to the North Devon infirmary after a fall; within the listing it interestingly notes John as a "*Servant to Sir A Chichester, Bart.*"

### 2.2 CENSUS RECORDS

It is clear from the census records the farm property stays within the well-established Pugsley family, as either lessees or owner-occupiers from the 17<sup>th</sup> to the 20<sup>th</sup> century. The first census is in 1841; several Pugsley families are recorded as living in *Lower Loxhore*, Thomas, recorded as an *agricultural labourer*, and his wife Mary Pugsley, with presumably their son Richard and daughter Jane. There is also a *James Pugsley* listed at an address *S Ford* and recorded as an *agricultural labourer*. He is born in 1804, living with his wife *Susanna*, daughter *Eliza*, young son *John*. They also live with thatcher *David Kidwell* who is 85 and his daughter/ granddaughter *Susanna Kidwell*.

At Combe Farm, lives John Pugsley, 40, noted as a farmer and his wife Elizabeth, who is 35 and sons Anthony, John, and William and their daughters, Hannah, Elizabeth, Mary Anne, Jane and Nancy. They have a male servant by the name Joseph Hill and a female servant, who may also be a relative Elizabeth Pugsley, as well as two agricultural labourers, William Mogridge and John Dowdal. William is married and his wife and children also live on the farm, Betsey, William and Hanna. On the Tithe map for Loxhore, 1843 the plot with the main house is listed as *House Courts and Garden*, suggesting the house possibly had several service blocks, both attached and detached, including a scullery, kitchen, and dairy. This could align with the detail provided on the tithe map for Loxhore, as the main farmhouse appears as though it may have been divided or split, with smaller buildings extending the main property, and a small yard, possibly where William and his family resided.

The 1851 census records John as still being resident on the farm, with Elizabeth and four of their daughters and one of their sons residing with them, including one grandson, Anthony. John is listed as a *farmer of 100 acres, employing 2 labourers*. One of these labourers could be another older son of John's, living on the farm site at *Combe Cottage*; he is listed as an agricultural labourer, living with his wife Mary Pugsley – who may also have helped maintain daily house operations in the main farmhouse, marked as F.S. or 'female servant'. There is one house servant listed living at the address an *Abraham Mogridge* in 1851, possibly a relation of the previous William Mogridge. A separate branch of the Pugsley family also run Combe Mills, in the valley below the farm; it is noted here that

*Mary Pugsley* is the head of the household – a possible widow or female heiress, with her son Anthony working as the *miller*, who is assisted by son William and daughter Agnes. Additionally, they have a lodger at the property, a Joseph Thorpe who is a cord-winder.

By 1861 there has been a further reorganisation at the farmstead and *Combe Cottage* is no longer listed as a separate household; John and Mary Pugsley, who resided there in 1851 seem to have moved on - perhaps locally. A *Hannah Seage* appears to have returned to the family home, with potentially her son *John Seage*, having been widowed. Mary Ann still resides at the farm, along with John's grandson *Anthony*. Servant *Abraham Mogridge* still works for the Pugsley's however he has been joined by another servant.

By the 1871 census, *John* and *Elizabeth Pugsley* seem to have passed away, and the farm is now led by an *Anthony Pugsley* and his wife *Bessie*. By matching the name to the dates - it may be that the farm was passed to John's grandson *Anthony*, who is only 23 years old; so it is likely the farm may have been entailed in some way, or the other sons have already died or own other businesses. *Anthony* and *Bessie* are recorded to have had one child *Jane Pugsley* who is very young. Interestingly, Anthony has hired several hands including domestic servant *Mary Ann Delve*, nursemaid *Ann Gibbs*, general servant *John Smaldon* and 'cow boy' *Richard Hobbs*. The amount of extra help hired, meant perhaps a significant loss in the family, with most of the females married away, and the males deceased or accomplished in other industries, or simply an expansion in farm operations and the help was needed to meet demand.

The census records for 1881, lists the head of the farm as *Anthony* again, who has acquired 30 more acres since 1871 and only employs one labourer. His wife is referred to more formally here, as *Elizabeth* and they have a son *John Pugsley* - also residing with them is their grandson *William Tucker* who is young and goes to school. The farm has two servants *William Parker* and *Richard Prideaux*, both listed as 'farm servant indoor'. Indoor farm servants were distinguished from agricultural labourers to recognise they were employed on a permanent basis rather than casually; they normally lived-in and did whatever was necessary around the farmstead but they were paid an annual lump sum and generally worked in-house i.e., in dairies and the house, rather than out in the fields. In the 1891 census *Anthony* is still the head of Coombe Farm and is now self-identifying himself as a *yeoman* – a freeholder of a small, landed estate. It is interesting how Anthony is viewing his status through these records and how he may have felt it had changed in some way; this could suggest the Pugsley's are in full ownership of all their lands or buildings by this point.

By 1901 however, the family have moved on and Thomas Yeo is in residence, he is described as a 'farmer and employer', aged 40, wife his wife Agnes, who is 39 and four children. Mary Ridge, Thomas' widowed mother-in-law lives with the family at the farm and they have two teenage servants: a general servant Edith and a 'horseman' James. Thomas and Agnes are still the farmers at Coombe in 1911 and Agnes is noted as working with her husband in the business. Their eldest daughter also works on the farm and their eldest sons may have already left home. They have two additional younger children but no longer employ live-in farm servants; however Thomas is noted as employing two agricultural labourers, who likely live in one of the nearby villages.

TABLE 1: CENSUS SUMMARY FOR 1841 REGISTERED UNDER COMBE.

Name of place	Name of person	Relation to Head	Age	Occupation	Birthplace	Year Born
Coombe Farm	John Pugsley	Head	41	Farmer of 100-acre farm, employing 2 labourers	Lower Loxhore	1800
	Elizabeth Pugsley	Wife	49	Farmer's Wife	Lower Loxhore	1802
	Anthony	Son	15		Lower Loxhore	1826
	John	Son	14		Lower Loxhore	1827
	Hanna	Daughter	12		Lower Loxhore	1829
	Elizabeth	Daughter	11		Lower Loxhore	1830
	Mary	Daughter	10		Lower Loxhore	1831
	Jane	Daughter	8		Lower Loxhore	1834
	William	Son	6		Lower Loxhore	1835

BARNS AT COOMBE FARM, LOXHORE, BARNSTAPLE, NORTH DEVON

	Nancy	Daughter	4		Lower Loxhore	1837
	Joseph Hill	Servant	15	Male servant	Lower Loxhore	1826
	Elizabeth Pugsley	Servant	15	Female servant	Lower Loxhore	1826
	John Doedal	Servant	12	Apprentice	Lower Loxhore	1829
	Separate household under farm holding - unnamed					
	William Mogridge	Servant	25	Agricultural labourer	Loxhore	1816
	Betsy Mogridge	Servant	25	Agricultural labourer	Loxhore	1816
	William	Son	4	-	Loxhore	1837
	Hanna	Daughter	2	-	Loxhore	1839

TABLE 2: CENSUS SUMMARY FOR 1851 REGISTERED UNDER COOMBE FARM.

Name of place	Name of person	Relation to Head	Age	Occupation	Birthplace	Year Born
Combe Farm	John Pugsley	Head	51	Farmer of 100-acre farm, employing 2 labourers	Lower Loxhore	1800
	Elizabeth Pugsley	Wife	49	Farmer's Wife	Lower Loxhore	1802
	Elizabeth Pugsley	Daughter	21	Farmer's Daughter	Lower Loxhore	1830
	Mary Ann Pugsley	Daughter	19	Farmer's Daughter	Lower Loxhore	1832
	Jane Pugsley	Daughter	17	Farmer's Daughter	Lower Loxhore	1834
	William Pugsley	Son	15	Farmer's Son	Lower Loxhore	1836
	Nancy Pugsley	Daughter	14	Farmer's Daughter	Lower Loxhore	1837
	Anthony Pugsley	Grandson	3	-	Lower Arlington	1848
	Abraham Mogridge	Servant	14	House Servant	Lower Loxhore	1837

TABLE 3: CENSUS SUMMARY FOR 1861 REGISTERED UNDER COMBE.

Name of place	Name of person	Relation to Head	Age	Occupation	Birthplace	Year Born
Combe	John Pugsley	Head	61	Farmer of 100-acre farm, employing 2 labourers	Lower Loxhore	1800
	Elizabeth Pugsley	Wife	59	Farmer's Wife	Lower Loxhore	1802
	Hannah Seage	Daughter	30	Farmer's Daughter	Lower Loxhore	1831
	Mary Ann Pugsley	Daughter	24	Farmer's Daughter	Lower Loxhore	1837
	Anthony Pugsley	Grandson	13	Scholar	Arlington	1848
	John Seage	Grandson	5	Scholar	Bratton Fleming	1856
	Abraham Mogridge	Servant	23	Farm Servant	Lower Loxhore	1837
	Charles Check	Servant	14	Farm Servant	Trenbishop	1847

TABLE 4: CENSUS SUMMARY FOR 1871 REGISTERED UNDER COMBE.

Name of place	Name of person	Relation to Head	Age	Occupation	Birthplace	Year Born
Combe	Anthony Pugsley	Head	23	Farmer of 100-acres	Arlington	1848
	Bessie Pugsley	Wife	22	Farmer's Wife	F'hemington	1849
	Jane Pugsley	Daughter	1	Farmer's Daughter	Loxhore	1870
	Mary Ann Delve	Servant	16	Domestic Servant	North Molton	1855
	Ann Gibbs	Servant	18	Nursemaid	Loxhore	1853
	John Smaldon	Servant	19	General Servant	Combemartin	1852
	Richard Hobbs	Servant	11	Cowboy	Loxhore	1860

TABLE 5: CENSUS SUMMARY FOR 1881 REGISTERED UNDER COOMBE FARM.

Name of place	Name of person	Relation to Head	Age	Occupation	Birthplace	Year Born
Combe Farm	Anthony Pugsley	Head	57	Farmer of 130 acres employing 1 labourer	Loxhore	1824
	Elizabeth Pugsley	Wife	59	-	East Down	1822
	John Pugsley	Son	23	Farmer's Son	Bratton Fleming	1858
	William Tucker	Grandson	9	Scholar	Bratton Fleming	1872
	William Parker	Servant	19	Farm Servant indoor	Goodleigh	1862
	Richard Prideaux	Servant	14	Farm Servant indoor	Goodleigh	1867
Loxhore Mills Grandson?	Anthony Pugsley	Head	51	Miller and Farmer	Loxhore, Devon	1830
	Elizabeth Pugsley	Wife	43	-	Arlington, Devon	1838
	Frank Pugsley	Son	21	Assistant in the Mills	Loxhore, Devon	1860
	Emily Pugsley	Daughter	9	Scholar	Loxhore, Devon	1872
	John Pugsley	Son	6	Scholar	Loxhore, Devon	1875
	Lucy Pugsley	Daughter	2 m	-	Loxhore	1881

TABLE 6: CENSUS SUMMARY FOR 1891 REGISTERED UNDER COMBE FARM.

Name of place	Name of person	Relation to Head	Age	Occupation	Birthplace	Year Born
Combe Farm	Anthony Pugsley	Head	65	Yeoman	Loxhore	1846
	Lucy Pugsley	Wife	54	Farmer's Wife	Bratton Fleming	1837
	Elizabeth Pugsley	Mother	89	Widow	Loxhore	1802
	Elizabeth Hill	Servant	14	Servant	Bratton Fleming	1877
	George A Peysley	Servant	19	Farm Servant	Loxhore, Devon	1872
	George Seldon	Servant	16	Farm Servant	Loxhore, Devon	1875

BARNs AT COOMBE FARM, LOXHORE, BARNSTAPLE, NORTH DEVON

TABLE 7: CENSUS SUMMARY FOR 1901 REGISTERED UNDER COMBE FARM.

Name of place	Name of person	Relation to Head	Age	Occupation	Birthplace	Year Born
Combe Farm	Thomas Yeo	Head	40	Yeoman	Bratton Fleming	1861
	Agnes Yeo	Wife	39	Farmer's Wife	Loxhore	1863
	Mary Ridge	Mother	85	Widow, Mother-in-law	Marwood	1816
	Elizabeth A.	Daughter	9	-	Pilton	1892
	Mary E.	Daughter	7	-	Pilton	1894
	William	Son	4	-	Loxhore	1897
	George	Son	2	-	Loxhore	1899
	Edith C. Rickard	Servant	14	General Servant	Loxhore, Devon	1886
James Beck	Servant	17	Ag. Horseman	Loxhore, Devon	1884	

TABLE 8: CENSUS SUMMARY FOR 1911 REGISTERED UNDER COMBE FARM.

Name of place	Name of person	Relation to Head	Age	Occupation	Birthplace	Year Born
Combe Farm	Thomas Yeo	Head	50	Yeoman	Bratton Fleming	1861
	Agnes Yeo	Wife	49	Farmer's Wife	Loxhore	1863
	Elizabeth	Daughter	19	Dairy worker	Pilton	1892
	Mary E.	Daughter	16	School Teacher	Pilton	1894
	George	Son	12	Scholar	Loxhore	1899
	Ida	Daughter	9	-	Loxhore	1902
	Thomas	Son	5	-	Loxhore	1906

## 2.3 CARTOGRAPHIC SOURCES



FIGURE 2: OS SURVEYORS DRAFT OF 1804, BARNSTAPLE AND THE NORTH COAST. THE APPROXIMATE SITE IS INDICATED IN RED (THE BRITISH LIBRARY).

The earliest cartographic reference available is the Ordnance Survey draft map of 1804 (see Figure 2) for Barnstaple, surveyed to highlight land relief and communication routes for military usage at the time. The site is located on this map, listed as *Coombe*, depicting the farm complex as two large parallel, linear ranges connected by a smaller central building – coloured in, so occupied. Although it is unknown exactly how accurate this depiction is, if it is semi-accurate, much of the earlier fabric of the farmhouse and service ranges on the farmstead have been lost and the farmyard has been drastically redeveloped. There is a range of barns shown to the east of the farmhouse, with a yard between. The plantation to the south and east of the property exist here, with *Smithapark* recorded as a large estate with several buildings above to the north, north-west.

The next detailed map available to this study for this area is the 1843 tithe map for Loxhore (Figure 4). The list of landowners and tenants (Table 1) indicates Coombe Farm was a well-established farm by this point with a significant amount of land owned or leased by *John Pugsley*. The extract from the 1843 Loxhore tithe map interestingly shows three linear ranges, one running on north-south alignment – possible outbuildings, and two running east-west – the most northern one is the main farmhouse, with a larger outbuilding running parallel below. At this date the long bank barn and adjacent mill on the site entrance has not been built and the privy (B2) exists as an outbuilding, detached from the western linear (B4 & B5) with a small lean-to (B3). The farmyard is significant in size, with the track leading and ending at south-eastern field boundaries.

The main farmhouse appears as a broadly U-shaped range with extensions on this map, significantly altered in alignment and plan from 1804. There is a garden and a yard within the curtilage of the house, including the possibility of another outhouse, or possible piggery to the south-eastern corner – although this is much clearer as an outbuilding on the coloured parish tithe map. A large south-eastern linear building range, sits open the main farmyard possibly accommodating stables and storage. The western wing is sat within a small enclosure that houses a pond; this is more likely to have solely been used for animal storage/rearing. The property lies within *Plot 346* which is listed as *House, Courts and Garden* – suggesting the house likely had several associated domestic buildings and potentially included a dairy, scullery, and kitchen. The southern elevation of the subject study buildings at the

bottom of the western linear (B4) is illustrated as having an opening/ or access to the main yard – this suggests the stack that now serves B5 was a remodelled entrance, and the stack was added after 1843 but before 1886.

TABLE 9: EXTRACT FROM THE TITHE APPORTIONMENT FOR THE COOMBE FARM HOLDING, 1843.

Plot No.	Landowner	Occupier	Plot Name	Plot Use
193	John Pugsley	John Pugsley	Higher Long Park	Arable
194			Lower Long Park	Arable
195			Higher Down	Arable
196			Lower Down	Arable
203			Pixey Well Hill	Pasture
204			Great Gunney Park	Arable
205			Great Gunney Wood	Arable
221			Great Meadow	Pasture
222			Coombe Wood	Woodland
223			Higher House Park	Arable
224			Middle Gunney Park	Arable
225			Higher Well Park	Arable
226			Copse in Well Park	Woodland
227			Well Park Copse	Woodland
228			Lower Well Park	Furze & Pasture
229			Cleave	Arable
230			Furze Park	Arable
338			Road Park	Arable
339			Copse in Road Park	Woodland
340			Stamping Meadow	Pasture
341			Town Gate Orchard	Orchard
342			Little Close	Pasture
343			South Town Meadow	Pasture
344			South Town	Pasture
345			Shipping Orchard	Orchard
346			House, Courts and Garden	-
347			Well Park Orchard	Orchard
348			Mow Plot Orchard	Orchard
349			Mow Plot	Stack Yard
350			Plantation	Plantation
351			Kitchen Orchard	Orchard
352			Lower Home Park	Arable
353			Tookey Mill Meadow	Pasture

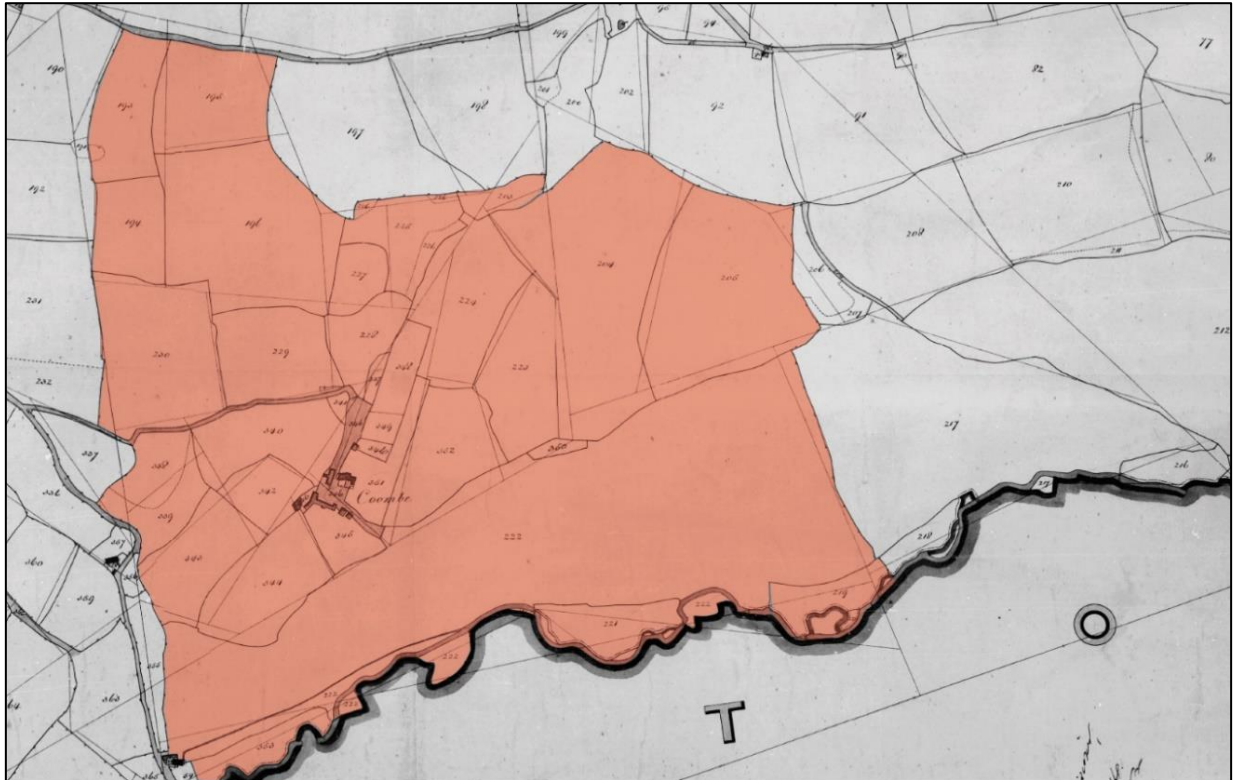


FIGURE 3: 1843 TITHE MAP OF LOXHORE. LAND OWNED BY JOHN PUGSLEY IS HIGHLIGHTED IN RED, THE FARM COMPLEX AND HOUSE INDICATED. ACCESSED VIA THE GENEALOGIST 2021.

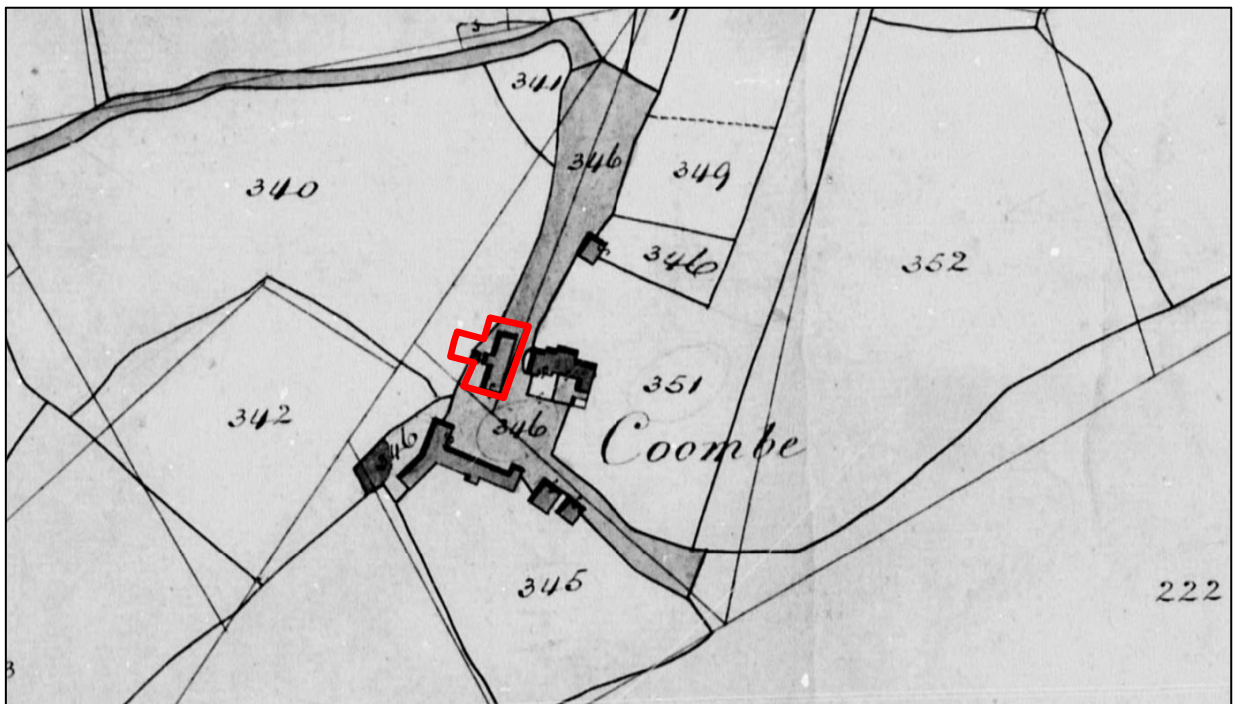


FIGURE 4: COOMBE FARM IN CLOSER DETAIL FROM THE 1843 TITHE MAP OF LOXHORE, THE SUBJECT BUILDING RANGE INDICATED.

By the time of the First Edition Ordnance Survey map of 1886 (see Figure 7), the main farmhouse has reduced in size, losing the eastern wing and the garden boundaries have been merged to create one garden, with a slim orchard to the east. The outbuilding in the yard has disappeared, and the large outbuilding across from the house has been significantly reduced. The linear range of buildings to the west still exist much the same, however it has been extended upon on the western side (B7) and to the south (B6). By this point, the large bank barn and mill to the north of the property has been built –

significant investment has been made over the mid to later half of the 19<sup>th</sup> century to overhaul the operating farm complex; possibly associated with the Pugsley family taking ownership of the site.

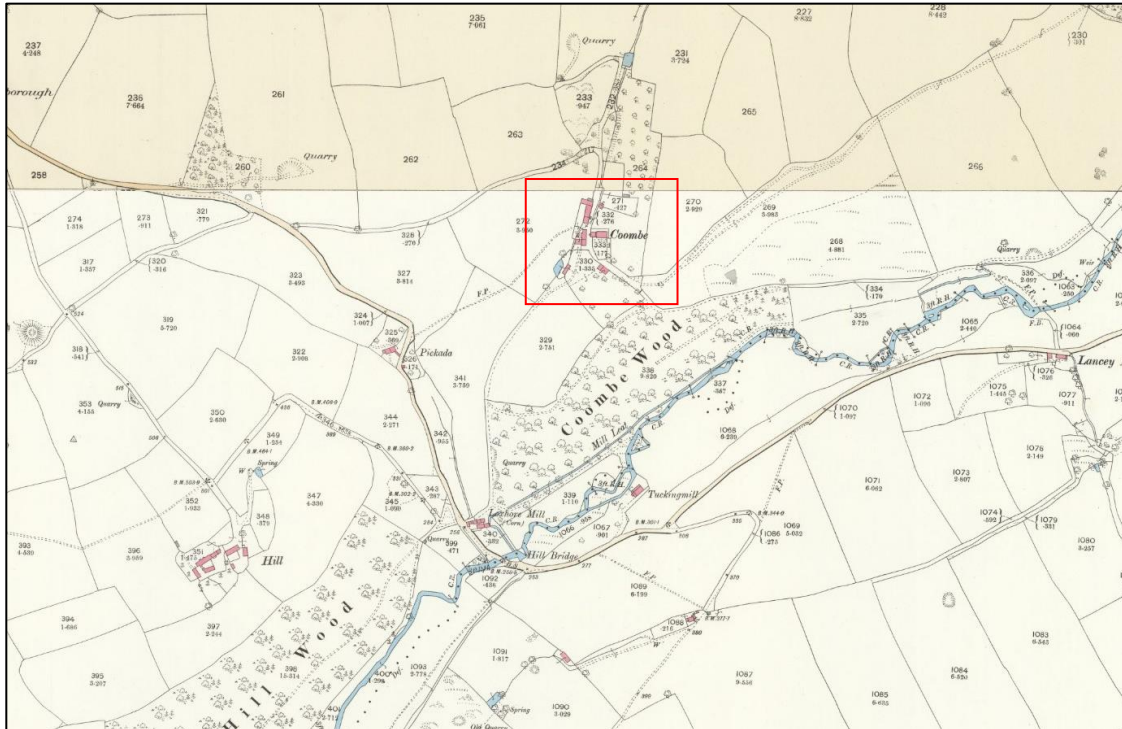


FIGURE 5: EXTRACT FROM THE 25 INCH FIRST EDITION OS MAP OF LOXHORE, PUBLISHED 1886/7 (DEVON SHEET X.9) (NLS).

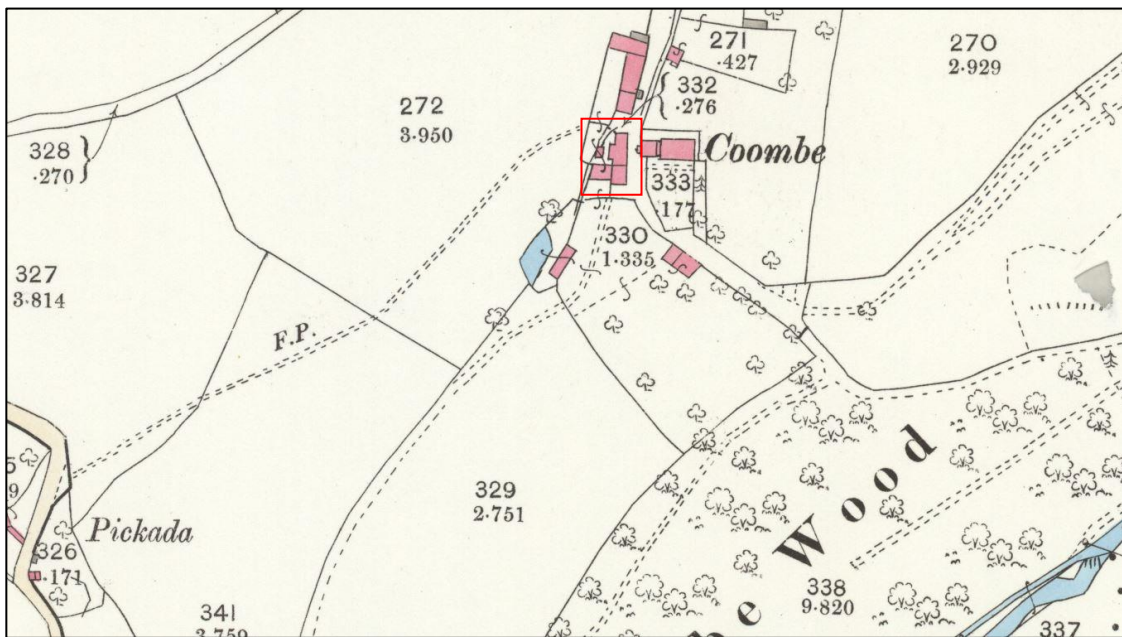


FIGURE 6: EXTRACT FROM THE 25 INCH FIRST EDITION OS MAP, DETAIL OF THE FARM COMPLEX. PUBLISHED 1886. (DEVON SHEET X.9) (NLS).

BARNs AT COOMBE FARM, LOXHORE, BARNSTAPLE, NORTH DEVON

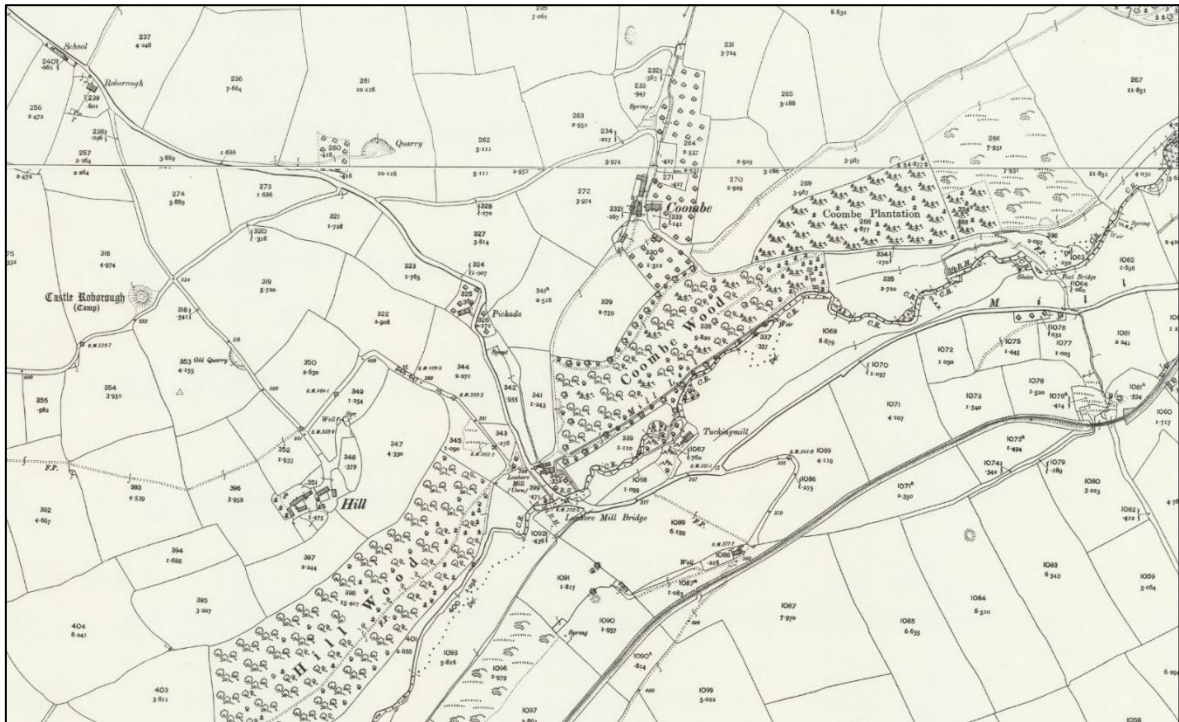


FIGURE 7: EXTRACT FROM THE 25 INCH SECOND EDITION OS MAP. PUBLISHED 1903. (DEVON SHEET X.9) (NLS).

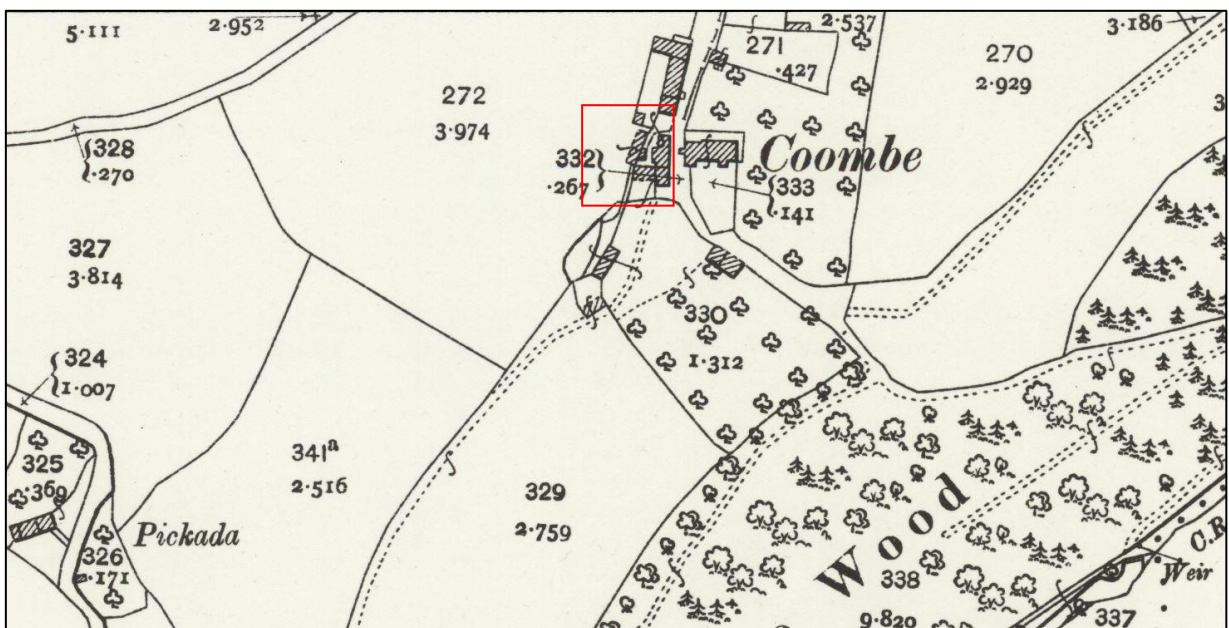


FIGURE 8: EXTRACT FROM THE 25 INCH FIRST EDITION OS MAP, DETAIL OF THE FARM COMPLEX. PUBLISHED 1903. (DEVON SHEET X.9) (NLS).

Both editions of the OS maps show the River Yeo wrapping around the Pugsley estate and a leat has been significantly diverted away from the river, serving a network of sluices and weirs established to feed the mill at *Loxhore Mills*, another Pugsley property. This mill is listed as a *Corn Mill* on both maps. The mill at Coombe also appears on these maps for the first time.

The Second Edition OS map of 1903 again shows little change to the property. There appears to be another small outbuilding, possibly another privy in the yard of the bank barn, with this part of the yard partitioned off via two gates. Another smaller linear has appeared to the west, built against the privy – this building has an open front on to the valley fields, and at this time was likely used for animal shelter below and fodder storage above, being a crude version of a typical Devonshire linhay. The

stone culvert that feeds the privy looks to be recorded on both OS maps, with the drain running out into an old former pond to the south has been closed off with a wall on this map. The original linear building range, running north-south, has not changed, although the barn extension to the west is recorded as open-fronted into another smaller yard to the south (B7). Another smaller outbuilding has been added to the south-west with its own small enclosure, and the footpath running toward Loxhore Mills looks to be a track now, with a fence and two gates – one leads into adjoining enclosure, and the other leads into Coombe Woods. The main farmhouse has added a small porch to each of the west and south elevations, whilst retaining its previous garden boundary. The previous slim orchard that sat adjacent to the house garden has merged into a larger orchard enclosure. Lots of trees/ orchards have been listed on the grounds, meaning there could have been a large cider making production, as in the small outbuilding across from the bank barn, a timber cider press remains in place – surviving in great condition.

### 3.0 HISTORIC BUILDING RECORDING

#### 3.1 THE SETTING OF THE FARM AND BARNs

Coombe Farm is located within an isolated rural hillside setting above the farming hamlet of Lower Loxhore, approximately c.2km east-north-east from Bratton Fleming, and c.8km from main town centre of Barnstaple. The barns subject to this report stand within a larger farm complex, sitting adjacent to the main farmhouse, framed to the north by a bank barn and wheel-pit, with a large walled yard to the west. Generally, the barns are enclosed by fields to the west and the farmhouse and yards to the east; the farmstead sits within a large fenced plot of land.

A valley and associated fields drop to the west, with a well-established watercourse splitting the western enclosures. Access is via a long, tarmac drive from the historic Mill Lane. It is bounded with low hedges that offer great approach views across the valley, onto the farm across approximately a 100m distant. The visual profile of the buildings seen from this view, particularly the bank barn, encapsulates a vivid narrative of historic husbandry. There are several wooded patches and semblance of ruinous buildings on approach to the property. The track wraps around the north and then east sides of the large bank barn, and the subject study barns, now approaching the farmhouse from the rear; the first evidence that the farmstead has altered alignment as this is the established route into the farmstead. The track continues to wrap around the garden boundary wall of the house, running up to an older hollow-way, beyond an open-fronted linhay. The walls lining the current yard are stone built, with typical Victorian soldier-course details. There is evidence the yard may have once been fully cobbled, as a glimpse of river stone and slate cobbles survive around the small gate that leads to the garden and house from the yard.



FIGURE 9: THE FARM COMPLEX AS VIEWED FROM THE DRIVE, FROM THE WEST-NORTH-WEST.

#### 3.2 NUMBERING OF BARNs FOR SURVEY PURPOSES

The barns, which are the subject of this report, form an irregular attached complex of buildings, broadly a U-shape with a central yard with open drain and privy in the centre: B1 is the last addition to

the yard, sat on a slight north-north-east – south-south-west alignment, with an open front to the bank barn yard further north and to the field to the west, although this is now enclosed with corrugated metal sheeting; alongside this is the double privy (B2) which was formerly detached and open to the field, now abutted by B1 on its rear west wall. This privy faces east across a small yard to the lean-to B3, which in turn is attached to the rear walls of B4 and B5. The (B4 and B5) long linear range sits west and perpendicular to the farmhouse; B5 is built up against B4; with B3 constructed across the build join. B6 is built up against the south wall of B5 and B7a is built up against the west wall of B6, with its yard (B7b) abutting it, in turn.

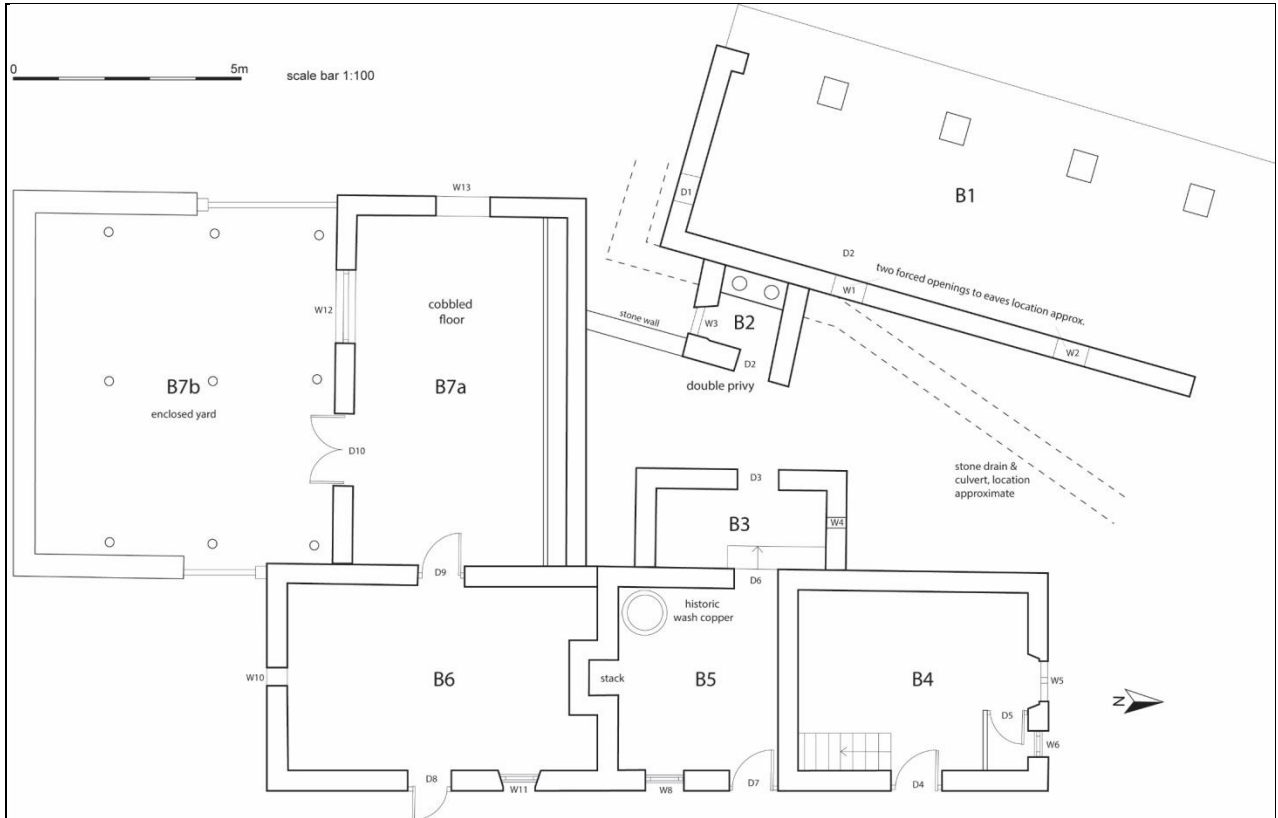


FIGURE 10: GROUND-FLOOR PLAN OF THE BARNs AT COOMBE FARM; DRAWN AT 1:100 (AS SUPPLIED BY AGENT).

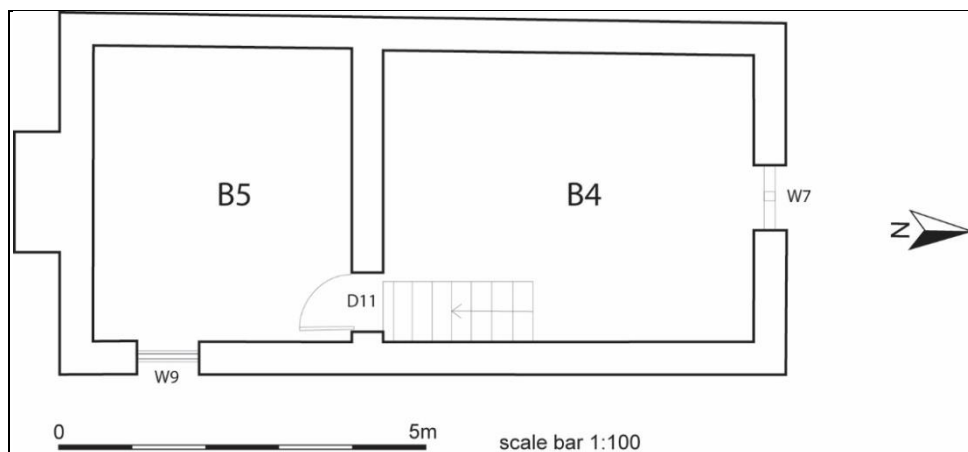


FIGURE 11: FIRST-FLOOR PLAN OF THE BARNs AT COOMBE FARM; DRAWN AT 1:100 (AS SUPPLIED BY AGENT).

### 3.3 BUILDING DESCRIPTIONS OF THE BARN COMPLEX

The barns comprise seven individual units, lying adjacent to the main farmhouse. The barns are summarized below in terms of their current form and condition; detailed recording tables with elevation by elevation descriptions can be found in Appendix 1:

#### 3.3.1 BARN 1

Barn 1 is a large, double height, rubble stone building, that was originally open fronted on the western elevation. The barn sits on a slight north-north-east – south-south-west alignment, with a surviving open face to the bank barn yard further north. The walls are a neat semi- coursed mix of local stone and some red sandstone, with a clay and lime bond and mortar. To the top of the walls the stonework looks to have been repointed with a harder lime-mix, and cement to the eaves. Whilst it was open fronted originally to the west, the western elevation is presently covered by a canopy of corrugated tin. A series of timber columns sit on concrete and stone pads, tying-in the structure with the tin canopy; these are bolted to the trusses but may replace the original timber beams which carried the floor. A returning pillar on the internal, south gable-end suggests an attempt to weatherproof the building, and to the east of this is an awkward, forced, now blocked, door opening that has a concrete lintel, and modern softwood frame. At the eaves, of the long rear ‘east’ elevation there are two ragged, forced loft-window openings that sit above four timber roof pads which are providing support to the roof via iron straps bolted to the roof trusses. The roof comprises of four shallow A-frames; the collars are half-lapped and notched, with an overlap at the ridge. One heavy ridge pole sits on top of the trusses, with a lightweight purlin to each side, cut over the truss blades. The roof is of corrugated tin and the floor is a hard packed clay and mixed rubble which has been heavily worn over the years, suggesting cow usage.

#### 3.3.2 BARN 2

Whilst B2 itself is still accessible, the associated yard and drain system however is very overgrown and so adequate recording of the associated feature, with scales, as appropriate for a Listed building was not possible; more recording will be needed on this element to fulfill the requirements, before conversion.

Barn 2 is the listed double privy, Grade II (UID: 1107689) and is a very rare feature to still be surviving on a farmstead, in such complete condition. It is a small square-plan, single storey structure, with steeply pitched scantle slate roof with terracotta ridge; it is built of good, regularized-slate build, with white-wash to the exterior and lime plaster and whitewash to the internal walls, with a slate flagstone floor. The stonework can be seen to have been mortared in a lime and clay mix. The rear walls outer skim of stone appears to have been disturbed by being built up against and abutted by B1, a later building; with associated historic damage from this construction on the north-east corner of the privy. A stone drain/ culvert approaches the building at a shallow oblique angle through the yard from the north-east (very overgrown); this is an open stone-lined drain, it enters and leaves the building on the west side, through stone built box drains, running under the double timber toilet holes, where lime-crete, or a stronger thicker lime plaster lines the channel. To the south of the privy a small rubble wall has now been built between it and the rear wall of B7a – screening off a corner of the yard which has been deeply terraced the drain diverted around the south end of B1, a later structure.

The drain still enters the valley fields, but at a different angle from that shown on the historic mapping, no longer feeding into one of the spill leats. Clearly this drain system ran from the farmyard to the north and out to the valley fields to the south-west; carrying mud and muck, both animal and human to fertilise the fields; a uniquely ‘agriculturalist’ approach to farming, as seen in other early-mid 19<sup>th</sup> century complexes in the region, particularly in the Knight family farms in the reclaimed former Royal Forest of Exmoor landscape nearby.

Within the privy there is a small window to the south with deep embrasures and a rebate and scar for a wooden frame, and there is a wide keeping place, for a candle or lantern in the north wall. The doorway has a timber lintel and flagstone threshold, with the remains of a pegged doorframe. The timber boxing for the toilet space, whilst in good form, is losing its structural integrity due to rotting timber and mold. It has pegged riser boards and seat, also with handmade nails, with two hand adze shaped and placed circular toilet holes with beveled edges. The seat is in two parts seemingly so the seat section can be lifted – presumably to clear the channel beneath.



FIGURE 12: THE DOUBLE PRIVY B2; PHOTOGRAPH BY SWARCH; SEPTEMBER 2021.



FIGURE 13: THE GRADE II LISTED PRIVY BUILDING; FROM THE NORTH-EAST.

### 3.3.3 BARN 3

Due to the condition of the building and items stored within it, it was not possible to make a full assessment, or photographic record.

B3 is a small, narrow, single-storey, slate, and mixed rubble lean-to, comprised of a south, north and west wall, built up against B4 and B5 to the east. Its entrance is largely overgrown, however stone steps, with slate slab treads are visible leading up into B4. It has a timber doorframe to the west wall serving a small yard, the door addressing and opposite the door to the double privy; so these buildings are clearly related or linked in function in some way. There is a plank door, rotten, within the interior, off its hinges. The roof is of shallow mono-pitch with tin corrugated sheeting. There is a small window to the south wall, with shallow sloping embrasures and a possible opening to the north obscured by ivy/foilage.

### 3.3.4 BARN 4

This building was also full of stored items and within the interior, the historic floor surface and loft could not be properly viewed or recorded.

Barn 4 is a small, irregular, rectangular, two-storey building, on a north-south alignment, and part of a long linear range. It has been built using local stonework made up of a regularised, rubble-slate build that incorporates several levelling courses of slate slabs, creating a distinctive appearance. Unshaped, heavy, slate slabs form irregular, crude quoins to the corners. The eastern elevation faces the house, and entrance is via a central, low but generous width, original ground floor doorway. The stonework of the eastern face uses larger stones, with more obvious leveling courses, the rear west long wall is of tightly packed slate and shale semi-coursed build, less obviously created for visual effect, more practical and is slightly battered, which may be to correct for slope. There is a raise at the eaves. The west wall is blind. The east wall has a doorway with a segmental, stone archway of shallow-basket form, with a keystone, which is dropping. The door surround has some larger, neatly squared and faced

stones that form quoins to the entrance. Original blacksmith forged, iron pintels survive hanging a modern replacement timber, plank-boarded and ledged door. The frame is a replacement of the same age and set into the opening with pegged joints. To the eaves, there are three original dove holes centered over the doorway, and below this sits an unusual projecting, cavetto molded carved date stone. It has "A.P. 1820" neatly embossed and underneath on the lower cavetto plane is a possible "W Richards" which has been scratched into the surface. In the eastern elevation an iron animal ring survives. On the north gable exterior end there are two central window openings to the first floor and ground floor, with neat segmental arches and good 19<sup>th</sup> century two-light timber windows, with internal shutters. There is another forced window on the east side of the ground floor, with cement lintel and frosted glass pane window. The stonework of the north gable is like that to the east, using larger stones, the north-west corner considerably less neatly built than the north-east, indicating the importance of the visual aspect of the buildings to and from the farmhouse and driveway approach. There is a straight and very clear build line on the south-east corner to B5. The roof looks to be of graduated slates, with glazed ridge tiles and black plastic guttering.



FIGURE 14: B4 SHOWING DATE STONE AND DOVEHOLES TO THE EAVES.

Internally, B4 has a fine, dressed slate flagstone floor, laid in lime and sand, with lime plaster and whitewash on both the ground and first floor walls. The central window in the north gable end on the ground floor has shallow sloping embrasures and a dropped slate sill, forming a window seat style space. It is a two-light window; the frame is pegged and rebated for glass, although the glass is missing. It has external mounted pintels for plank shutters and a loop closing bar. One shutter exists and has deep, chamfered ledging bars, of plank form with bead details – typical of the later 18<sup>th</sup>- early 19<sup>th</sup> century. The shutters have spear-headed, iron strap hinges, and iron, external security bars. The west wall is blind; however, a large modern timber shelving unit is supported off the joists in the north-west corner. The east wall has a modern concrete partition, forming a toilet, in the north-east corner of the space, with modern ceramic WC, with mid-20<sup>th</sup> century Bakelite doorknob, and a plank door within a modern frame. In the south-east corner, by the door, a steep timber stair leads to the first-floor loft space in the south-east corner. The stair is little more than a built-in ladder and has diagonal 18<sup>th</sup> century style carriage braces, unsurprising for an early 19<sup>th</sup> century building, with spiked plank treads. The first floor has a good, boarded timber floor of chunky, even width floorboards. Some joists in the loft floor have been replaced in the early-mid 20<sup>th</sup> century; the original joists have been hand cut and

shaped – half are original, and the other half have been reset. There is a deep keeping place, for a candle or lamp to the south side of the door, probably to light the stair and a good, original, disused door lies behind the staircase - this is a chunky, heavy, chamfered timber door with ledging bars and beaded planks.

The first floor was not accessed, the stair being used to store items; although some features could be identified through the timber hatch from ground floor level. There is one, centrally positioned, timber truss that is neatly chamfered and hand-cut – a good vernacular feature. There is a shallow overlap at the ridge with pegged joints and surface-mounted collar that is spiked to the truss blade. The ridge pole is a single, but narrow diamond set piece, with one slender purlin to each side, and slender rafters supporting the slate roof. The window to the north gable end was only visible from the exterior, but is of timber frame, two-light form, with internal plank shutter, as on the ground floor. There is a forced doorway accessing B5. The door is possibly reused – it is a wide, planked door with deep chamfered ledging bars, and an iron thumb catch and lock that looks to lock from the other side. The door has been blocked at some point with nails sticking out of the narrow doorframe and fragments of boarding still in situ.

### 3.3.5 BARN 5

The ground floor of this building is currently used for storage and again is very cluttered, so full internal building recording was not possible and this building will need to be returned to, when cleared, considering the important historic phasing and in situ features which it contains.

Barn 5 is a small, squat, sub-square plan two-storey building, on a north-south alignment, and the middle building of the long linear range. It has been built using local stonework and is made up of a rubble-slate build that incorporates smaller less well-chosen stones; with heavier, slightly battered, formal coursed stonework to the base - which could be remnants of a much earlier building, as it uses green sandstone shaped and roughly dressed blocks. Unshaped, heavy, slate slabs form irregular, crude quoins to the south-east corner. There is a datestone within the quoins, crudely carved, of 1832 with the name John Pugsley and underneath on another stone there is a shallow scratched name, again, W. Richards. The roof is corrugated and has been raised over that of B4, for a shallow angle, with red terracotta roof tiles to the ridge. On the southern elevation there is a large, short, chunky stack of blocky stonework with slate weathering courses to the original roofline Corrugated coping with concrete over the chimney hole and a carved stone finial with a lightning rod, in a green/ grey weathered sandstone, which is possibly architectural salvage from elsewhere in the area, as this is noted on older upscale buildings in the North Devon district and on several churches. It is more weathered to the south-east side, whereas the main weather side of this building would be to the north-west, supporting reuse here possibly even removed from the house during 19<sup>th</sup> century remodelling. The stonework has a clay and lime bond with lime mortar and pointing work – it is significantly whiter in appearance than the rest of the range, possibly later re-pointed.

The eastern elevation faces the house, and entrance is via an off-center, low but generous width, and original ground floor doorway. The doorway has a neat, defined, segmental stone archway of shallow-basket form, with keystone. The door surround has some large, neatly squared and faced stones that form quoins to the entrance. The door and frame are relatively modern, the door of plank form ledged and braced, with an iron thumb latch and horseshoe decoration to entrance. The elevation also boasts two windows, symmetrically positioned to the south of the elevation to both the ground floor and first floor levels. The first-floor window is an unaltered 19<sup>th</sup> century window; it is of two-light form with a pegged timber frame, and internal, timber shutters. It has iron security bars – being similar to those in the north gable of B4; it, however, doesn't appear to have a rebate for glasswork, but a rusted external mesh partly survives, this was not accessible internally. The ground floor window is a small, square

opening, with a recently replaced modern timber and frosted glass, single glazed window. It sits above a heavy, chunky line of stone coursing. There is modern black plastic guttering contiguous with B4.



FIGURE 15: HAND CARVED DATE STONE OF B5; PHOTOGRAPH BY SWARCH, SEPTEMBER 2021.

Internally, the floor is possibly a limecrete or early concrete layer over flagstones or cobbles due to current, observed texture and seemingly cobbles by the door. The walls are white-washed and lime-plastered and are particularly smoke-blackened around the fireplace and ground floor window. A large fireplace sits in the south, gable-end, currently housing a jackdaws' nest, with a build line within the hearth showing the stack was built up against the south wall, at a later date. It has a Tudor-arched stone segmental arch, possibly an original early 19<sup>th</sup> century gothic opening, but this could equally be an effect created by dropping keystones and slates from a basket-shaped arch – the structure needs further examination, as the outer face is plastered and confirmation of this detail could be important to dating the phases more tightly. The stack has been built using the same rubble and slate mix of stone, local to the farmstead, with possibly a large slate hearth to the base. There is significant structural cracking to the surround, with the central stones in the arch dropping slightly and cracking above in the wall. There is a small, rectangular purpose-built alcove to the left of the hearth – likely a small keeping place, altered into a smoking box, or condiments box? There is also a large bread oven to the opposite side, forced into the corner of the stone-built stack, at a later date; lined with bricks and covered by an iron-latched door. A brick copper basin is built up against the south gable end and west wall, to the right of the fireplace, projecting into the room; it is complete surviving example of a washing copper that includes the iron grate to base and basin. There is a forced doorway leading down into B3, with a narrow frame in the north-west corner, obviously forced into the wall.

Like B4, some of the joists to the loft floor are adze cut and others are more recent replacements, reset in the early 20<sup>th</sup> century. The floorboards are wide and uneven in width, with some damaged/missing due to water ingress and mould. There is one heavy truss of vernacular form, with a shallow overlap at the ridge, with a pegged joint. There is a third level formed by chunky sticks that carry wide, uneven-width floorboards that are spiked to the collar, and level with the roof line; of one-bay width. There is a row of regularly placed projecting handmade nails to the outer edge of the

structure suggesting possibly a place to hang tools, clothes or provisions; this appears to be an additional sleeping-loft style space, or possibly for storage if the 'loft' itself was used for sleeping at some stage. A forced doorway sits in the north-east corner of the first-floor wall, and the loft space is accessed via the timber stairs in B4.



FIGURE 16: B5 THE RUSTIC, SLEEPING LOFT.

### 3.3.6 BARN 6

Again, this building is used to store items and is full above head height in places, obscuring much of the structure, so proper building recording of the exterior was restricted and will need to be returned to, to fulfil the building record.

This is seemingly a much-altered building, a 19<sup>th</sup> century addition on the south end of B5 and currently used as storage. It was originally of very low single-storey height and has been raised in loose local rubble to accommodate 1.5 storeys and is built up against the south wall of B5 - replacing/ altering another former, much lower outbuilding or piggery. Notably, the raise has a very similar coursing and material (reddish sandstone) to that of B1 and as such, was likely remodelled around the same time B1 was built. The raise scars are visible on the eastern and southern elevations, showing the earlier building had a low steeply pitched roof, with a gable to the south; there is a blocked slit vent in the south-west corner of the south gable, with a small timber lintel and a stone framed square window to the centre – a later alteration that goes with the raise. The east elevation has a central doorway and a single ground floor window to the north side; both have detailed brick segmental arches to openings, within the looser raised stonework. A modern plank door on strap hinges sits in a narrow timber frame. The roof is a mixture – it is slated to the east and has corrugated plastic to the west side acting as sky lights; red terracotta tiles line the ridge.

Internally, good flagstones sit in the threshold to the entrance. The walls have been heavily white-washed, and the north gable end contains the stepped stack of B5, which indicates the stack is an addition, with a clear build to the earlier building. There are some small built sockets in west wall which are blocked by B7a and suggest there was a low loft level to this barn. There is a stone

separation wall which leads from a connecting timber door to B7a, possibly used to pen animals. Three shallow A-frames sit onto stone pads at the eaves and are braced by odd planks.



FIGURE 17: THE SOUTH GABLE OF B6, WITH CLEAR BUILD LINE AT ROOF AND 2M SCALE; FROM THE EAST-SOUTH-EAST.

### 3.3.7 BARN 7A

This is a wide, single storey, rectangular building of rubble slate build - built up against the west wall of B6. It is enclosed on its south side by a large walled yard, with two shallow arched doorways in its south wall providing access between. The roof is slated, with terracotta glazed ridge tiles; the roof structure has four shallow-pitched, A-frame trusses, the collars of which are surface mounted and bolted to the chunky truss blades that sit on stone pads. The ridge is spiked rather than bolted and has fillet of timber nailed to the west face of each truss, carrying a modern timber ridge pole. The rafters are of modern weatherproofed-timber and there is a single set of purlins to each pitch that are cut over the truss blades. This roof is slightly earlier than the roof in B1; but postdates the roof structures of the other buildings. On the northern wall there are three curved posts that are nailed to the truss blades and brace a rubble-built trough. The central post has a socket for hay ricks. The floor is a good 19<sup>th</sup> century cobbled floor, made up of a mixture of split slate and river pebbles; it has worn away to the central door. There is a hole in the cobbled floor to the centre of the room, suggesting a stall partition.

There is a door forced into the east wall, which leads into B6 – it has a fairly recent timber plank door with modern strap hinges, set in a narrow doorframe. A slate slab step leads up to the door. There are two wide, low arched openings in the south wall, both with segmented slate arch detailing; the arched openings to walled yards are seen in several purpose-built cow byres, associated with ‘model farms’ of the 19<sup>th</sup> century ‘agriculturalist’ movement, notably documented on Exmoor. The openings have roughly dressed slate segmental stone arches, with modern timber frames, a double door in the eastern side and a modern replacement window to the west. This southern wall is of notably looser

build than to the west and north and could infill a former open front. There is a large, fairly recent forced or enlarged window opening in the west wall, with views out onto the valley fields, with a concrete lintel. The roof of B6 overlaps to the east and makeshift drainage sits between both barns.

### 3.3.8 BARN 7B

B7b is a square-plan yard space serving B7a and separating the animals in this building from the rest of the farmyard. It is enclosed by a tall stone rubble-built wall with a soldier course to the top, matching those in the yard area and to the gardens. The space has two gates, with chunkier terminals to the walls forming a type of gate pier, one in the east from the main farmyard, and one in the west that leads onto the valley fields. The gates are modern timber farm gates and link the farm complex to the grazing. There is some drainage to the south-west lower wall corner with a forced hole and slate trough. Further drainage comes through ridge tiles in the north-east corner of the junctions of B6 and B7a. The modern, corrugated tin canopy is held by nine former telephone poles and the yard is concreted, with potential cobbles underneath.

## 3.4 FUNCTIONS OF THE BARNs

The functions of the barns at Coombe farm have seen significant historic development, most notably in some cases potentially from farm outbuildings into service or even domestic spaces. See the table below for the current and historic functions of each individual barn:

TABLE 10: FUNCTION OF THE BARNs AT COOMBE FARM

Barn Number	Current Function	Historic Function
<b>B1</b>	Animal housing/ storage	<b>FARM BUILDING:</b> Animal shelter; this barn was originally open fronted onto the valley enclosure to the west, and first appears on the Second Edition mapping – thus, likely built between 1886-1903.
<b>B2</b>	Double farm privy	<b>DOMESTIC:</b> Farm privy; serving the workers of the farm. This building survives on the tithe map and historic OS editions, the building pre-dates 1843.
<b>B3</b>	Lean-to/ storage, in neglected condition	<b>DOMESTIC:</b> Lean-to that served B5: this barn survives on the tithe map and historic OS editions; pre 1843.
<b>B4</b>	Storage space	<b>FARM STORAGE &amp; DOMESTIC:</b> No evidence of stack/ hearth – could have been used for animals and storage of corn/ hay through evidence of lime plastered walls to GF & FF. The proximity to the main house with paved slabbed flooring however suggests possibility of scullery or cold store, being more domestic in character. <i>Thorough recording was made difficult by the number of items stored in the room.</i>
<b>B5</b>	Storage space	<b>DOMESTIC/SERVICE:</b> Originally a building that served the farm as a service building: domestic in function through the installation of a largely intact brick-built copper basin. The ground floor room has a large stack with a keeping place and bread oven, the Tudor-arched open-hearth surround could be a result of structural failure or if a design detail may be an early 19 <sup>th</sup> century gothic detail – this being a former opening, facing the original farmyard. Surviving timber loft and sleeping loft above that. This building survives on the tithe map with the attached lean-to, also surviving on both OS mapping, pre 1843 in date. <i>Thorough observation and recording were made difficult by storage held in the room, and jackdaws that had nested in the hearth.</i>
<b>B6</b>	Storage space	<b>FARM BUILDING:</b> Possibly a dairy for a brief period as there is some stone partitions, although observation to determine function was obscured by the height of storage. Early function of low building likely a pigsty. <i>Thorough recording was made difficult by the number of items stored in the room.</i>
<b>B7a</b>	Storage space	<b>FARM BUILDING:</b> Neat, cobbled floor and posts spiked to truss blades to create area for hay ricks, suggest this barn may have been used as a cow byre and/ or milking parlour. Infilled southern elevation with open arched openings – likely used for cows.
<b>B7b</b>	Yard	<b>FARM BUILDING:</b> Yard enclosed with B7a. Nice soldier-course 19 <sup>th</sup> century details to the boundary wall designed for aesthetics. Was roofed with corrugated tin in mid-late 20 <sup>th</sup> century. May have been a show yard for prize cows, or milking yard.

### 3.4.1 RELATIONSHIPS OF SPACES WITHIN THE BARNs

All seven barns lie within a larger farm complex however their relationships are important to note individually. B1 sits at a slight NNE-SSW alignment which is open-fronted to the north to the bank barn yard and accessed via a large, modern timber farm gate. Its western front was originally open fronted onto the western valley however it currently stands boarded off with corrugated tin sheeting; its use and function are ultimately separate from B2-7. B2, the privy, is abutted by B1 on B1's eastern elevation to the south end and mirrors B3 across a small yard that includes a narrow stone drain and culvert to the fields in the south. B2 and B3 are clearly related structures, although not necessarily contemporary and appear to address each other; one may be a small wash house and one a privy, if B4 and B5 were converted into a cottage or for domestic service. The lean-to B3 is built up against B4 and B5 and was largely inaccessible. B4, B5 and B6 sit in a linear range slightly east of the main farmhouse. B5 is built up against B4, and B6 was added later built against B5 southern gable end and includes the exterior of the stack. B4 and B5 directly relate to the farmhouse and are subservient to that building; they express several historic features of service or domestic character and may have a complex history of both agricultural and different aspects of domestic use. B6 has always been used for animal housing but appears to have changed from pigs to probably cows. B7a and B7b are closely associated, and access can be made through B6 internal door in to B7a or through the concreted, double gated yard of B7b. B7a is built up against B6, sharing some roofing drainage, with B7b acting as its enclosed yard space; B7a and B7b work symbiotically to house and display cattle or allow for controlled outside space for cattle.

## 3.5 SIGNIFICANT SURVIVING FEATURES IN THE BARNs

There are several significant features surviving throughout the barn ranges, the table below lists them within each barn:

Barn Number	Notable Features
B1	<ul style="list-style-type: none"> <li>The tin canopy front on the western elevation is a dominant visual feature from beyond the farm and projects the surviving working character of the farmstead on the approach to the site, but there are no features of historical interest.</li> </ul>
B2	<ul style="list-style-type: none"> <li>Grade II listed - Double privy timber boxing and stone drain largely intact below</li> <li>Keeping place</li> <li>Window</li> <li>Associated with 19<sup>th</sup> century landscape 'improvement' culverts and spill sluice, using effluent for fertiliser</li> </ul>
B3	<ul style="list-style-type: none"> <li>n/a?</li> </ul>
B4	<ul style="list-style-type: none"> <li>Carriage-braced, steep, timber stairs</li> <li>Former disused original plank door (sitting behind staircase)</li> <li>Internal timber shuttering to GF and FF</li> <li>Flagstone floor</li> <li>Good timber floorboards and joists</li> <li>Datestone and additional scratched name</li> </ul>
B5	<ul style="list-style-type: none"> <li>Tudor-arched segmental opening – possibly a gothic style doorway from the early 19<sup>th</sup> century</li> <li>Fireplace and stack added to south wall - including bread oven and keeping place/ smoking box</li> <li>Copper wash basin with brick structure and grate</li> <li>Good timber floorboards</li> <li>Original planked door to the FF – access to B4</li> <li>Sleeping loft above FF</li> <li>Floor?</li> </ul>
B6	<ul style="list-style-type: none"> <li>The external view of the stepped stack is a dominant feature of this room – includes import structural phasing – with build lines between stack and wall</li> <li>Stone division/partition wall</li> <li>Socket holes for storage loft</li> <li>Flagstones – possibly reused from elsewhere</li> <li>Brick segmental arch detailing to the door and window in eastern elevation – within the raise indicative of phasing.</li> </ul>
B7a	<ul style="list-style-type: none"> <li>Good 19<sup>th</sup> cobbled floor surface, using mixture of split slate and river pebbles</li> <li>Curved timber posts attached to truss blades to make up part of trough</li> <li>Rubble-stone trough</li> <li>Doorway and window onto B7b have good slate segmental arch features that help with the narrative of this build – 19<sup>th</sup> century cow byre – associated with agriculturalist movement</li> </ul>
B7b	<ul style="list-style-type: none"> <li>Soldier-course detailing to stone walls</li> <li>Possible cobbled surface under concrete of yard</li> </ul>



FIGURE 18: FIREPLACE AND COPPER IN B5.

## 4.0 BUILDINGS ANALYSIS

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### 4.1 HISTORIC DEVELOPMENT DISCUSSION

Whilst the majority of the buildings on site, at face value, appear to be of fairly generic later 18<sup>th</sup> to early 19<sup>th</sup> century date, documentary evidence suggests the farmstead is in fact earlier in date, with the earliest mention of the farm dating to the 1650s. Of those early phases, little appears to remain in the landscape or setting of the farmstead above ground at least but the farmhouse does contain in the west end of the current linear east-west range, a much truncated 17<sup>th</sup> century building, with combined cross passage and closed-Hall, with altered beamed ceiling, with narrow soffit chamfers with run out stops. There is also a Hall-window opening (formerly with bench), large lateral stack with open hearth and rear stair turret. The house also contains some good 18<sup>th</sup> century carpentry and traditional slate floors, clearly with a large 19<sup>th</sup> century front block, addressing a parlour block extension, now forming the Victorian east 'front', obscuring its more complex heritage and radically different plan today, from the 1804 and even 1843 maps.

The early agricultural revolution of the later 18<sup>th</sup> century led to many hill-farms and poorer ground being significantly altered and engineered to meet demand by extending growing season or making animal housing/breeding more efficient and constructing specialist purpose-built buildings. It seems that this is the **only main phase** left at Coombe Farm with which we can obviously identify; any earlier 18<sup>th</sup> century intermediary improvements swept away by the 1820-1860s phase of works. It is expected the redevelopment would have reused a lot of salvaged materials from former demolished buildings, so earlier fabric is evident throughout the existing barns. There was a large southern linear range of barns present at the time of the Tithe Map, so material could have been reused from this building in the current barns.

The subject barns are mostly from these phases of continual improvement, specialization and expansion in the period of 1800-1900 but B4 and B5 do contain some better quality stonework and may well be constructed out of much truncated or fragmentary other buildings from earlier phases. Crucially this range of buildings is represented earliest on the Tithe Map in detail; B2, 3, B4 & B5 are described as 'house and courts', not barns or buildings, so can be presumed to have been constructed for service or agricultural processing functions, not directly used for 'barns', either for storage or animal housing. Whatever the function it is important not to confuse this first phase of service with the later stack and copper – this more obvious bake-house and later, laundry phase post-date the form for B5 at least which had a large door to the farmyard in its south gable and which required plastered walls and a fine floor and windows for B4. This evidence would suggest cold stores/scullery, dairy processing functions and may tie in with the wash house and privy. Indeed we know from the census records that both the Pugsley family and then the Yeo family have several *farm indoor servants* and often the older daughters, from the mid-19<sup>th</sup> century to the 1911 census who were trained as specialist dairy workers. This initial explanation may also provide a sensible interpretation for B7a and B7b – the reason for keeping a small number of cows separate and in higher quality buildings, if they were prized dairy cows.

### 4.2 HISTORIC PHASING

Several interpretations are possible but based on the documentary and structural evidence observed to date, the phasing of the farm barns follows, (the phasing being solely of current standing buildings). It is important from an overall narrative perspective, however, to remember and acknowledge the 'lost' 18<sup>th</sup> century phases which are no longer represented in any meaningful way in the current building stock on the site, but are hinted at in the early historic maps of 1804 and 1843. As a historic building recording report we cannot 'phase' what no longer survives, swept away by comprehensive 19<sup>th</sup> century remodelling; the unrecorded farmhouse itself is likely the only resource for any 18<sup>th</sup> century fabric left:

#### 4.2.1 PHASE #1 LATE MEDIEVAL OR 17<sup>TH</sup> CENTURY (AT LEAST AD.1650)

Evidence from documentary sources suggest the farmstead likely existed pre-1650, as there is a deed of that date, discussing a standing property and holding, as part of the notable Chichester family's estate. The main farmhouse retains some 17<sup>th</sup> century fabric including a rear stair turret. It is also likely the barns retain some 17<sup>th</sup> century but reused fabric, such as the larger dressed blocks in the east wall of B5 and possibly even in the south wall of B5 or rear west wall of B4 and B5.

##### Evidence

- **Thick, coursed stonework, of roughly dressed and squared blocks only really visible in B5's east elevation at the base – unlikely to be in situ, probably reused in a new wall.**
- **The west wall of B4 and B5, but particularly B4 at the north end is battered, of close packed platey slate build, with the north-west corner of the north gable quite awkward, as if the alignment is slightly 'out', as well as a clear raise at the eaves, not present on the other elevations, which may suggest incorporation of a standing wall, or possibly reuse of weathered stones onsite.**
- **Also, 17<sup>th</sup> century fabric is visible within the main farmhouse build – particularly a Hall and stair turret.**
- **Possibly the carved finial may be 17<sup>th</sup> century architectural salvage or reused from within the site.**

#### 4.2.2 PHASE #2 19<sup>TH</sup> CENTURY FARMSTEAD REDEVELOPMENT

If the farmstead and associated land were purchased by the Pugsley family within the 19<sup>th</sup> century, as the documentary evidence point to being the case, it may date the significant changes to the design and structure broadly to the time of that property transaction; the Pugsley's becoming owner-occupiers. However it is also possible that certain changes were made initially, when the farm was still part of the Chichester estate, as many of their farms were improved in this period. The later 18<sup>th</sup> and early 19<sup>th</sup> century was the time that the nearby main Chichester estate at Arlington Court was completely rebuilt and revolutionised; with lots of agriculturalist and 'model farm' or scientific farming schemes and infrastructure. Possibly on seeing the possible profits from the farm change the Pugsley family decided to invest and buy out, in response to changes already made. Limits or clauses within leases may have prevented development from happening earlier at Coombe however, the early agriculturalist movement becoming dominant in early-mid 19<sup>th</sup> century North Devon likely pushed the farm business to change to meet and benefit from increased demand, standards and new markets, with the arrival of the railways and redevelopment of Barnstaple's market quarter in 1855. The addition of the mill particularly would indeed have increased the farms income and purpose-built specialist barns for animal housing and processing would have made existing activities more efficient, with less need for large expensive workforces.

What is clear is that between 1804 and 1843 there were already significant changes to the house and between 1843 and 1886 the entire older farmyard of buildings was replaced with new structures and this process continued on until past 1900. We need to break down the wider 19<sup>th</sup> century phase into sub-phases, based on the structural development of the linear range. It is hard to tie wider narrative sweeps to specific buildings but in the case of B4 and B5 we have helpful date stones of 1820 and 1832, which may only record remodelling and alterations but could certainly also indicate construction and confirm the structural phasing of these two buildings. Within the buildings, B3 is then built up against them and also appears on the 1843 map and B2 the privy also appears. Phase 2 then overall is defined as:

##### *Sub-phase 2A*

B4 is possibly constructed, or remodelled into its current form in "1820" by John Pugsley who records this proudly on the front wall of the building; this is fairly unlikely to have been done by someone who was only a lessee and therefore implies ownership. This building is well built, of a form harking back to the 18<sup>th</sup> century, with good vernacular details still present, with a fine domestic-service quality floor this may have been a dairy scullery for the farmhouse and represent a first move away from sheep to cow/cattle husbandry.

*Sub-phase 2B*

B5 is built onto B4 in 1832, reusing some stonework from demolished or ruined buildings onsite or remodelled out of an adjacent ruin. Again John Pugsley records this with a date stone. This is ultimately very similar in build to B4 with a door and window facing the farmhouse, with good segmental arches and keystones and was built with a large doorway facing the farmyard, this also had a good slate floor and a loft and was likely of service function.

*Sub-phase 2C*

B2 and B3 are both noted on the tithe map of 1843 and both have small windows and appear to address each other, with opposing doors within the rear yard behind the existing range. We can therefore (due to the fact B3 is built up against B4 and B5), say that these structures probably come in between 1832 and 1843 and represent a specialisation within the 'courts' serving the farmhouse. Possibly hiring specialist trained staff required new facilities and the need for cleanliness in dairy/milking would certainly warrant a wash house and organised privy system.

*Sub-phase 2D*

Another sub-phase within the historic timeline includes the conversion of the former entrance way in the southern gable end of B5, visible on the 1843 Tithe Map; this is clearly marked as an entrance on that map. It has however been transformed into a fireplace with the addition of the large, stepped box-stack, built before 1886. There is a clear build line seen within the fireplace highlighting the stack is a later addition, as well as an external build line. We know this was constructed between 1843 and 1886, as B6 appears on the Ordnance Survey First Edition map of 1886 and is built around the stack, which must have already existed.

**Evidence**

- **Historic mapping.**
- **The date stones indicate the time of the build for B4 and B5; 1820 and 1832.**
- **Good, rustic, plank, beaded doors survive within B4 and B5, as well as good timber windows in B4 and one in B5.**
- **The rustic A-frames are good period features, with spiked joints or pegged joints and some half lapped collars.**
- **The keeping places are good vernacular details, unchanged from the medieval period to the 19<sup>th</sup> century in rustic farm buildings and even in some domestic settings, for candles or later lamps.**
- **The privy is a well built 19<sup>th</sup> century feature and may be associated with a wash-house opposite – cohesive with dairy, scullery use of B4 and B5; the privy is also associated with a wider leat system emptying from the yards across the fields a classic 19<sup>th</sup> century 'agriculturalist' farm system.**
- **The box stack on B5 is of good stepped vernacular form.**

**4.2.3 PHASE #3 MID 19<sup>TH</sup> BUILD, REMODELLED IN EARLY 20<sup>TH</sup> CENTURY**

During the mid-later 19<sup>th</sup> century, B6 was built onto the end of B5, initially as a low single storey structure, possibly pig sties. The main change to the farm however was the construction of the bank barn and mill, with further land engineering associated; both buildings appear on the 1886 mapping.

**Evidence**

- **Historic mapping sources identify a large, southern range is lost after 1843 and the bank barn and mill exist before 1886, suggesting huge investment in the farm complex between that period.**
- **B6 also appears on the 1886 mapping.**
- **Structural phasing – there are clear build lines between B5 and B6.**

#### 4.2.4 PHASE #4 LATER 19<sup>TH</sup> BUILD

Barn B7A was built onto the back of B6, at first the historic mapping suggest an entrance in the north wall to the yard containing the privy. It does appear to have a yard (B7B) on the south side with a gate in the south wall, leading into the small in-by paddock with another small stone shed within it.

##### Evidence

- **Historic mapping; B7A appears on the 1886 map.**
- **Structural phasing – there are clear build lines between B6 and B7A, with a forced door linking the spaces.**
- **The door linking the spaces is set low in the wall – respecting the previous lower roofline of B6.**

#### 4.2.5 PHASE #5 EARLY 20<sup>TH</sup> CENTURY

B7A was remodelled with its south wall with the arches formed and the yard was remodelled the south gate blocked and east and west gates added, linking the closed yard to the field. The south wall of B7A is clearly shown as having a solid wall to the north and an 'open-front' to the south, open to the yard. Fields surrounding the farm return to orchards around 1903, and with an intact cider press still on site, it's likely the farm was diversifying its product to include cider production, alongside milled corn. B1 has been built with an open front to the western valley fields by 1903. B6 has undergone significant changes, including a raise by the time B1 is built, as it shares similar fabric.

##### Evidence

- **Historic mapping shows possible changes to B7A and the gates in and out of B7B, the yard.**
- **B1 appears to have been built by 1903.**
- **The stonework of B1 is cohesive with the raised build of B6, suggesting B6 could have been altered at this stage too.**

#### 4.2.6 PHASE #6 EARLY-MID 20<sup>TH</sup> CENTURY REMODEL

Mid-20<sup>th</sup> century wiring is visible throughout B5, with Bakelite switches alongside the addition of a mid-20<sup>th</sup> century toilet and concrete partition added to B4 and the window to light the toilet is forced into the north wall of B4. Furthermore, some of the joists in B4 and B5 were likely replaced by this time, identified by their sawn appearance. The canopied roof addition to B7b secures this enclosure from the weather probably in the mid-late 20<sup>th</sup> century, along with B1's corrugated tin canopy to its western elevation. Some alteration has gone on around the rear of the B2 listed privy – possibly trying to repair damage from B1 being built, with crude cement patching.

##### Evidence

- **Modern replacements to ensure weather proofing to B1 and B7B and added wiring to B4 and B5.**
- **The WC is the now vintage high level, style toilet, enclosed within a concrete partition wall.**

BARNS AT COOMBE FARM, LOXHORE, BARNSTAPLE, NORTH DEVON

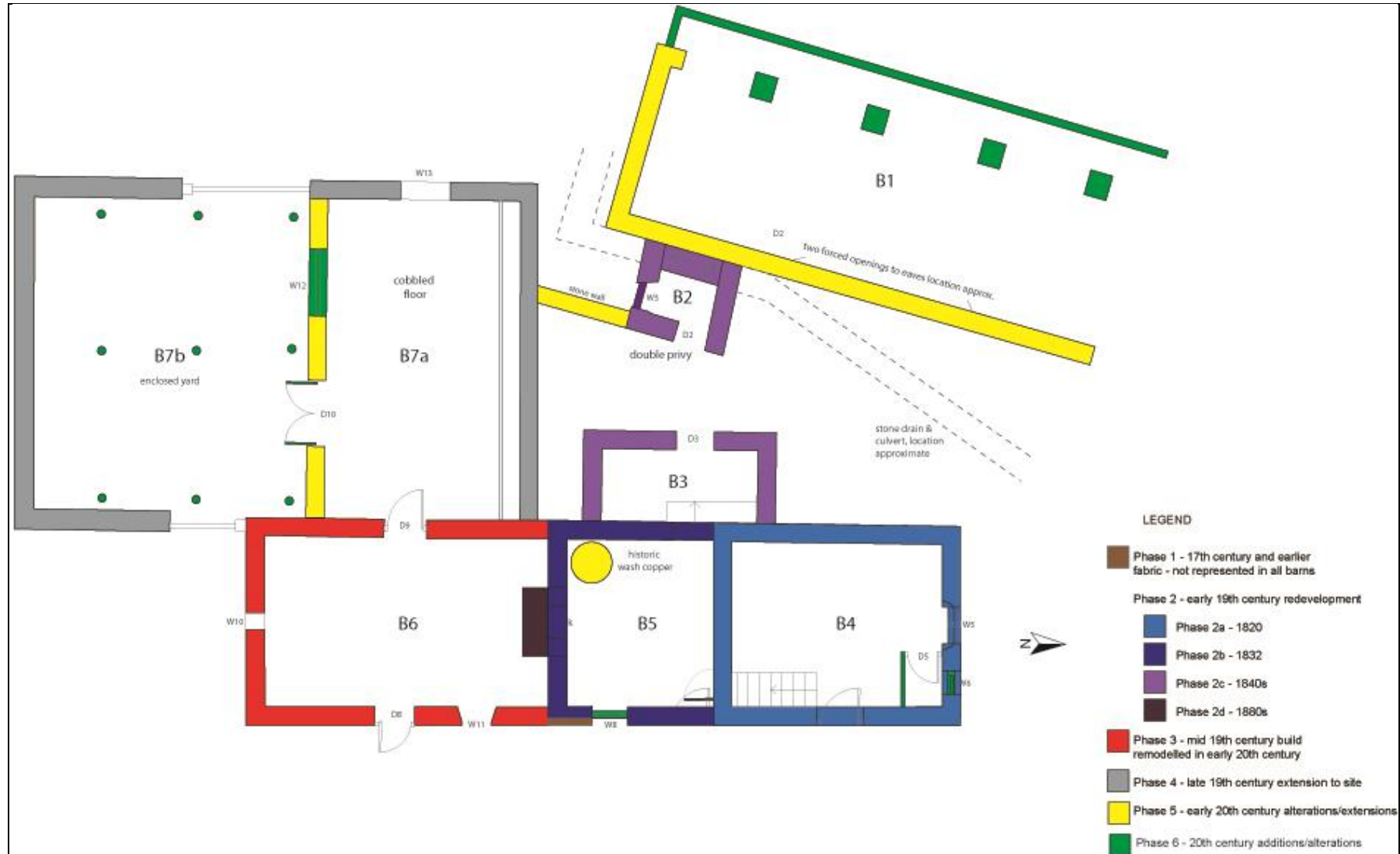


FIGURE 19: GROUND FLOOR PLAN OF THE BARN COMPLEX, ANNOTATED WITH STRUCTURAL PHASING (ORIGINAL DRAWINGS AS SUPPLIED BY AGENT).

### 4.3 STATEMENT OF SIGNIFICANCE - BARNs AT COOMBE FARM

The wider farmstead is of local importance and possibly even regional significance considering its estate-role and former ownership by the Chichester family. Collectively the buildings have enhanced significance as a farmyard group and historic farmhouse. Separately, the farmhouse, with its complex development and planned-layout, containing 17<sup>th</sup> century fabric is worthy of being considered for Listing in its own right, at Grade II level; as are the bank barn and mill, being of striking authenticity, as an exceptional example of type, with restored but in situ water wheel. The mill is acknowledged on the HER however the lack of Listing for these structures on such a farmstead is a striking and notable omission to the national record.

The barns which are the subject of this study also include buildings other than B2, the Listed privy, which fit well within Listing criteria, such as B4 and B5 (B3 by attachment-association). These are good vernacular buildings with surviving fittings, such as original carpentry/windows and historic features, such as keeping places and historic floors as well as date stones confirming interesting narrative and dates which predate the tithe map.

The historic England classifications for understanding the significance of historic buildings are based around several basic 'values' a universal framework used in the planning system, which we will apply both collectively and individually to the barn complex, below:

#### 4.3.1 EVIDENTIAL VALUE

High; this is the highest and most significant of the conservation values for these buildings. The barn complex displays an unusual attached floor plan and buildings such as B3, 4, 5 and 6 have historic details, features, or fittings of interest which could further explain their changing form and function over time. B4 and B5 may in fact contain earlier fabric, recycled and reused in some way.

#### 4.3.2 ARCHAEOLOGICAL VALUE

High; the historic buildings will all seal earlier occupation deposits on a site known to go back as far as the 17<sup>th</sup> century. Again, B4, 5 and 6 are closest to the historic farmhouse and may in part even be built over part of an earlier range so may seal archaeological evidence beneath their footprints, sealed by 19<sup>th</sup> century floors. There may also be evidence of their own constructions, builder's debris etc, which may be within, under or around the buildings.

#### 4.3.3 HISTORICAL/ASSOCIATIONAL VALUE

Low-Medium (local value); there is the association with the Chichester estate, which provides some wider value to the site, outside of its just being a farmstead and there appears to be a well known legal case involving the Pugsley family and land rights which may be of some importance to the history of the North Devon region. Without further research clarity on famous residents or visitors or events of significance cannot be brought to light, but there is potential for additional unacknowledged value here.

#### 4.3.4 AESTHETIC VALUE

Medium site/High barns; the farmstead presents as a well kept group today of broad historic character and appearance; it is however very Victorian in character, rather uniform and pristine, whereas the narrative is far more complex. So, whilst pleasing, the visuals no longer really do justice to the historic interest and value of the wider site. The farmhouse has been affected by a number of historic extensions, which throw off the proportions. The barns are of good aesthetics, vernacular materials used in abundance, particularly B4 and B5 and the privy (B2) particularly is quirky and charming, little altered. B1, of the lowest value within the barn complex holds important aesthetic value as it is visually prominent in approach views along the farm track and projects continued working-farm character into the wider landscape.

#### 4.3.5 COMMUNAL VALUE

None; there is no known communal value associations with the site or buildings.

#### 4.3.6 AUTHENTICITY & INTEGRITY

High; the wider site is no longer particularly authentic as it presents as a minor gentry holding instead of a working farmstead however the buildings, are extremely authentic, little altered, now merely used for storage but clearly legible in their narrative. Again, barns/buildings B3-5 are particularly good, with doors and windows, floors in place etc. B6 and B7 having been quite heavily altered. B1, although the least interesting is probably the most authentic as it has clearly been used up until fairly recently for farming-related activities and storage. B2, of course is almost completely untouched and complete a really rare survival. Altered or not the completeness of the group, for example the good brick copper in B5 is unusually high. This is one of the primary conservation values of the buildings, apart from evidential and archaeological value.

#### **Additional Considerations:**

#### 4.3.7 SYMBOLIC/ICONIC VALUE

Low (of local value); there is some value in the iconic view of the farmstead from down the valley and from the farm track approach. The farm does play a visual role in the farmstead visual pattern in the landscape and is experienced by visitors and locals as it stands on a footpath, which traverses the whole farmyard.

#### 4.3.8 CONDITION

Overall the barns are in quite good condition, with some water ingress in places, and they do not appear to be actively maintained with missing barge boards and damaged guttering; they are now derelict and merely used for storage. B3 is in poor condition and the wooden elements in B2, so vital to the narrative of the Listed building are in peril from water ingress and mould.

#### 4.3.9 NARRATIVE VALUE

These building are vital to understanding the property ownership status and evolution of this farmstead, with their altered from and changing functions, they appear to echo wider regional and national trends in the farming industry in the 17<sup>th</sup>-19<sup>th</sup> century. More personally this farm and particularly B2-5 but B4 and B5 especially represent the story of the Pugsley family, particularly John Pugsley, determined to make his mark indelible on the place.

#### 4.3.10 SENSE OF PLACE

There is a powerful sense of place at the farmstead which feels cut off, in its isolated valley location and with its strong Victorian aesthetics, helped by the beautifully maintained gardens of the farmhouse. The historic landscape, the leats, sluices, fields, ancient track-ways and woods here are old and established with multiple layers of improvement and change.

## 5.0 IMPACT ASSESSMENT

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### 5.1 PROPOSED CONVERSION TO SINGLE DWELLING

The irregularly attached articulated range of barns is proposed for conversion into a large dwelling, for occupation by the current owners to allow their children and grandchildren to move into the family home. The property would remain residential and would retain the holding in family ownership; it would not be used for holiday accommodation or commercial purposes and would not be sold separately. The design seeks to use, retain and repurpose of all of the seven elements of the barn range.

Heritage principles such a development needs to consider are:

- **Retention of visual appearance/elevations of historic barns, so as not to affect the setting of any Listed buildings or impact the wider collective site;**
- **Minimise demolition or alteration of historic fabric wherever possible;**
- **Retain internal form as much as is possible – balance burden of conversion, quantity of change on less significant areas of a building/buildings;**
- **Avoid historic pastiche or the addition of structures/features (such as reclaimed domestic-character architectural salvage in a barn for example) which could change the narrative or interpretation of the site and relationships of buildings;**
- **Lean into the historic form and function of the structures – a barn must remain a barn in character and buildings within a complex must retain the same status flow and function they did in the historic complex. A barn conversion can become a ‘home’ but never a ‘house’.**
- **Any key historic fittings or fixtures which inform on historic narrative and/or function must be retained within the conversion, if at all possible;**
- **Consider the Historic England classifications of value and how any conversion may affect those conservation principles – adapt accordingly.**

These key principles are applied so that ultimately even once converted the heritage value of the buildings remains and they are historically legible and interpretable. The buildings at Coombe Farm for example need to remain of differing service and agricultural character, within and between the ranges.

However, the ***overarching principle for conversion itself is accepted here***; it is certainly possible for these buildings to be sympathetically converted into a dwelling, with compromises to ensure retention of character, appearance and heritage value. These buildings are not Listed, although certainly of a quality and age to be considered of similar value; it is therefore a question for the impact assessment to consider design detail to ensure successful conversion, not to discuss the merits of conversion itself.

#### 5.1.1 THE PLANS

Four detailed drawings (Figures 20-24) are included below giving elevation aspects and proposed layout for the conversion:

BARNS AT COOMBE FARM, LOXHORE, BARNSTAPLE, NORTH DEVON



FIGURE 20: PROPOSED ELEVATIONS OF CONVERTED BARNS (B1, 3, 5 & 7); AS SUPPLIED BY AGENT IN MARCH 2022.

BARNs AT COOMBE FARM, LOXHORE, BARNSTAPLE, NORTH DEVON



FIGURE 21: PROPOSED ELEVATIONS OF CONVERTED BARNs (B1, 2, 3, 4, & 7); AS SUPPLIED BY AGENT IN MARCH 2022.

BARNS AT COOMBE FARM, LOXHORE, BARNSTAPLE, NORTH DEVON

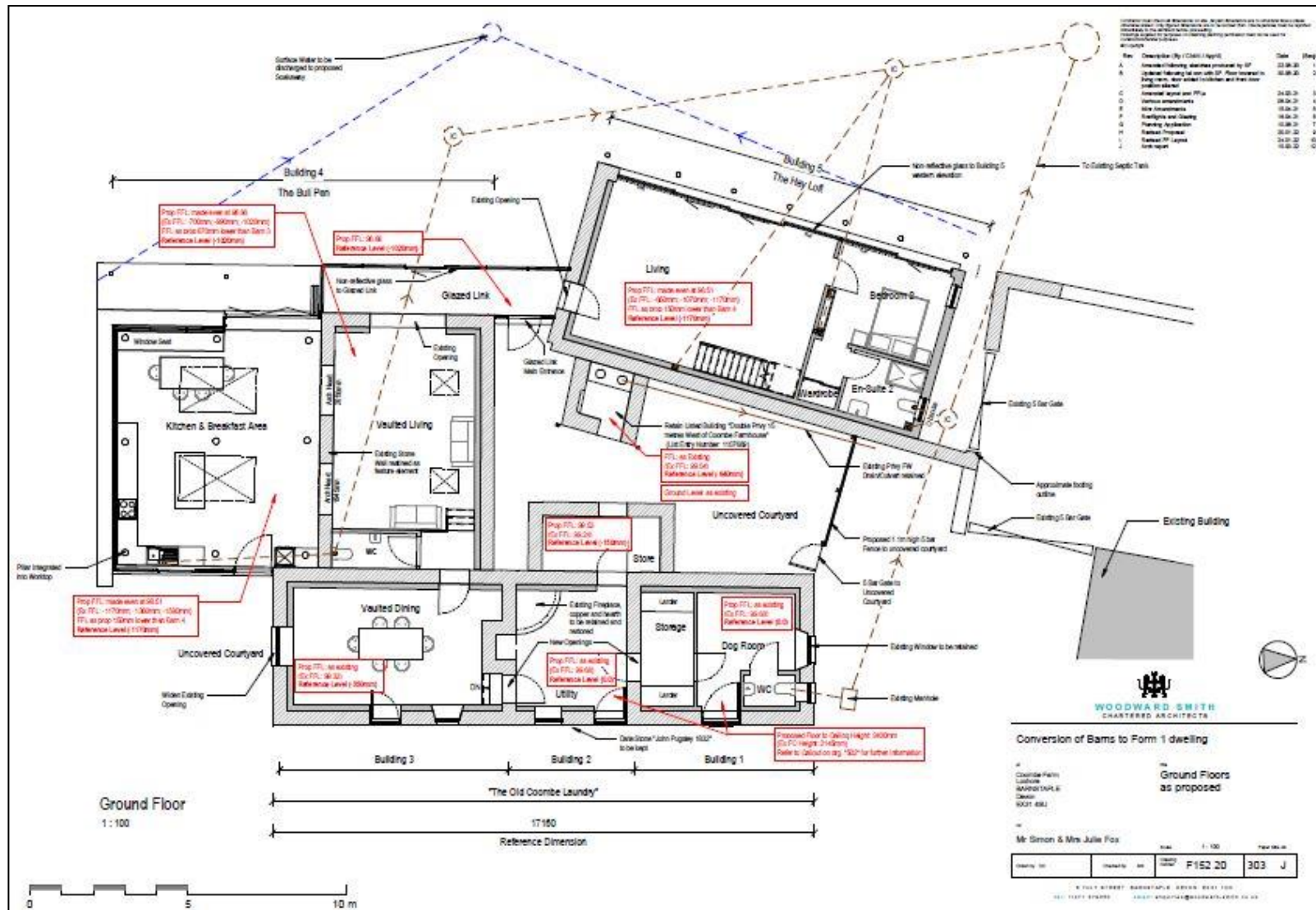


FIGURE 22: PROPOSED GROUND FLOOR LAYOUT OF BARN CONVERSION; AS SUPPLIED BY AGENT IN MARCH 2022.

BARNS AT COOMBE FARM, LOXHORE, BARNSTAPLE, NORTH DEVON

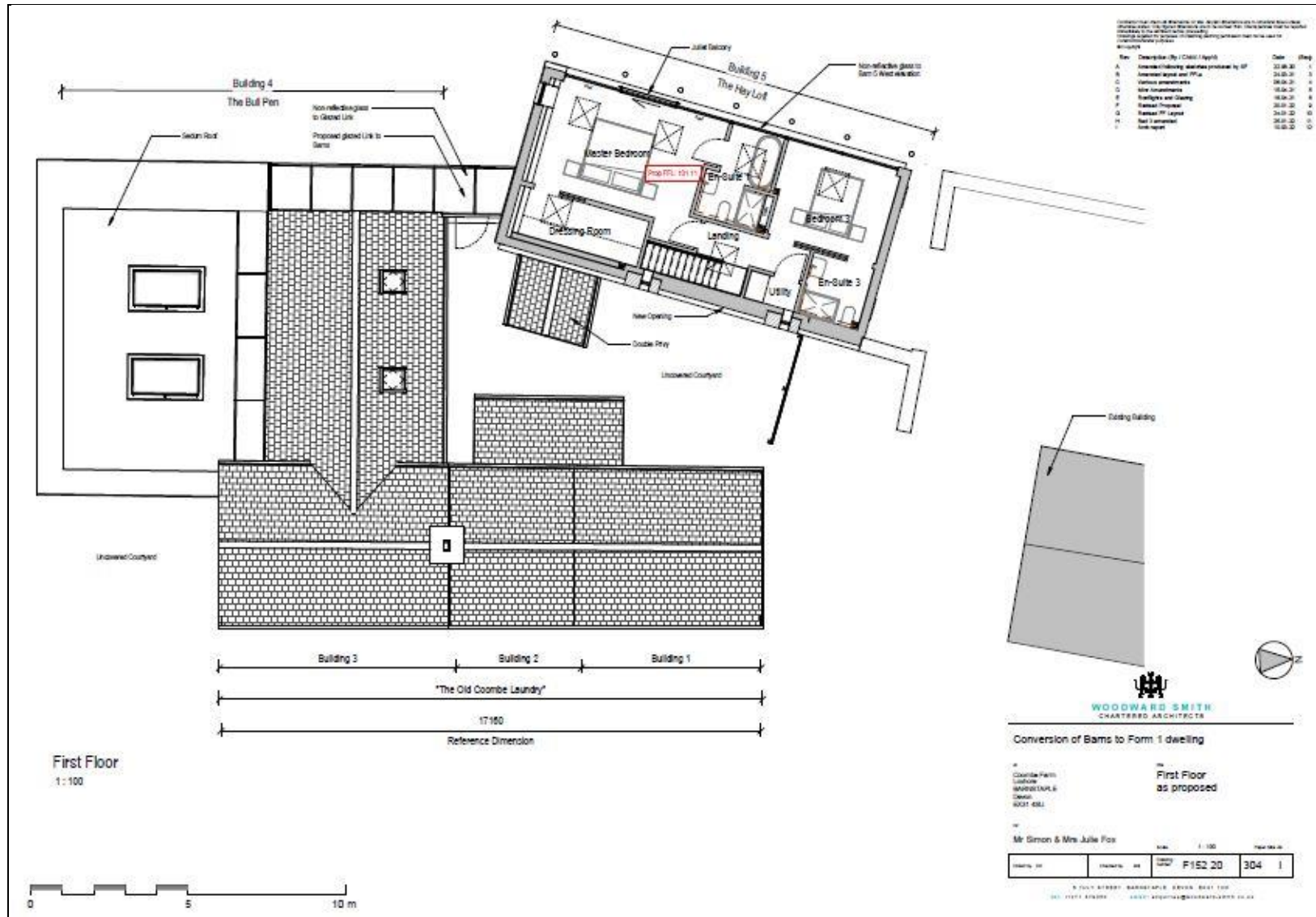


FIGURE 23: PROPOSED FIRST FLOOR LAYOUT OF BARN CONVERSION; AS SUPPLIED BY AGENT IN MARCH 2022.

BARNs AT COOMBE FARM, LOXHORE, BARNSTAPLE, NORTH DEVON

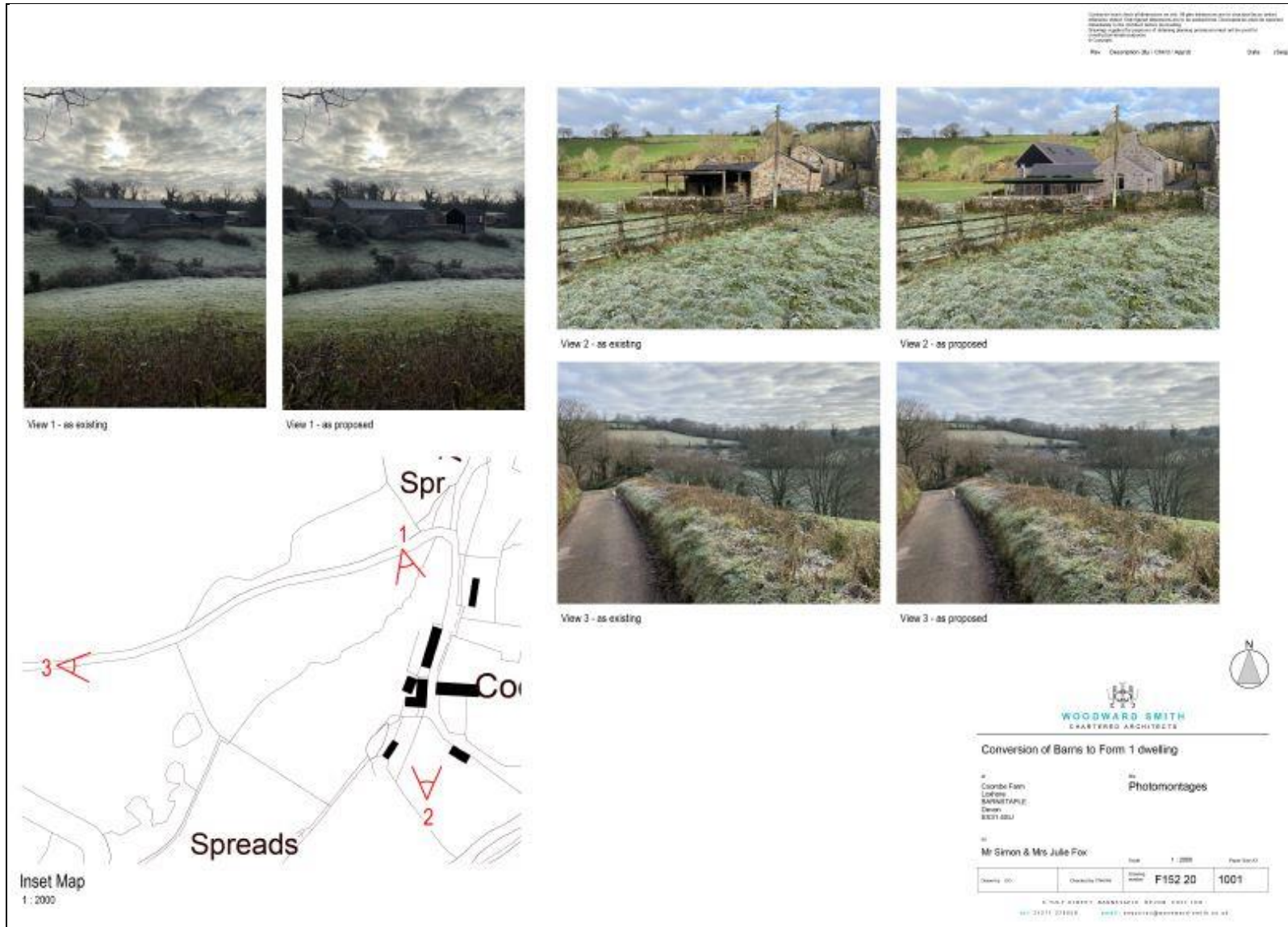


FIGURE 24: PHOTOMONTAGES OF THE PROPOSED CONVERSION; AS SUPPLIED BY THE AGENT IN MARCH 2022.

### 5.1.2 SITE VISIT

SWARCH staff visited the site in September 2021 to undertake building recording and assess the buildings for the impact assessment. It was observed that several openings have already been knocked into the walls of B1 and B7A, clearly in the locations as required for the current plans as supplied by the agent, as these line up with doors and windows on the proposed design. Broadly derelict or used for storage the barns are in fair condition, with some water ingress in places; it is clear these buildings would benefit from repurposing to ensure their continued survival. Whilst in manageable condition now, it is felt if left long-term they will deteriorate.



FIGURE 25: B1; DOOR KNOCKED IN SOUTH GABLE, CONCRETE LINTEL, SOFTWOOD FRAMING; FROM THE NORTH-EAST, 2M SCALE.



FIGURE 26: OPENINGS KNOCKED INTO THE EAVES OF B1 TO MAKE WINDOWS; FROM THE SOUTH-WEST, 2M SCALE.



FIGURE 27: B7, THE WEST GABLE END - RECENTLY FORCED WINDOW WITH CONCRETE LINTEL; FROM THE EAST.

### 5.1.3 CONSIDERATIONS OF PROPOSALS ON BARN 1 (B5 ON ARCHITECTS PLANS)

This is the least valuable of the barns, within the complex range and is the most modern building, of less architectural interest/quality of build. This building has the most flexibility for change within the group. The main value of this barn is its aesthetics – it frames the entire farmyard in the principle view on the approach down the lane. What this barn ‘looks like’ after conversion is of vital importance to the interpretation and appreciation of the whole farmstead as an undesignated heritage asset of local and regional value.

The design aims to retain its character to the west by installing a glass wall where the corrugated sheeting currently loosely closes the former open front on the line of the stone wall, keeping the proportions of the barn intact. There also appears to be an intention to replicate the former wooden posts externally, with the new glass elevation recessed behind under an overhanging roof of corrugated sheeting. The retention of posts importantly continues this barn’s current existing aesthetic and retains the visuals of this facade, this is ensured as non-reflective glass is going to be used; it will still present as a pole barn in wider views. The introduction of a glass Juliet balcony serving the larger bedroom sliding glass window is not considered particularly appropriate to the rural aesthetic but it will also be undertaken in non-reflective glass, with minimal visible structure, so will be recessive enough visually to be considered allowable/negligible impact. The timber screening for the floor structure wrapping onto the end gable is a good use of material and agricultural in character. The principle behind this facade and a glazed treatment is fully supported. In the photomontage detail below the retention of the open-front aesthetic can be seen from the key lane approach.



FIGURE 28: PHOTOMONTAGE OF THE CONVERTED BARN, SHOWING CONTINUED CHARACTER AND GENERAL APPEARANCE IS RETAINED; AS SUPPLIED BY AGENT, MARCH 2022.

The south and east walls of the barn are retained as exposed stone which is beneficial to the significance of the building and allows the original structure to remain in essence and for us to understand where new facades have been created, in contrast. However in the south gable a doorway has already been knocked into the wall, with the inevitable loss of some limited historic fabric, without

mitigation for heritage; a second opening is also proposed on the first floor, being long and narrow this does have something of an agricultural 'loading-door' style but its inclusion should be carefully considered. Barns do not, 'as an asset group', have windows; following national conservation principles dealing with historic fabric loss, allowing numerous openings to be added to a barn conversion is not encouraged. It is however felt that having a first floor window here is more manageable within the scheme, as this elevation is less visually prominent, so with pragmatism in mind and in light of the good overall architectural response to this building, this window could be allowed.

In the long east rear wall, facing onto the rest of the barns and farmyard, two small openings have already been knocked into the eaves to form windows; the existing windows have already been undertaken and whilst the wrong form/shape for a barn, tucked at the eaves and adapted to appear like slit vents these can be visually managed - especially if a projecting eave can be created for the roof - the visual impact of these is minimal. Flexibility can be found on this face of the roof, with negligible heritage impact for an additional skylight to be installed over the stairs and bathroom; minimising any need to further alter the wall and this seems like a more pragmatic compromise, placing the burden of new features on the new roof, not the historic walls.

The north end of the barn is currently open, probably boarded previously, or clad in corrugated sheeting at times and faces out onto the yard of the bank barn which is the most heritage-significant farm building on the holding. This elevation is the most visible after the field frontage in the important approach views to the farmstead and therefore 'sets the tone' for the experience of the site in the landscape and in setting/context of the other buildings. The dark external cladding treatment and recessive nature of this proposed wall set under projecting eaves is felt to work really well from a narrative and heritage aspect; being simple, agricultural in character and retaining some semblance of an open end. This successfully defines the difference between original stone and new wood phases. The cladding of this facade is new fabric so openings are more acceptable than to the south and east and the small ground floor window for the bathroom, set to the rear north-east is obviously required to light the room and make it liveable. At a push the second ground floor bedroom window could also be allowed as the ground floor windows will be partially screened by yard walls and gates, so these are ultimately fairly negligible from a visual point of view. The exterior scheme for this elevation is felt to otherwise work well, the domestic character windows fairly well screened and this is supported.

In the interior, the planned layout proposes a large living room with high ceiling and small bedroom to the north and two bedrooms above, with associated en-suite bathrooms. The presence of a former loft here allows for the installation of a first floor and the attempt to create a large and airy space at least on the ground floor, placing the stairs to the rear on the long wall and maintaining some semblance of the open character of the barn is felt to be a positive design choice for the heritage legibility of the building. This placement of bedrooms also shifts the burden of conversion onto the least valuable building in the group, which can only be considered favourable.

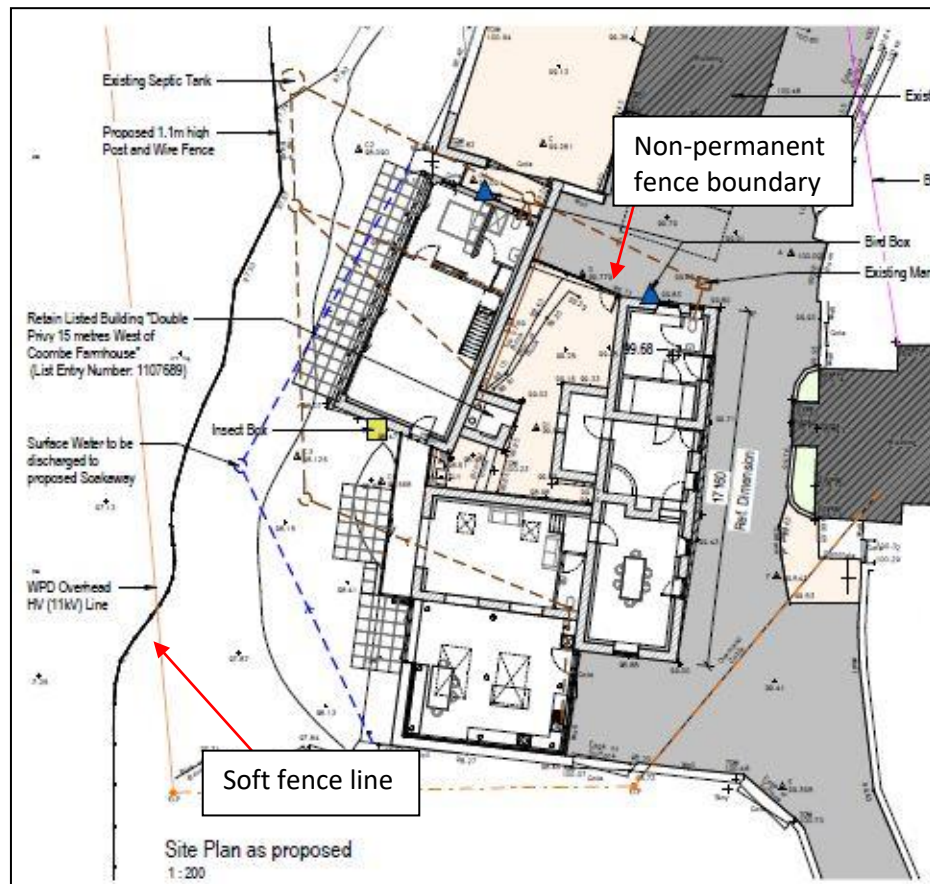


FIGURE 29: SITE PLAN, SHOWING LANDSCAPING, WITH AGRICULTURAL CHARACTER FENCING DIVIDING THE BARNs FROM THE FIELD, TO MINIMISE A SENSE OF VISUAL DIVISION BETWEEN THE BARNs AND THEIR SETTING AND SHOWING THE INTERNAL YARD RETAINED THE SAME; PLAN SUPPLIED BY AGENT, MARCH 2022.

The landscaping proposed to serve this barn, enclosing it from the field utilises a post and wire fence, of agricultural character to define a boundary but with multiple angle changes to avoid any hard lines and soften the visual effect but ensuring the closing off, of the frontage/patio and garden from stock. Due to the wet nature of the valley and land here careful planting of taller grasses and even rushes etc can be used to create a softer visual effect here and if required somewhat screen the fencing from the barn. The need for a boundary here is accepted in principle and it is also acknowledge that every attempt is being made to maintain and restore the inner courtyard space, retaining levels and features within it, intact, merely softly screening part with a timber fence, which will have no permanent effect on setting and allows for definition of the dwelling amenity space and working farmyard area.

#### 5.1.4 THE GLASS LINK BETWEEN B1 AND B7

The proposals show a straight and very 'light-touch' minimal framing glass walkway, of recessive visual character, connecting these barns cutting across the leat/drainage associated with the Grade II listed privy, with a flat roof and glass walls. This is an archaeologically sensitive area of the site and is directly associated and attached to a listed structure without which the interpretation of the privy is not full and complete. The placing of the link in this location is not ideal but is felt to be the least impactful option/location overall; any link within the yard would encroach on the privy too much. This placement also has direct benefits, as it reduces the forcing of further historic walls, so is felt to be a sensible compromise. The concept of a glass link here is supported – solid built form cannot be included between these buildings, they must remain visually separate. The link echoes the blocky angular and straight lines of the architecture of the historic barns and allows for the gabled roofline of Barn 7 and roofscape of the wider complete complex to continue to be legible in the wider views. The building will need to consider a concrete pad to sit above the leat/historic drainage associated with B2, or further mitigation works such as archaeological recording may be needed to record and understand

this area – if it is to be destroyed, to facilitate development. It is understood that non-reflective glass will be used here and this is considered vital to the design and beneficial to the scheme, as it needs to be as ‘invisible’ a structure as possible and it is felt ultimately this is achieved with the current link. The design minimises massing and scale so that it is the historic barns which retain precedence in all the key views. The need for this link has also been used as an opportunity to introduce innovative modern design to the scheme, representing a new 21<sup>st</sup> century phase to this historic complex and clearly defining the old from the new; this is supported.

#### 5.1.5 BARN 2 - THE LISTED PRIVY

This would be restored during the project and left untouched. The levels in the yard will be retained as it is currently much higher and sloping (than the location of the glass link for example) and mitigated through careful drainage. The yard cannot be lowered as the leat/drain approaching it and the culvert under the toilet are a crucial part of the privy and its operating system and are considered directly related and within its cartilage. Renovation of the privy is important as it is now in fair/poor condition and original features will be lost if it is not preserved fairly quickly. More mitigation and recording are needed here as the drain and yard are overgrown and cannot be measured or photographed so how the system works cannot as yet be fully explained, other than in reference to other generic examples.

#### 5.1.6 CONSIDERATION OF PROPOSALS ON BARN 3

Barn 3, the small lean-to wash room or utility space on the back of B4/B5, which appears to address B2 and is of a similar date, with similar features, within the courtyard is to be retained and repurposed as a store serving the utility room. This is a crucial element of the narrative of the range – especially as a domestic-service but also possibly occasional occupied service range, hosting seasonal or dairy staff – hence need for utilities. The visual and spatial links between this and the privy, the clearly aligned doors mean the buildings are considered something of a pair.

#### 5.1.7 CONSIDERATION OF PROPOSALS ON BARN 4 (BARN 1 ON ARCHITECTS PLANS)

Barn 4 has a complex involved narrative as a domestic-service building, within a fine flag stone floor, of changing function, later becoming more agricultural in use and which may have simultaneously housed ‘farm indoor servants’ within its loft space. It may have also been used for seasonal workers and the toilet and wiring and at least one modernised ground floor window suggests, a phase of use as accommodation in the early-mid 20<sup>th</sup> century, which is supported by local oral tradition.

The north and east elevations seem to be retained unchanged, however the loss of the two original windows in the north gable and their associated shutters and replacement with modern windows must be acknowledged as a necessary but inherently negative loss of heritage fabric. The connecting door to B5 will obviously also mean an inherent loss of historic fabric but this can be mitigated by archaeological monitoring of the works and is accepted as necessary to link the spaces internally for conversion.

Within the interior of B4, partitions are to be installed for storage and a larder, with a dog room beyond and whilst the loft is going to be removed, the original joists will be left to convey narrative and a new loft installed at a raised level, ensuring the purpose and function of the building is retained in some capacity. Whilst a toilet is retained in the corner it changes the alignment and existing partitions; the current toilet is representative of the 20<sup>th</sup> century phase – allowing that to remain and modernising it in situ tells the story of the potential use of this for accommodation of some kind in the 20<sup>th</sup> century and would be the ideal scenario but the rationalisation for moving it to be parallel to the wall and maximise usable space is understood and taken on board – ultimately this is a secondary phase and minor issue. Partitioning the room is a shame in such a small space, but the existing toilet does create some level of precedent here; the main heritage harm is to the removal alteration or covering of such an exceptionally good historic floor but it is accepted that portioning the space is needed for the layout of the conversion and use of the space. The floor requires further recording, as it was obscured by the contents of the building and at least full proper recording could be used to

mitigate its loss or alteration. It would of course however be supported if a way was found to relay this floor in the building after conversion. If all of the partitions are surface mounted within a lined conversion, then the partitions technically could be removed to allow for restoration to a single space at a later date, so overall effects on the building are fairly minimal long-term. This probably makes the partitioning allowable and they are not permanent or irreversible but could be altered or even removed. The loss of the stairs is a shame but can be mitigated with more detailed recording when the building is empty; the buildings were not clear enough for detailed recording when the site was visited and a full record has not currently been made. In an ideal the world the wall would be plastered but the keeping place retained as a feature; again however, if this is not possible due to insulation requirements and wall treatments, then it can be mitigated through further recording to some extent and again, surface wall treatments are not permanent and are considered reversible, their effect less impactful.

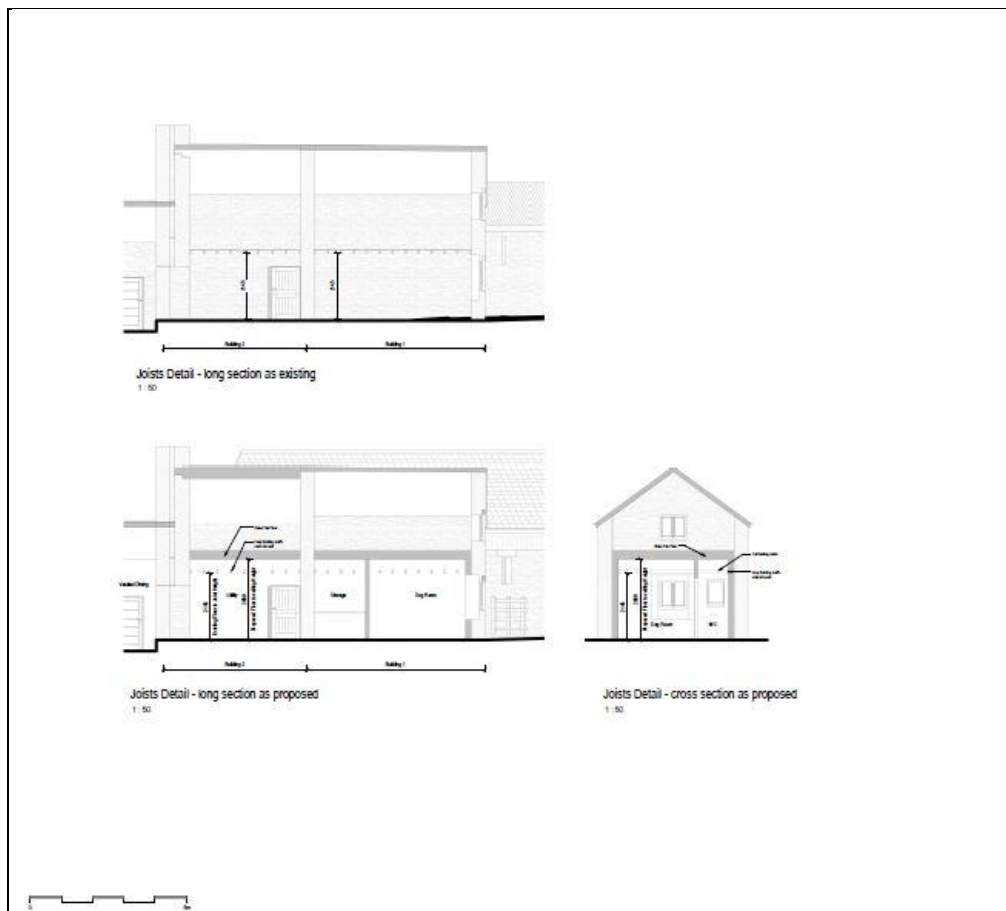


FIGURE 30: DRAWING SHOWING THE PROPOSED RAISED LOFTS IN THE HISTORIC FORMER SERVICE RANGE; DRAWINGS SUPPLIED BY AGENT MARCH 2022.

#### 5.1.8 CONSIDERATION OF PROPOSALS ON BARN 5 (BARN 2 ON ARCHITECTS PLANS)

Barn 5 is in fact another, later domestic-service farm building, like B4, of complex development and changing function which definitely housed 'farm indoor servants' within its loft space and additional sleeping loft. It may have also been used for seasonal workers and the presence of 'modern' wiring and at least one modernised ground floor window confirms local oral traditions of use as accommodation in the early-mid 20<sup>th</sup> century. It has clearly also been used for agricultural storage. This building carries the burden of historic features of interest; with both the later fireplace, with a bread oven and a brick copper. It is important to note that the fireplace does not necessarily mean everyday cooking and heating but appears to have been a bake-house and service kitchen or scullery, predating an integral later 19<sup>th</sup> century kitchen within the remodelled farmhouse. Detached kitchen blocks and bake-houses are a regional Devonshire feature; they are a vernacular use of building space

and a sensible fire protection policy; small service ranges developed this medieval idea and aligned with the specialisation of service functions in the later 18<sup>th</sup>/early 19<sup>th</sup> century on many larger farmsteads developed these specialised spaces. Such service buildings were often used to accommodate the lower status farm servants and seasonal workers, in crude sleeping lofts above usable space, as they were in essence heated buildings. This particular structure is built up against B4 and clearly dates to the 19<sup>th</sup> century, as identified by its date stone but may incorporate some older fabric in its south wall.

The replacement of the existing loft and sleeping loft with a raised floor, retaining to some extent a loft/attic space, at least in character here is more beneficial and again the sawn off joists being left is acknowledged as holding some aesthetic-narrative value. However, it is not clear what this new space will be used for or how it would be accessed. The loft area is even more sensitive in this building where there is the unusual survival of a sleeping or secondary storage loft of exceptional vernacular authenticity using embarked sticks is present; all smoke blackened from the use of the fireplace, conforming its broadly contemporary date. Whilst it is accepted a sleeping loft of twigs/sticks is not going to be retained in a converted barn, it is felt a programme of mitigation recording works can manage its removal and the retention of at least some first floor loft space minimises the overall fabric loss and change of character in this building. Internally an opening is to be forced giving access to B6, which is to be expected if the buildings are to be converted and provide workable flow between the ranges. Their current lack of access highlights the different service functions they each served; an important narrative point, but mitigation for the historic fabric loss of this opening can be made through archaeological recording or monitoring of the removal of the section of wall. Care needs to be taken to ensure the corner is not affected which contains the date stone quoins and that the fireplace isn't affected. The copper and hearth are shown as being retained and restored which is a broadly beneficial aspect of the scheme.

The east and west elevations of the building appear to remain largely unchanged; the heritage fabric loss of the first floor authentic agricultural window, as in B4 is inherently negative but could be mitigated through better recording on return to the site, if access can be safely gained to the first floor. The north wall obviously abuts B4 and the south wall and stack will be retained, but for the small forced opening, internally within the attached range. Retaining the elevations of B5 assures the historic character, important narrative implied by the stack and the important role this building plays in the context and setting of the original 17<sup>th</sup> century element of the farmhouse, immediately opposite.



FIGURE 31: THE MAIN LINEAR RANGE OF BUILDINGS; FROM RIGHT TO LEFT - B4, B5 AND B6; PHOTOGRAPH TAKEN SEPTEMBER 2021 BY SWARCH, WITH 2M SCALE FROM THE SOUTH-EAST.

#### 5.1.9 CONSIDERATION OF PROPOSALS ON BARN 6 (BARN 3 ON ARCHITECTS PLANS)

This structure was purpose-built in the later 19<sup>th</sup> century as a pig sty (very low roofline), raised and converted into a cow house or milking parlour in the early 1900s. It is shown as retaining its elevations unchanged within the scheme, with merely the enlarging of the window in the south elevation. This will disrupt the blocked slit vent to the south-west corner but is a manageable impact which can easily be mitigated through further archaeological recording or monitoring during conversion works. The building is to become the dining room of the complex – left open to the roof. It is hoped the stacks character will be retained in some way – its boxy, stepped shape still visible, even if it is plastered. Of all of the barns this and B7A will retain their character the most, being left open. The rear wall shows the current doorway to B7A being blocked up and a second door knocked through just to the right – forming a small linking hallway and long guest toilet. This blocking and re-cutting of a door is permanent and irreversible loss of historic fabric but it is understood this may be required to allow for building regulations and insulation requirements. In an ideal world the scheme in B7A would be adjusted to accommodate the existing door, but ultimately the work can be mitigated to some extent with monitoring and recording of any forcing and recording the existing door, which was not accessible from this barn's interior at the time of survey. The relationship between these buildings and the presence of the current forced doorway explains the changes in function and the processes of the historic farm building complex, imparting narrative; but at least 'a door' will be retained between these barns. There would be cumulative loss of historic fabric at the complex – working with existing openings is always encouraged with barn conversions. However the benefits of the overall character retention here is beneficial and this design is supported.

#### 5.1.10 CONSIDERATION OF PROPOSALS ON BARN 7A (BARN 4 ON ARCHITECTS PLANS)

This building is referred to on the architects plans and colloquially on the farm as the 'bull pen' and that may well have been a function of it in time, however looking at the census and the focus on dairy and specialist indoor farm workers, its indoor stall evidence suggests it was also a milking parlour and

yard. The proposals show the space to mainly be retained as one open room, with a small partition forming a toilet. It will be open to the A-frame roof and used as a living room. A window has already been enlarged or forced in the west end facing the valley which as the weather face is very unlikely historically to ever had such a large opening, at the risk of causing water ingress; this existing change couldn't be mitigated but the arched openings to the yard are to be left open and retained which is beneficial and emphasises the architectural flourish of these arches, as they are good distinctive features. The additional light from the opening allows a better appreciation for these arches in this space. The good cobbled floor here will presumably need to be removed/lowered and this heritage fabric loss should be mitigated through a programme of archaeological recording and monitoring as required by any planning conditions.

#### 5.1.11 CONSIDERATION OF PROPOSALS ON B7B (BARN 4 ON ARCHITECTS PLANS)

This is not a building as such, but a walled yard space. It is proposed to enclose this and use it as a kitchen within the complex. The principle of seating glass on top of or within the walls and raising a roof over, enclosing this as a building but maintaining the visuals of the yard walls and narrative is wholeheartedly supported.

The use of the stone walls as backing for kitchen units etc is a clever use of space and double doors to either east and west walls in place of the gates giving a sense of openness and through traffic, which will allow for retention of the form and function of this as a yard. The flat roof style used here is preferable and subservient in views, especially as it is shown to be a green roof, which will blend with the grass paddock behind. This roof should not be allowed to dominate B7A which the yard serves – the status and relationship of these spaces must be retained and this is felt fully achieved in this scheme. This will still look like a yard which has been enclosed in a modern glass structure and it also bends seamlessly into the glass link.



FIGURE 32: PHOTOMONTAGE OF THE COVERED COURTYARD WITH NEW GLASS EXTENSION AND GRASS ROOF; AS SUPPLIED BY AGENT MARCH 2022.

## 5.2 SUMMARY OF IMPACTS

Overall the scheme is broadly supported; the architectural style is responsive to the vernacular materials and aesthetics of the buildings. The more significant elements like the glass link and glass kitchen are supported, believed to be innovative and in time will potentially beneficially contribute to the narrative of the farmstead, representing the 21<sup>st</sup> century phase. The current approach internally to

B4 and B5 has to be acknowledged as requiring a lot of alteration to these, important buildings, from a heritage perspective but an overall continuation of character and service use is considered beneficial to the wider farmstead's narrative and somewhat offsets the amount of work being proposed.

B1 – several openings have already been forced in the existing walls and conversion to domestic use – good adaption of open front. **Minor/adverse effect** (from conversion) on the historic building, **negligible** overall impact however, as its conversion outweighs the risk of loss without preservation through conversion. This is a supported element of the project.

Glass link – as it stands this is an inherently negative change, in that it is *permanent* and *irreversible*, from a heritage perspective requiring the forcing of several openings in walls of historic buildings and it will also physically cut across the line of the leat. However, there are also real positives and the design presents as neutral as it can be and maximises the value of modern architecture in converting historic buildings, having a very 'light-touch' innovative response to linking the barns, which showcases material and design. The archaeological effects can be mitigated through monitoring and recording to create a full record of the leat and allow for study of the leat/privy system. **Minor/adverse inherent effect** from its construction, overall this is felt to introduce a **beneficial impact** to the wider scheme. This element of the scheme is supported.

B2 – The most sensitive structure on the site. This is to be restored and retained; the restoration will be a **Moderate/beneficial effect**, assuring the survival of the building. It must be protected during works – works on the adjacent building will require monitoring of the privy to ensure there is no damage, there is a risk of a **negative/minor impact** from the constructional phase of the works, which must be carefully managed – scaffolding etc adjusted over the structure etc. This element of the scheme is supported, as long as the mitigation works of further recording to ensure a full record are carried out before any risk from damage from works.

B3 – **Negligible impact** – the building is to be retained little altered and used as a store room. This element of the scheme is supported.

B4 is very sensitive to change. **Moderate/adverse** cumulative effect of the loss of the original windows, the loss of the floor, the loss of any fittings, the potential obscuring of the keeping place and loss of the stairs and loft – the features which most evidence narrative and phasing will all be lost. The building will survive in a recognisable form, as a small subservient structure with loft and ultimately its service function will be retained, protecting the wider narrative of the farmstead but we must acknowledge the burden of alterations here.

B5 is very sensitive to change. **Minor/adverse** cumulative effect, under current plans with the loss of the original loft and raising of the ceiling and loss of the window and any obscured floor surface. It is however a beneficial aspect of the scheme that the fireplace and copper are left but their retention should be a 'given' due to their clear heritage value and does not fully mitigate the alterations to the loft. The building will survive as a small subservient structure with loft and ultimately its service function will be retained, protecting the wider narrative of the farmstead but we must acknowledge the burden of alterations here.

B6 – **Minor/adverse** effect from current plans as inherent change as it is converted to domestic use – the forcing of a door and blocking of an original door will result in historic fabric loss. This element of the scheme is supported, however and even felt to be fairly beneficial as it is largely left as an open space, clearly still presenting as agricultural; overall **negligible impact**.

B7A – **Minor/adverse** effect on the historic building under current plans; largely retained as is and the use of the arches emphasises these good details, overall broadly beneficial but its conversion to a

domestic dwelling is inherently adverse, balancing its impact to **minimal/negligible** change. This element of the scheme is supported.

B7B – **Minor/adverse** effect due to conversion and permanent change but visually balanced and recessive design limits wider effects and allows innovative use of this courtyard space – this will likely be the standout architectural element of the scheme; an opportunity to produce an excellent 21<sup>st</sup> century phase in the story, which could even be considered **beneficial** to the wider farmstead narrative. This element of the scheme is supported.

5.2.1 SENSITIVITY OF THE BARNs

- B2, B4 and B5 are the most sensitive to change, with the most historic features and which contribute the most to the wider farmstead narrative.
- B3, B6 and B7 may not be significant in their own right but directly relate to a building which is or include interesting structural phasing or a feature of interest – i.e. B3 relates to the Listed privy, B7A has a good cobbled floor.
- B1 and B7B have the most flexibility for change and can accommodate modern design and bold choices.



FIGURE 33: GROUND FLOOR PLAN OF THE BARNs SHOWING LEVELS OF SENSITIVITY TO CHANGE; ANNOTATED FROM PLANS AS SUPPLIED BY AGENT.

## 6.0 CONCLUSIONS AND RECOMMENDATIONS

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Whilst the majority of the buildings on site, at face value, appear to be of 18<sup>th</sup>-19<sup>th</sup> century date, documentary evidence suggests the farmstead is much earlier, with the earliest mention of the farm dating to 1650 and 17<sup>th</sup> century fabric surviving within the farmhouse itself. The agriculturalist movement of the later 18<sup>th</sup> and early 19<sup>th</sup> century enacted substantial change across the landscape of North Devon and Exmoor, supported by Gentry families like the Chichesters and the Knights. It would seem that Coombe Farm therefore fits within an established and important regional trend in the 1800-1850/1860 period. The notable redevelopments would have reused a lot of salvaged materials from former demolished buildings, so earlier fabric is evident throughout the existing barns. There was a southern linear range present at the time of the tithe survey, so material could have been reused from this building.

The documentary and cartographic sources contain interesting evidence of the earlier periods which are now very much obscured in the building form on the farmstead and would make for an interesting line of future research. Pugsley has remained an established surname within the farm's Post Medieval history (and possibly earlier), with John Pugsley leaving his indelible mark on the barns with the date stones.

Overall the scheme is broadly supported; the architectural style is responsive to the vernacular materials and aesthetics of the buildings. The more significant elements like the glass link and glass kitchen are supported, believed to be innovative and in time will potentially beneficially contribute to the narrative of the farmstead, representing the 21<sup>st</sup> century phase. The current approach internally to B4 and B5 is acknowledged as placing a heavy burden of change of sensitive buildings but their retention as of service function does allow for the overall farmsteads narrative to be retained.

The site is rich in historic fabric, and it is very likely further archaeological deposits lie beneath ground level, particularly the cobbles of B7a, the yard floor of B7b and under the historic floors in B4 and B5. The archaeological potential is considered to be *High*. It is recommended that the conversion works are monitored closely by an archaeologist to check below-surface deposits. Furthermore, the site could not be fully recorded in places due to the overgrown nature of some elements, particularly B3, and the abundance of items stored within the buildings which prevented full access. It is recommended the linear range, including B4, B5 and B6 are fully recorded once stored items are removed; especially in light of the current plans which will affect these buildings the most. In particular, full recording of the stack of B5 is recommended as it may give further clues to the original build and alterations made after 1843. The yard area which frames B2 contains a series of drains and culverts which need to be understood and recorded before works in case of damage and loss and to ensure we understand how the privy functioned within the wider engineered landscape with the adjacent field having a series of spill leats.

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## APPENDIX 1: BUILDING RECORDING TABLES

<b>BARN 1</b>		<b>General Description</b>
Function:		Two storey open fronted Devon linhay
Dating Evidence:		Form, build and plan, historic mapping.
<b>Exterior B1</b>		
<b>Elevation NORTH</b>		<b>Description</b>
Fabric Description:		Open-ended on this elevation
Roof Covering		Corrugated tin roofing.
Opening – Windows:		N/A
Openings – Doors:		N/A
Blocked openings:		N/A
Drainage/Guttering		N/A
Significant Details:		N/A
Relationships:		The barn sits on a slight north-north-east – south-south-west alignment, mainly serving the field but also relating to the bank barn with a gate to the associated yard.
<b>Elevation SOUTH</b>		<b>Description</b>
Fabric Description:		A double height range of rubble, slate stone build, and mix of reddish sandstone, in a cob-clay and lime mortar mix and lime pointing.
Roof Covering:		Corrugated tin roofing.
Openings – Doors:	D1	Forced doorway, surround is messy with broken stone and patched with cement and with an inserted concrete lintel, currently blocked with a softwood frame and a piece of chipboard.
Opening – Windows:		N/A
Drainage/Guttering		N/A
Significant Details:		N/A
Relationships:		The south wall is cohesive with the east wall.
<b>Elevation WEST</b>		<b>Description</b>
Fabric Description:		It was originally open fronted on the western elevation and is now covered with a corrugated tin roofing sheets, sheltering the barn from weather coming up through the western valley. It is patched in places with chipboard, existing corrugated tin is deteriorating
Roof Covering:		Shallow mono-pitch projects from pitched roof behind, with timber supports and posts, the roof is canopied with corrugated tin.
Openings – Doors:		N/A
Openings – Windows:		N/A
Drainage/Guttering:		N/A
Significant Details:		N/A
Relationships:		An extended shelter to B1.
<b>Elevation EAST</b>		<b>Description</b>
Fabric Description:		A double height range of rubble, slate stone build, and mix of reddish sandstone, in a cob-clay lime mix bond and mortar with lime pointing.
Roof Covering:		Corrugated tin roofing.
Openings: Windows:	W1	Messy, forced opening to the eaves on the north corner
	W2	Messy, forced opening to the eaves on the south corner
Drainage/Guttering:		N/A
Significant Details:		N/A
Relationships:		The east and south walls are cohesive.
<b>Interior B1</b>		<b>Description</b>

Function:		Two storey linhay – animal housing and storage.
Ceiling:		N/A
Walls:		The walls are a neat semi- coursed mix of local stone and some red sandstone, with a clay and lime bond and mortar. To the top of the walls the stonework looks to have been repointed with a harder lime-mix, and cement to the eaves.
Floor:		Heavily worn and sloping to the south, it's a mixture of mixed hardcore and clay.
Significant Details:		Forced openings to the eaves. The corrugated tin shelter provided on the west wall, is a significant part of the farm view from the drive.
Dating Evidence:		Evidence from the historic mapping suggests this barn was built between 1886-1903.

<b>BARN 2</b>		<b>General Description</b>
Function:		19 <sup>th</sup> century double privy, associated with leat/drain from farmyard
Dating Evidence:		Form, build and plan and historic mapping.
<b>Exterior B2</b>		
<b>Elevation NORTH</b>		<b>Description</b>
Fabric Description:		A single height outbuilding of rubble, slate stone build, very different fabric to that of B1. Heavy closely packed and semi-coursed, brownish clay and lime mix mortar, white lime pointing.
Roof Covering		Pitched roof with scantle-slatted roofing and terracotta ridge.
Openings – Windows:		N/A
Openings – Doors:		N/A
Blocked openings:		N/A
Drainage/Guttering		An open drain served by a culvert under the yard serves this privy, approaching from the north-east across the small yard.
Significant Details:		N/A
Relationships:		The small lean-to is abutted by B1.
<b>Elevation SOUTH</b>		<b>Description</b>
Fabric Description:		A single height range of rubble, slate stone build, very different fabric to that of B1. Heavy closely packed and semi-coursed, brownish clay and lime mix mortar, white lime pointing.
Roof Covering:		Pitched roof with scantle-slatted roofing and terracotta ridge.
Openings – Doors:		N/A
Opening – Windows:	W3	Small, messy, square window, patched with slate stone in places looks like it may have been forced to be bigger at some stage, this is more obvious from the internal space, or may be due to the removal of a timber window frame at some stage – wide sloping embrasures.
Drainage/Guttering		N/A
Significant Details:		N/A
Relationships:		The south wall is cohesive with the north, west and east walls.
<b>Elevation WEST</b>		<b>Description</b>
Fabric Description:		A single height range of rubble, slate stone build, obscured by B1 which is built up against it.
<b>Elevation EAST</b>		<b>Description</b>
Fabric Description:		A single height range of rubble, slate stone build.
Roof Covering:		Gabled to east, facing across to B3, pitched roof with slatted roofing – barge boards to eaves – rotten.
Openings: Doors:	D2	Opening to privy, with neat faced, dressed slate stone to the surround and pegged timber frame with timber lintel.
Drainage/Guttering:		N/A

Significant Details:		N/A
Relationships:		The east wall is cohesive with north and south walls.
<b>Interior B2</b>		<b>Description</b>
Function:		Double privy for farm workers
Ceiling:		Modern pine timber refit, to the door frame hand-split laths and lime plaster survives.
Windows:	W3	Window in south wall has shallow splays and stone lintel from internal observations. Looks as though it may have been forced bigger at some stage, for extra light or ventilation perhaps.
Walls:		The walls have been lime plastered and white-washed
Floor:		Stone flagstones and concrete patching.
Significant Details:		Keeping place on the north wall. Plaster is heavier in this building in comparison to others. Double timber privy survives in situ, although it is rapidly deteriorating through water ingress and mould; plastered channel below with stone-built entrances. Pegged timber doorframe, however no door survives. Slated pitched roof is significant in terms of quality of build.
Dating Evidence:		Evidence from historic mapping suggests this build pre-dates the tithe map of 1843. It is possible the external walls were rebuilt when B1 was built, as B2 looks to be built up against it.
<b>BARN 3</b>		<b>General Description</b>
Function:		Small lean-to, serving domestic uses – washroom relating to Privvy (B2)
Dating Evidence:		Form, build and plan and historic mapping.
<b>Exterior B3</b>		
<b>Elevation NORTH</b>		<b>Description</b>
Fabric Description:		A single height lean-to built of semi-coursed rubble, slate stone. It is largely overgrown in its current state.
Roof Covering		Half-pitched roof with corrugated tin roofing.
Openings – Windows:		Small, window for light/ ventilation possible in this wall overgrown with foliage.
Openings – Doors:		N/A
Blocked openings:		N/A
Drainage/Guttering		N/A
Significant Details:		Largely overgrown with ivy, details obscured.
Relationships:		The small lean-to is built up against B4/B5 across the build line and addresses B2.
<b>Elevation SOUTH</b>		<b>Description</b>
Fabric Description:		A single height lean-to built of semi-coursed rubble, slate stone. It is largely overgrown in its current state. Overgrown vegetation made observations difficult.
Roof Covering:		Half-pitched roof with corrugated tin roofing.
Openings – Doors:		N/A
Opening – Windows:	W4	Small, very neat, square window for light/ ventilation. Dressed stone to the surround, so original part of the build. Overgrown and difficult to see any details.
Drainage/Guttering		N/A
Significant Details:		N/A
Relationships:		The south wall is cohesive with the north and west walls.
<b>Elevation WEST</b>		<b>Description</b>
Fabric Description:		A single height lean-to built of semi-coursed rubble, slate stone. It is largely overgrown in its current state. Overgrown vegetation made observations difficult.
Roof Covering:		Half-pitched roof with corrugated tin roofing.

Openings – Doors:	D3	Door surround has dressed slate stone, and timber pegged frame. Possible keeping place to the left to light the yard between lean-to and privy. Plank, original door just about survives. Another door in the interior.
Openings – Windows:		N/A
Drainage/Guttering:		N/A
Significant Details:		Connected to B4 through step up and is fronted to a small yard with privy. Original planked timber door and pegged frame. Internal observations were obscured due to overgrown vegetation and unclear footings.
Relationships:		The west wall is cohesive with the north and south walls.
<b>Interior B3</b>		<b>Description</b>
Function:		A single height lean-to built of semi-coursed rubble, slate stone. It is largely overgrown in its current state. Overgrown vegetation made observations difficult.
Ceiling:		N/A
Windows:	W4	Small window in north wall
Walls:		N/A
Floor:		N/A
Significant Details:		Good, pegged timber door frame and timber planked door. Stonework is cohesive with B4
Dating Evidence:		Evidence from historic mapping suggests this build pre-dates the tithe map of 1843.

<b>BARN 4</b>		<b>General Description</b>
Function:		Domestic-service function, serving the main farmhouse.
Dating Evidence:		Form, build and plan, historic mapping.
<b>Exterior B4</b>		<b>Description</b>
<b>Elevation NORTH</b>		<b>Description</b>
Fabric Description:		A double height range of coursed, rubble, slate stone build. There is slightly heavier coursing to the bottom of the building suggesting earlier fabric salvaged from elsewhere. Heavier, dressed slate stone make irregular quoins to the corners. Lime-clay mix mortar, later lime and cement pointing.
Roof Covering:		High pitched roof with slates and terracotta ridge tiles.
Openings – Doors:		N/A
Opening – Windows:	W5	GF original, central window with timber frame, timber lintel and slate sill. Iron security bars remain, and some internal timber shuttering. Surround is neat and uses dressed stone.
	W6	FF original, central window with timber pegged frame, timber lintel and slate sill. Iron security bars remain with no rebate for glass. Surround is neat and uses dressed stone. Some structural cracking from above to the GF window.
	W7	Forced 20 <sup>th</sup> century window to facilitate indoor water closet. It is a single-light with modern timber frame and frosted glass. It has concrete lintel and concrete shaped sill, with stones redressed to the surround.
Drainage/Guttering		N/A
Significant Details:		Two original windows with original features. The stonework is much lighter in comparison to the other barns. The roof is damaged to the south gable.
Relationships:		The north wall is cohesive with the east and west walls, with B5 built up against it to the south.
<b>Elevation WEST</b>		<b>Description</b>
Fabric Description:		A double height range of coursed, rubble, slate stone build. There is slightly heavier coursing to the bottom of the building suggesting earlier fabric salvaged from elsewhere. Limecrete mortar. The western elevation is largely blind. It has been raised at the eaves using a reddish lime/ clay mortar.
Roof Covering:		High pitched roof with slates and terracotta ridge tiles.

Openings – Doors:		N/A
Openings – Windows:		N/A – build line at first floor under eaves – blocked or altered opening?
Drainage/Guttering:		Modern black plastic guttering runs across the whole range
Significant Details:		Repair work/ raise to the elevation using a reddish clay/ lime mortar.
Relationships:		The west wall is generally cohesive with the north and east walls, with B5 & B6 built up against it to the south and west. There is a slightly odd crank and the clear batter which may only be for the slope – does raise questions on reuse or older fabric here.
<b>Elevation EAST</b>		<b>Description</b>
Fabric Description:		A double height range of coursed, local rubble, slate stone build. There is slightly heavier coursing to the bottom of the building suggesting earlier fabric salvaged from elsewhere. Slightly heavier, dressed slate stone make irregular quoins to the south and north corners of this elevation. Lime and clay/cob mortar, lime pointing and stone segmental arch detailing to the door opening.
Roof Covering:		High pitched roof with slates and terracotta ridge tiles.
Openings: Doors:	D4	Central door with stone segmental arch detailing above a wide, low door. The door surround has dressed slate stone with a modern refitted timber door frame and a modern, planked replacement timber door with iron thumb latch.
Openings: Windows:		N/A
Drainage/Guttering:		Modern black plastic guttering runs across the whole range
Significant Details:		Hand-carved lozenge-shaped date stone inscribed “A.P.1820”, sits centrally below three small, square pigeon-holes/ dove-holes.
Relationships:		The east wall is generally cohesive with the north and west walls, with B5 & B6 built up against it to the south and west.
<b>Interior B4 GF</b>		<b>Description</b>
Function:		Domestic-service function to serve the main farmhouse possibly as a cold store. An extended annexe for farm workers to live-in, within the loft.
Ceiling:		Low ceiling with a mixture of adze-cut timber joists and modern replacements. Floorboards are chunky uneven width and showing signs of rot.
Walls:		The walls are a neat semi- coursed mix of local stone and lime plastered and white-washed around the internal GF space. Concrete partition for small inaccessible WC in the north east corner.
Doors:	D5	Bakelite doorknob on plank 20 <sup>th</sup> century door, ledged and braced.
Floor:		Very fine flagstone slate floor laid in lime and sand.
Significant Details:		Steep, original, carriage-braced timber staircase leading through hatch to FF level. An original planked timber door sits disused behind stairs. Hooks to joists, and small keeping place on the east wall by door and stairs. Heavy timber shelving on west wall.
<b>Interior B4 FF</b>		<b>Description</b>
Function:		Domestic function to serve the main farmhouse. An extended annexe for farm workers to live-in, with loft used for housing farm servants and food storage The FF level was inaccessible on visit, so some observations were made from the GF.
Roof:		There is one, centrally positioned, timber truss that is neatly chamfered and hand-cut – a good vernacular feature. There is a shallow overlap at the ridge with pegged joints and surface-mounted collar that is spiked to the truss blade. The ridge pole is a single, but narrow diamond set piece, with one slender purlin to each side, and slender rafters supporting the slate roof.
Walls		The walls are a neat semi- coursed mix of local stone and lime plastered and white-washed around the internal FF space.
Significant details:		Forced doorway at FF level at the top of stairs for access into B5, although is locked from the other side.
Dating Evidence:		Evidence from the historic mapping suggests this barn existed in 1843 at the

		time of the tithe. The date stone to the east elevation suggests it could have been built around 1820.
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<b>BARN 5</b>		<b>General Description</b>
Function:		Domestic-service function to serve the main farmhouse.
Dating Evidence:		Form, build and plan, historic mapping.
<b>Exterior B5</b>		
<b>Elevation SOUTH</b>		Description
Fabric Description:		A double height range of coursed, rubble, slate stone build. There is heavier coursing to the bottom of the building suggesting earlier fabric salvaged from elsewhere. Heavier, dressed slate stone make quoins to the corners. Lime repointing makes the build much whiter in appearance. Stepped box-stack to south gable end, added later.
Roof Covering:		High pitched roof with corrugated material.
Openings – Doors:		N/A
Opening – Windows:		N/A
Drainage/Guttering		Slate weathering to the stack.
Significant Details:		Stack is significantly large, built as a stepped structure. Salvaged carved finial to the chimney top with lightning rod, and canopy of shaped corrugated tin to the chimney hole. Finial may have come from off-site location, possibly church – the stone is very different and has been heavily weathered to NE corner.
Relationships:		The south wall is cohesive with the north east and west walls, and is of slightly heavier build than that of B5.
<b>Elevation WEST</b>		Description
Fabric Description:		A double height range of coursed, rubble, slate stone build. B3 sits on most of this elevation.
Roof Covering:		High pitched roof with corrugated material.
Openings – Doors:	D6	Internal door connecting B3 & B4, with pegged frame and rotten plank door.
Openings – Windows:		N/A
Drainage/Guttering:		N/A
Significant Details:		N/A
Relationships:		Lean to extension on west elevation. B4 sits within a linear range west of the main farmhouse.
<b>Elevation EAST</b>		Description
Fabric Description:		A double height range of coursed, rubble, slate stone build. There is heavier coursing to the bottom of the building suggesting earlier fabric salvaged from elsewhere. Heavier, dressed slate stone make quoins to the corners. Limecrete repointing makes the build much whiter in appearance. Stepped stack to south gable end, added later. Three stone, segmental arches exist above ground floor window and door and above the first floor window.
Roof Covering:		High pitched roof with corrugated material.
Openings: Doors:	D7	Off-centre door, sitting on the north edge of build. Stone segmental arch details above a wide, low door. The door surround has dressed slate stone with a modern refitted timber door frame with decorated horseshoe, and a modern, plank replacement timber door with iron thumb latch.
Openings: Windows:	W8	GF window is a small, square opening, with a recently replaced modern timber and frosted glass, single glazed window.
	W9	FF window is an unaltered 19 <sup>th</sup> century agricultural window; it is a two-light window with a pegged timber frame, and internal, timber shuttering intact. It has iron security bars – similar to that of B4, and no rebate for glasswork, but a rusted external mesh partly survives, this was not accessible internally.
Drainage/Guttering:		Modern black plastic drainage at the eaves.

Significant Details:	<p>Hand carved date stone stating “John Pugsley 1832” sits midway up the build to the southern edge of elevation.</p> <p>W. Richards scratched beneath.</p> <p>More illegible graffiti on this elevation scratched into the stonework.</p> <p>The build is slightly different from the rest of this linear range; the coursing to the bottom of the build, particularly noticeable on the eastern elevation, uses larger shaped stone blocks of a greenish sandstone, which is evidence of earlier fabric – possibly salvaged from elsewhere on the farm after the demolition of former outbuildings.</p>
Relationships:	The walls are fairly cohesive within just this build. B5 is built up against B4 to the north whilst B6 is built against it to the south.
<b>Interior B5 GF</b>	<b>Description</b>
Function:	Domestic function to serve the main farmhouse through evidence of stack and copper basin. An extended annexe for farm workers to live-in, at loft level – sleeping loft.
Ceiling:	Low ceiling with adze-cut timber joists and modern replacements. Floorboards are chunky uneven width and showing signs of rot. Floorboards are smoke blackened above and around the fireplace.
Walls:	The walls are a neat semi- coursed mix of local stone and lime plastered and white-washed around the internal GF space.
Stack:	Large, Tudor arched fireplace with a deep hearth. Hearth currently covered in jackdaws’ nest, so details were obscure. Deep, brick lined bread oven sits on the right and small but deep keeping place/ smoking box sits on the left. Build line clear between stack and original wall of the building – stack is an add-on.
Floor:	Very worn in places, and hard to tell if the floor is consistent throughout. The floor is possibly a limecrete layer over flagstones or cobbles due to current, observed texture.
Significant Details:	<p>Tudor-arch detail to the fireplace could imply mimicking early gothic design, or a even feature detail from an earlier build. There was some cracking to the fireplace which means bricks or stones to the arch could have dropped too – creating this effect – more recording needed.</p> <p>The brick built copper basin survives very much intact with iron grate below, and in situ – it is a great feature that pinpoints certain narratives for the farmstead as a whole and for this building particularly.</p> <p>The build has been wired in the 20<sup>th</sup> century, suggesting a possibility of people using it as a liveable space.</p>
<b>Interior B5 FF</b>	<b>Description</b>
Function:	Domestic function to serve the main farmhouse. An extended annexe for farm workers to live-in, with loft used for housing farm servants and food storage
Roof:	There is one heavy truss of vernacular form, with a shallow overlap to the ridge. There is a third level formed by chunky sticks that carry wide boards that are spiked to the collar, and level with the roof line of one-bays width and acting as a sleeping loft with several nail pins surviving.
Walls	The walls are a neat semi- coursed mix of local stone and lime plastered and white-washed around the internal FF space.
Significant details:	Third level sleeping loft of one-bays width has its own uneven-width floorboards surviving, and uses large rustic branches as its support. There are nail pins to the outer edge of the structure suggesting hanging supplies, tool or even clothes.
Dating Evidence:	Evidence from the historic mapping suggests this barn existed in 1843 at the time of the tithe. The date stone to the east elevation suggests it could have been built around 1832.

<b>BARN 6</b>		<b>General Description</b>
Function:		Likely animal housing – pig sties first due to low roofline, then cow house, although full observations could not be made due to stacked, stored items.
Dating Evidence:		Form, build and plan, historic mapping.
<b>Exterior B6</b>		
Elevation <b>SOUTH</b>		Description
Fabric Description:		It is a single height, low storey building that has been raised in a loose rubble sandstone to accommodate 1.5 storeys and is built up against B5. The stonework is different from the rest of the linear range – it is built using rubble slate stone and a reddish sandstone to make the raise - raise scars are visible on the southern and eastern elevations.
Roof Covering:		Shallow pitched roof with tiles and a mixture of red terracotta and shaped slate ridge tiles.
Openings – Doors:		N/A
Opening – Windows:	W10	Small, rectangular, central opening.
Drainage/Guttering		N/A
Significant Details:		This building has been raised to 1.5 storey height. Blocked slit vent to south-west corner – narrow timber lintel above.
Relationships:		The south wall is cohesive with the east and west walls, and is of different build than that of B4 and B5. It is built on the south gable end of B5.
Elevation <b>WEST</b>		Description
Fabric Description:		It is a single height, low storey building that has been raised in a loose rubble sandstone to accommodate 1.5 storeys and is built up against B5. The stonework is different from the rest of the linear range – it is built using rubble slate stone and a reddish sandstone to make the raise
Roof Covering:		Shallow pitched roof with tiles and a mixture of red terracotta and shaped slate ridge tiles.
Openings: Doors:		D9 - Step to connecting door into B6. Modern plank and ledged door with modern straps, and timber lintel.
Elevation <b>EAST</b>		Description
Fabric Description:		It is a single height, low storey building that has been raised in a loose rubble sandstone to accommodate 1.5 storeys and is built up against B5. The stonework is different from the rest of the linear range – it is built using rubble slate stone and a reddish sandstone to make the raise - raise scars are visible on the southern and eastern elevations. Brick segmental detailing added to the east window and door when the building was raised.
Roof Covering:		Shallow pitched roof with tiles and a mixture of red terracotta and shaped slate ridge tiles.
Openings: Doors:	D8	Central, modern plank door on strap hinges sits in a shallow timber frame, with a modern lock and good brick segmental arch details.
Openings: Windows:	W11	Off-centre GF window opening on the north edge of elevation. It has no window but good brick segmental arch details.
Drainage/Guttering:		Modern black plastic drainage at the eaves.
Significant Details:		The build is different to the rest of the range – heavier, semi coursed slate stone to the bottom of build, with added red sandstone for the building raise.
Relationships:		B6 is built up against southern gable end of B5 and B7a is accessed to the west.
<b>Interior B6</b>		
		Description
Function:		Possible piggery/ animal storage.
Ceiling:		N/A – although small blocked sockets at the south end on east and west walls suggest another level.
Walls:		The walls are heavily white-washed and lime plastered in places.
Stack:		The exterior of B5 stack is semi-visible. It is stepped with weather courses.
Floor:		Flagstones to the hearth, could be cobbles or flagstones through but that could

		not be determined.
Significant Details:		Stone partition wall exists within and runs from the internal access door of B7a round to the central door opening in the east and along to the north internal wall.

<b>BARN 7a</b>		<b>General Description</b>
Function:		Cow byre
Dating Evidence:		Form, build and plan and historic mapping.
<b>Exterior B7a</b>		
<b>Elevation NORTH</b>		Description
Fabric Description:		A single height outbuilding of semi-coursed messier, rubble, slate stone build. It has been heavily mortared with limecrete, a slate arch detailing survives to the openings on the southern elevation.
Roof Covering		Pitched roof with slated roofing.
Openings – Windows:		N/A
Openings – Doors:		N/A
Blocked openings:		N/A
Drainage/Guttering		N/A
Significant Details:		Largely blind and overgrown to this elevation. A small slate stone wall runs diagonally from the privy to this elevation.
Relationships:		This barn is enclosed within B7b and built against B6.
<b>Elevation SOUTH</b>		Description
Fabric Description:		A single height range of rubble, slate stone build, originally open fronted to the south it has been infilled later. Slate segmented arch detailing to the double wide openings.
Roof Covering:		Pitched roof with slated roofing.
Openings – Doors:	D10	A double door, with modern planked and ledged doors and modern latches, sit within slim modern timber frame
Opening – Windows:	W12	A wide opening, later infilled with timber, and single a rectangular pane.
Drainage/Guttering		Makeshift drainage to carry away run off in south-east corner, made with forced terracotta tiles.
Significant Details:		This southern elevation was open fronted on to small enclosure of B7b and has been later infilled. Two wide arched openings suggest usage for cattle, this building could have been a small milking parlour at an earlier date.
Relationships:		The south wall is cohesive with the north and west walls.
<b>Elevation WEST</b>		Description
Fabric Description:		A single height range of rubble, slate stone build, originally open fronted to the south it has been infilled later. Slate segmented arch detailing to the double wide openings.
Roof Covering:		Pitched roof with slated roofing.
Openings: Windows:	W13	Large, square, opening to out onto the western valley fields.
Drainage/Guttering:		N/A
Significant Details:		N/A
Relationships:		The west wall is cohesive with north and south walls.
<b>Interior B7a</b>		
Function:		Cow byre
Ceiling:		N/A.
Walls:		The walls are exposed slate stone rubble.
Floor:		Good 19 <sup>th</sup> cobbled floor, with a mixture of split slate stone and river pebbles. It is being lost towards the central doorway.
Significant Details:		Good 19 <sup>th</sup> cobbled floor, with a mixture of split slate stone and river pebbles.

		Central posthole infilled with concrete suggests a stall partition. A single linear stone trough lines the north wall, with large, hand shaped, curved wooden posts bolted to the truss blades with evidence of pins for hay ricks.
Dating Evidence:		Evidence from historic mapping suggests this building was likely built between 1843-1886.

<b>BARN 7b</b>	<b>General Description</b>	
Function:		Small, enclosed paddock for holding animals and associated with the cow bye B7b
Dating Evidence:		Form, build and plan and historic mapping.
Roof:		Nine former telephone poles hold up a corrugated tin roof canopy that is failing in places.
Walls:		The enclosure walls are exposed slate stone rubble with soldiered slate detailing to the top and they exist only to the south, east and west. Two gates lead from the main farmyard through to the valley fields. These are modern timber farm gates with modern, timber posts. Corner plinth and drainage to south-west corner.
Floor:		Concreted, however there is potential for continued cobbling from B7a or other historic fabric underneath this. It is recommended any alterations to the current concrete floor is monitored by an archaeologist.
Significant Details:		Detailed walls are likely original and a great feature as it stays cohesive with the rest of the farm boundary walls further east.
Dating Evidence:		Evidence from historic mapping suggests this enclosure was likely made between 1843-1886.

APPENDIX 2: PHOTOGRAPHIC ARCHIVE



1. THE BARNs AS VIEWED FROM THE DRIVE; VIEWED FROM THE WNW.



2. THE VALLEY FIELDS IN THE WEST VIEWED FROM THE DRIVE; VIEWED FROM THE SE.



3. ENTERING THE FARMSTEAD FROM THE DRIVE, LOOKING DOWN THE BANK BARN; VIEWED FROM THE N.



4. INTERNAL VIEW OF B1 SHOWING FORCED DOORWAY ON SOUTH WALL AND WEST CANOPY; VIEWED FROM THE N.



5. ROOF OF B1 AND FORCED OPENING TO THE SOUTH AT THE EAVES; VIEWED FROM THE N.



6. B1 IRON ROOF STRAP SUPPORTS ON TIMBER STRAPS; VIEWED FROM BELOW.



7. B1 WESTERN ELEVATION SHOWING TIN CANOPY; VIEWED FROM THE SW.



8. B1 WITHIN THE WIDER FARM COMPLEX, WESTERN ELEVATION OF B7A AND DOUBLE PRIVY VISIBLE; VIEWED FROM THE SW.



9. DOUBLE HEIGHT OPENING OF B1; VIEWED FROM THE BANK BARN YARD FROM THE N.



10. SMALL DOMESTIC YARD, LARGELY OVERGROWN SHOWING NORTHERN ELEVATIONS OF B2 AND B3; VIEWED FROM THE N.



11. OPENING AT EAVES IN NORTHERN EDGE OF B1 AND NORTH ELEVATION OF B2; VIEWED FROM THE E.



12. ENTRANCE TO DOUBLE PRIVY B2; VIEWED FROM THE E.



13. BOXED TIMBER IN DOUBLE PRIVY, STONE DRAIN BELOW; VIEWED FROM ABOVE.



14. KEEPING PLACE IN PRIVY, AND BUILD LINE OF STRUCTURE.



15. LATHE AND PLASTER STILL SURVIVING IN THE CEILING OF ENTRANCE IN PRIVY; VIEWED FROM THE W.



16. ENTRANCE TO B3 FROM THE PRIVY; VIEWED FROM THE W.



17. B4 NORTH GABLE END, AND LOOKING DOWN THE LINEAR RANGE TO B6; VIEWED FROM THE NNE.



18. B4 WITH CENTRAL DOORWAY, DATE STONE AND DOVE-HOLES ABOVE; VIEWED FROM THE ESE.



19. B4 DATE STONE "A.P. 1820" AND DOVE-HOLES; VIEWED FROM E.



20. INTERIOR FLOOR JOISTS OF B4; VIEWED FROM BELOW.



21. B4 INTERNAL VIEW OF ROOF STRUCTURE; VIEWED FROM BELOW.



22. B4, B5 & B6; VIEWED FROM THE E.



23. THE HAND-CARVED DATE STONE SITTING MID-WAY IN B5 EASTERN ELEVATION "JOHN PUGSLEY 1832" & SCRATCHED BELOW IS POSSIBLY "W RICHARDS"; VIEWED FROM THE E.



24. THE TUDORESQU ARCH TO THE FIREPLACE IN B5 WITH COPPER BASIN STRUCTURE TO THE RIGHT; VIEWED FROM THE N.



25. THE SHELVING INTACT NEXT TO THE FIREPLACE; VIEWED FROM THE WNW.



26. THE SMOKE-BLACKENED FLOORBOARDS SURROUNDING FIREPLACE; VIEWED FROM BELOW.



27. THE BREAD OVEN OPENING TO THE RIGHT OF FIREPLACE; VIEWED FROM THE NNE.



28. THE SMOKING BOX TO THE LEFT OF THE FIREPLACE; VIEWED FROM THE NW.



29. THE ORIGINAL PLANKED DOOR WITH BEADED DETAILING IN FORCED DOORWAY ON THE FIRST FLOOR OF B5; VIEWED FROM BELOW.



30. THE STICK SLEEPING LOFT, COMPLETE WITH FLOORBOARD SAND HANGING PINS; VIEWED FROM BELOW.



31. THE LARGELY INTACT COPPER BASIN; VIEWED FROM ABOVE.



32. THE GRATE STILL SURVIVES TO THE COPPER BASIN STRUCTURE; VIEWED FROM THE NE.



33. THE CHUNKY STEPPED STACK OF B5; VIEWED FROM THE SSE.



34. THE EAST ELEVATION OF B6, SANDSTONE RAISE IS VISIBLE; VIEWED FROM THE SSE.



35. B6, B5 & B4 FROM THE SOUTHERN FIELDS; VIEWED FROM THE S.



36. INTERNAL VIEW OF B6 NORTH GABLE END, SHOWING STEPPED EXTERIOR OF STEPPED STACK; VIEWED FROM THE S.



37. THE ROOF TRUSS IN B6; VIEWED FROM BELOW.



38. THE STONE PARTITION EXISTING IN B6, LEADING FROM ACCESS DOOR TO B7A THROUGH TO THE CENTRAL ENTRANCE DOOR AND BACK TO THE STACK; VIEWED FROM THE SW.



39. THE GOOD FLAGSTONE HEARTH TO B6; VIEWED FROM ABOVE.



40. THE SOUTH ELEVATION OF B7A, WITH DOUBLE DOOR AND WINDOW; VIEWED FROM THE SW.



41. THE GATE LEADING TO THE WESTERN VALLEY FIELDS, WITH GLIMPSE OF B1; VIEWED FROM THE S.



42. THE DRAINAGE ATTEMPT IN THE NE CORNER OF B7A SOUTHERN ELEVATION; VIEWED FROM THE SSW.



43. THE INTERNAL VIEW OF B7A, LOOKING TO THE WEST. THERE IS A BUILD LINE IN THE SW CORNER SUGGESTING S ELEVATION WAS INFILLED; VIEWED FROM THE E.



44. THE CURVED POSTS ALONG THE NORTH WALL ABOVE STONE TROUGH; VIEWED FROM THE W.



45. THE FULL FARMSTEAD VIEWED FROM SOUTHERN ENCLOSURE.



46. THE BARNS AND RELATIONSHIP WITH THE HOUSE, LOOKING UP TO THE BANK BARN; VIEWED FROM THE S.



THE OLD DAIRY  
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PATHFIELDS BUSINESS PARK  
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