

# BUILDINGS AT HIGHER LANGDON FARM JACOBSTOW CORNWALL

Results of a Desk-Based Assessment  
&  
Historic Building Recording



The Old Dairy  
Hacche Lane Business Park  
Pathfields Business Park  
South Molton  
Devon  
EX36 3LH

Tel: 01769 573555  
Email: [mail@swarch.net](mailto:mail@swarch.net)

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Author: E. Wapshott

# **Buildings at Higher Langdon Farm**

## **Results of a Desk-Based Assessment & Archaeological Evaluation**

*For*

Peter Jeffs

*By*



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**Project Director:** Colin Humphreys  
**Desk-Based Assessment:** Emily Wapshott  
**Building Recording:** Emily Wapshott  
**Report:** Emily Wapshott  
**Report Editing:** Deb Laing-Trengove  
**Graphics:** Emily Wapshott

April 2011

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## *Summary*

*South West Archaeology undertook a survey of The Granary Barn, Higher Langdon, Jacobstow, a range of attached stone buildings, aligned north-south within a former paddock bounded by traditional cornish hedgebanks and fronting to the west onto the Grade II listed farmhouse with the parish road to the south. The most northerly building dates from the mid/late 18<sup>th</sup> century and took the form of a one and a half storey open-fronted linhay with stabling or animal housing on the ground floor and feed stores above; to the south, the granary and engine house were added in the mid and late 19<sup>th</sup> centuries respectively. The buildings subsequently went through a number of additions and developments, with the granary converted into such with first floor loading doors and further extensions added in the 20<sup>th</sup> century. The development of the range aptly echoes that of the farm at Higher Langdon as it was increasingly expanded and adapted throughout the tenure of the Uglow family from the late 17<sup>th</sup>/early 18<sup>th</sup> century onwards.*

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## 1.0 Introduction

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**Location:** Buildings at Higher Langdon Farm  
**Parish:** Jacobstow  
**County:** Cornwall

### 1.1 Background

South West Archaeology Limited (SWARCH) were commissioned by Mr. Peter Jeffs (the Client) to undertake desk-based research and a historic building survey of buildings at Higher Langdon Farm, Jacobstow, Cornwall (Figure 1) prior to the conversion of the buildings to a single residential dwelling. This work was undertaken in accordance with a Written Scheme of Investigation (WSI) (Appendix 2) and with a brief for archaeological investigation by Phil Copleston, the Historic Environment Planning Advice Officer (HEPAO) Cornwall Council (Appendix 1).

The within curtilage of the Grade II Listed late 17<sup>th</sup> century farmhouse (see Appendices 3 & 4),

### 1.2 Methodology

The desk-based assessment and historic context study was carried out by Emily Wapshott and Deb Laing-Trengove and was undertaken with reference to IfA guidelines on the preparation of archaeological assessments. The necessary research was conducted at the Cornwall Record Office and online using the ProMap Online Historic Maps service and Cornwall Online Census Project, as well as material held in the Cornwall Council Historic Environment Record (HER).

The building survey was carried out by Emily Wapshott in March 2011 and was based on English Heritage Level guidelines with reference to IfA guidelines on the recording of standing buildings.



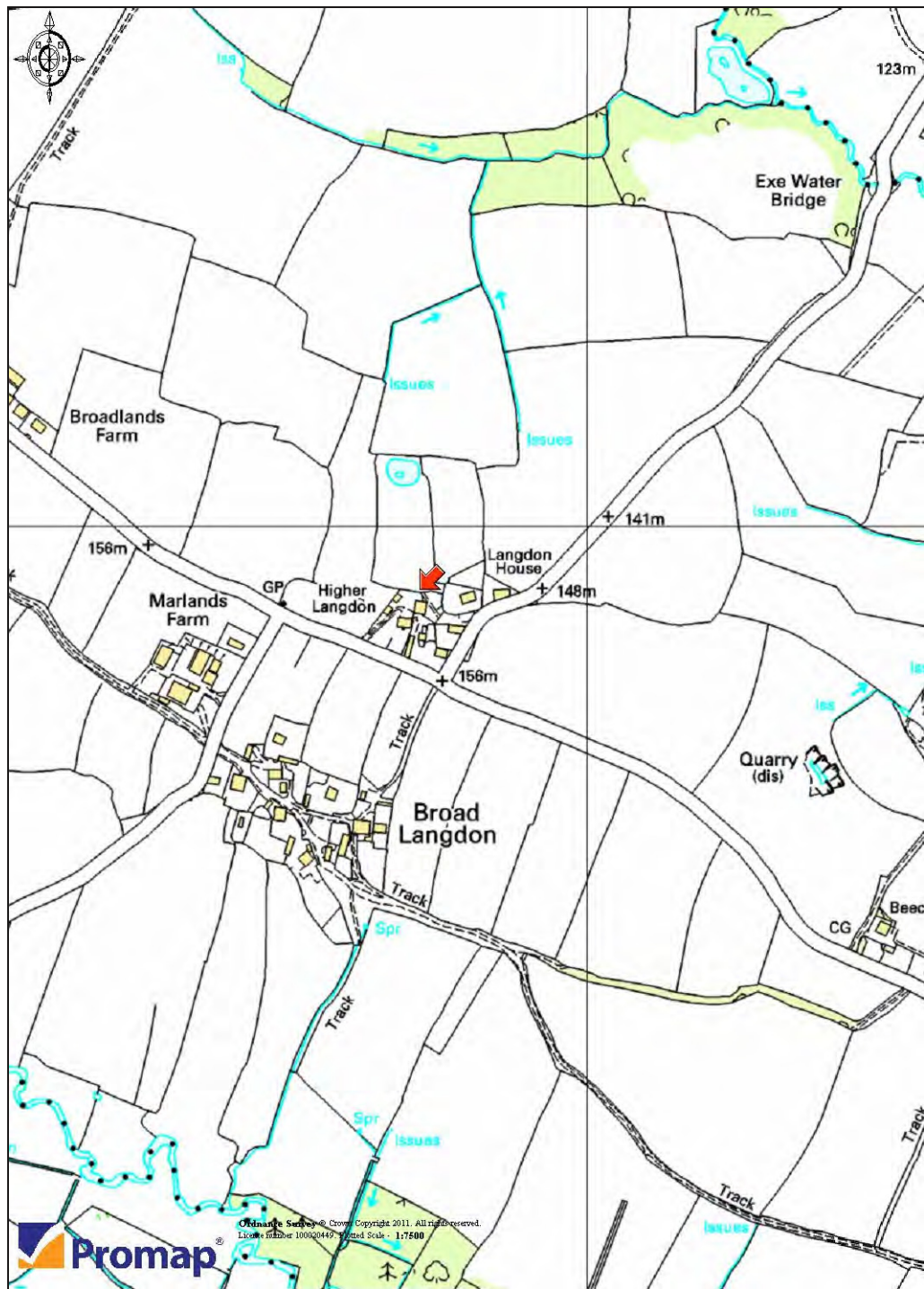


Figure 1: Site location.

## 2.0 The Historic Context

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### 2.1 The Shippon/Stable

The shippon/stable at Higher Langdon can be seen on the Jacobstow tithe map of 1839 (Figure 2) as a detached building adjacent to the farmhouse. The farmland and buildings at Higher Langdon were jointly owned in this period by two branches of the Uglow family who owned numerous other farms in the area, including Broad Langdon, to the south. The apportionment lists the farmhouse and several buildings and land parcels as belonging to Edward Uglow Junior, who had inherited the farm on his father, William Uglow's, death in 1809/1810.

Edwards uncle, also an Edward Uglow (Edward Senior on the tithe apportionment) was documented on the 1841 census as also living at Higher Langdon and farming land there with his son Simon who is noted in the tithe apportionment as owning the barns and buildings within the yard and surrounding fields. The cottage in the dog-leg of the lane leading to Jacobstow village may have been the secondary farmhouse at this time and is noted as being in Simon's ownership. Edward Junior emigrated in 1844 to the USA but Simon continues at Higher Langdon until his death in the 1870s; another son of Edward Senior, Samuel Jolliffe Uglow may have taken over Edward Junior's portion of the farm, as he is noted as also living at Higher Langdon in the 1861 census.



Figure 2: The Jacobstow tithe map of 1839.

Frustratingly the number attributed to the shippon/stable cannot be made out but it is either 552 and belongs to Edward Junior or 159 and belongs to Simon; Edward seems the most likely owner, since he owns the field the barn stands in. The various uses noted for the surrounding fields are that of 'mowhay' and 'orchard' or 'horse paddock', which correlates with the



interpretation of the building as a ground floor enclosed stable stalls/animal housing with open hay store above.

Both William and Edward inherited their portions of the farm from their father John Uglow who was born in 1728. The building could therefore date to the 18<sup>th</sup> century or very early 19<sup>th</sup> century, built during William and Edward Senior's ownership; it is unlikely Edward Junior, who inherited the farm at the age of seven would have constructed a large building in the immediate period after his father's death as such an extravagance would have been unwise at a such a difficult time, however, clearly it is built by 1839 and may have been constructed upon Edward reaching adulthood. The farmhouse which is listed grade II (English Heritage Building ID: 67194) is also noted as undergoing remodelling in the 18<sup>th</sup> century and further development in the 19<sup>th</sup> century, with its roof being raised.

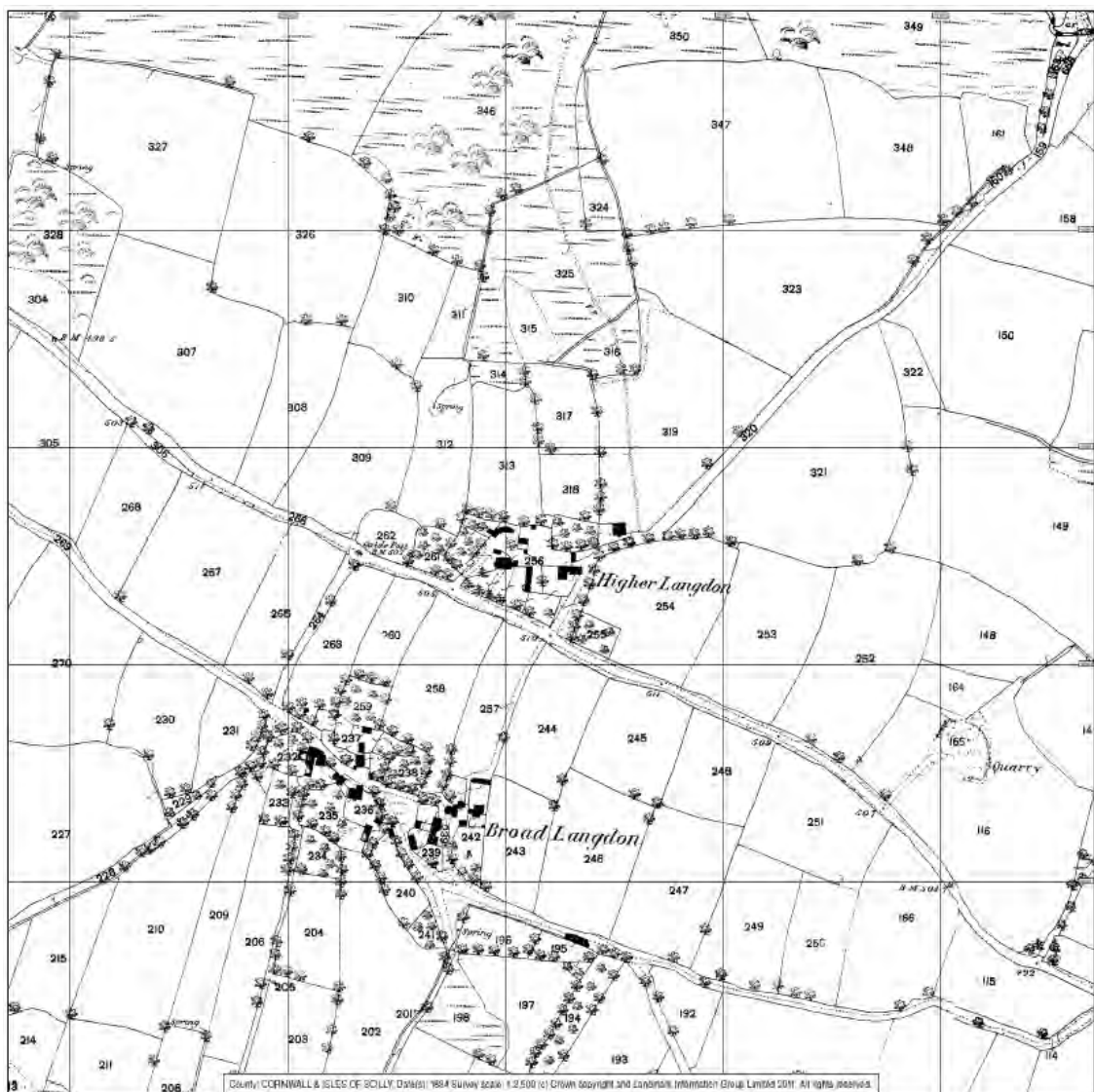


Figure 3: The Ordnance Survey Map at 1:2500, published 1884.

## 2.2 The Granary and Engine House

By the First Edition Ordnance Survey map of 1884 (Figure 3) the granary and engine house have been constructed. It is likely that the granary, with its ostentatious stone quoins and architectural details to openings may have been constructed during the mid 1800s occupation of Edward Senior or his son Simons/Samuel. Edward died a wealthy man, by then living at Broad Langdon, the larger of the family farms. He left his five sons large parcels of land on his death in 1855 and by 1871 the family owned up to 1000 acres. The engine house was the last building to be constructed and is indicative of the wealth and success this family had achieved farming in the area. The mechanisation of farming was at its height in the last decades of the 19<sup>th</sup> century and the construction of such a building shows the family were keeping pace with technological developments. Numerous other buildings had appeared in and around the farm at this point and they were further added to in the early 1900s.

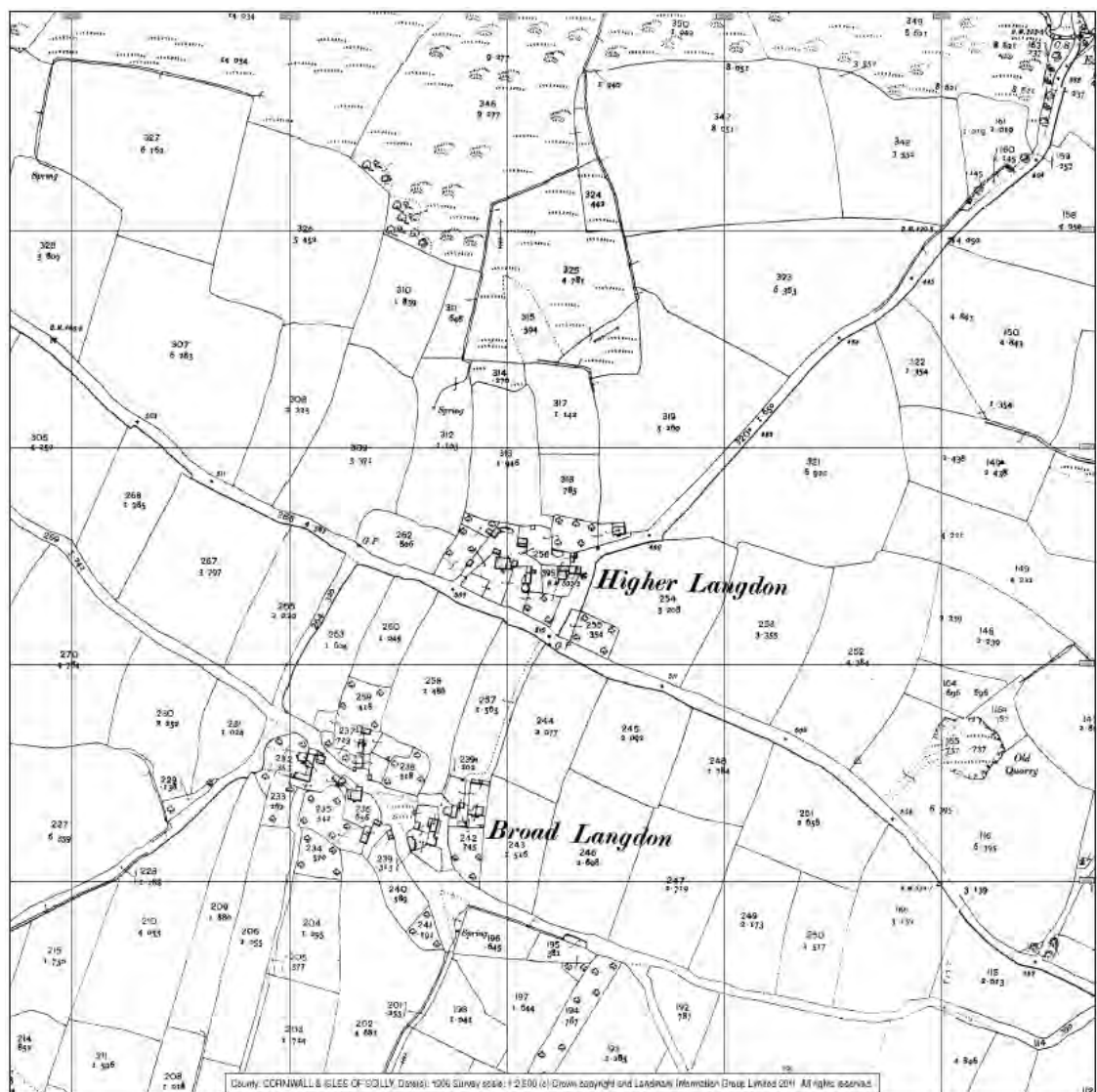


Figure 4: The Ordnance Survey Map at 1:2500, published 1906.

The 1906 series Ordnance Survey map (Figure 4) shows more clearly the break between the granary and the earlier shippon/stable, with the off-set engine house to the south and a small addition to the west of the granary, which appears to be associated with the engine house, possibly for further machinery. By 1954-55 the mapping shows that the buildings were largely unchanged, with a slightly larger modern extension replacing the smaller addition on the west elevation of the granary.



Figure 5: The Ordnance Survey Map at 1:2500, published 1954-55.



## 3.0 Results of the Building Survey

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### 3.1 General Description

The Granary range comprises a series of attached stone buildings of various phases of construction; a now demolished octagonal engine house to the south, a central two-storey granary and a partly ruined shippon/stable to the north. The first-floor of the central granary is accessed to the west via a flight of stone/slate steps. A small block-work extension has been added to the south end of the west wall and concrete floors to the north of the shippon/stable may indicate former modern lean-to's, now removed. The building has undergone numerous phases of repair in the 20<sup>th</sup> century, undertaken in block-work, most notably the raising of all elevations upon the addition of the modern corrugated fibre (presumed asbestos) roof. The engine house has recently been demolished, the floor plan and position of the building being retained for the new building; the shippon/stable has long been in a ruinous state, without a roof, parts of the walls of this building have however also been recently demolished.



Figure 6: The south elevation of the granary, viewed from the south.

### 3.2 The Granary

#### 3.2.1 Exterior South Elevation (Figures 6 & 7)

The gable end of the roof is boarded-in to the apex, using corrugated fibre sheeting. The elevation is of rubble construction, very closely packed slate-stones, in a creamy-yellowish lime mortar, with substantial blue/grey faced sandstone quoins. The stonework of the elevation has

been much repaired and partly re-built to the east side; however there is a large proportion of stone missing at eaves height, presumably damaged upon removal of the formerly attached engine house. There is a large off-set slate lined socket which would have held the main roof beam of the engine house; which has been forced into the elevation; here also is a central slit vent with stone lintel and sill, this splays to the interior and is built into the wall, not forced. The vent is approximately 1m from the modern floor level within the newly-constructed foundations of the former engine house. A doorway with a brick segmental arch has recently been forced through the elevation.

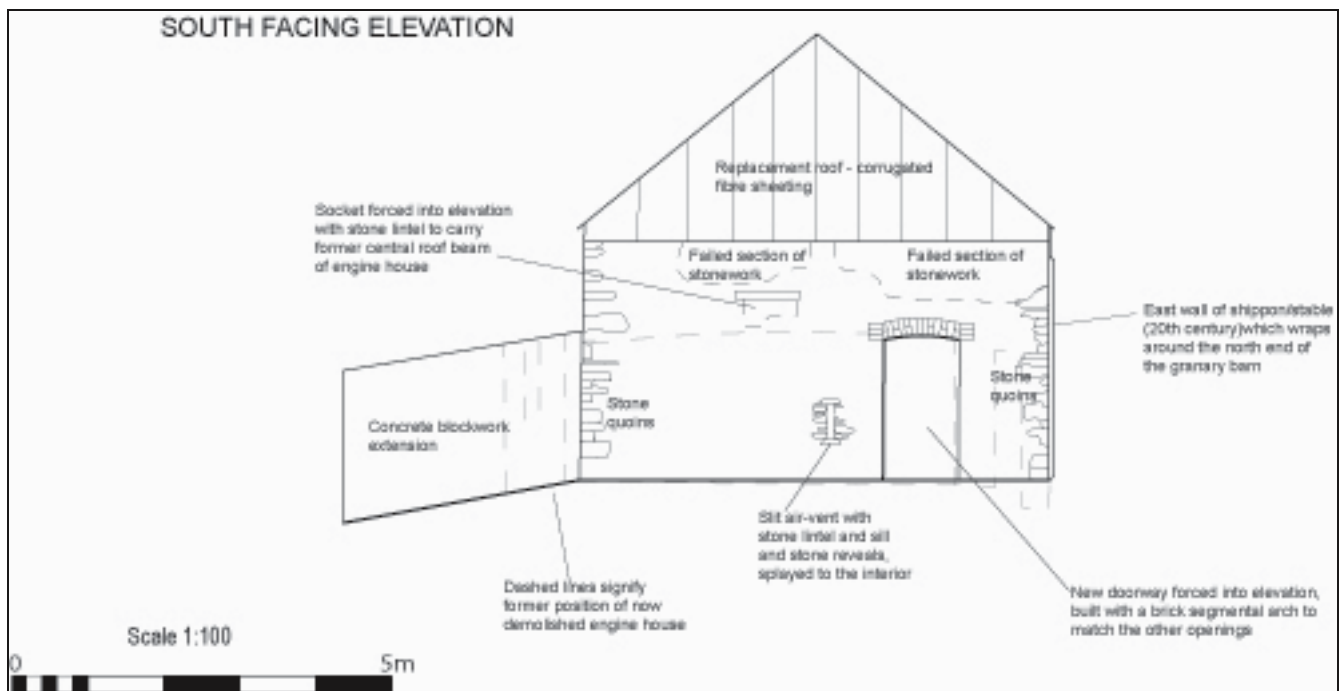


Figure 7: The south elevation of the granary, scale 1:100.

### 3.2.2 Exterior East Elevation (Figures 8 & 9)

A roof of pitched corrugated fibre sheeting covers a rubble stone wall of various phases. There are two first-floor openings, to the south blocked with brick and a small single pane of glass, to the north, partly blocked using timber planking and a larger pane of glass, both with thin timber lintels and slate sills. The openings appear to have been forced into the later blocky stonework and an area of wall to the right of the southern opening has had to be rebuilt. On the ground floor there is a narrow doorway to the south, with a timber planked door, thin timber lintel and part brick reveals; this has cut an earlier opening with a segmental brick arch (using pale orange handmade bricks) and blue/grey sandstone quoins, with an unusual wedge shaped header stone, cut to fit the brick arch. There is another ground-floor opening to the north, with the same stone quoins to the reveals and a brick segmental arch, with blue/grey sandstone headers; between these two ground-floor doorways there is a recurrence of the closely packed slate-stone rubble stonework, with a creamy-yellowish lime mortar. Above the line of the doorways the stonework changes, becoming blocky and more loosely packed with noticeable gaps, of red/blue sandstone, in a dark greyish-brown mortar or clay bonding. The substantial blue/grey sandstone quoins of the south elevation wrap around to the east and can be seen to the north end of the elevation. The wall has been raised using a course of concrete blocks to accommodate the new roofline. The quoins to the north are partly obscured by the abutting more modern eastern elevation of the shippon/stable and are repaired in concrete block to eaves height.



Figure 8: The east elevation of the granary and the shippon/stable, viewed from the south-east.

### 3.2.3 Exterior North Elevation (Figure 10)

The gable end of the roof is boarded using a mixture of corrugated fibre sheeting, plastic and tin. This sheeting extends down to first floor level with exposed joists projecting at the base. Below the exposed end of flooring there was a stone wall, now demolished and exposing the ground-floor of the barn. The gable ends of the east and west walls have faced blue/grey sandstone quoins. The east wall of the shippon/stable abuts the north elevation, the wall to the west has partially been demolished, a small section at first-floor height remains tied-in to the northern gable-end of the granary.

### 3.2.4 Exterior West Elevation (Figure 11)

Pitched corrugated fibre sheeting forms the roof above a rubble stone elevation of various phases. There has been much repair to this elevation, with further recent damage obscuring the majority of the stonework; where the earlier build is visible it appears to be of the same nature as the east and south elevations, with tightly packed thin slate-stone stonework, with the blue/grey sandstone quoins to the north and south ends. On the ground-floor to the north is a small window with a stone lintel and slate sill and a partly remaining timber frame, to the centre of the elevation is a doorway with a brick segmental arch, of the same style as those on the east wall. This doorway has blue/grey sandstone quoins to the reveals, although much is now obscured by debris. Above this the wall has collapsed and the arch has been flattened and is now supported by timber posts. A galvanised grain chute has also been forced through the wall, above the doorway. A set of later stone steps with slate slab treads abut the wall and are not tied-in, they rise to the first-floor loading door, which has been forced through the wall, with a replacement former railway sleeper for a lintel and a pair of timber doors.



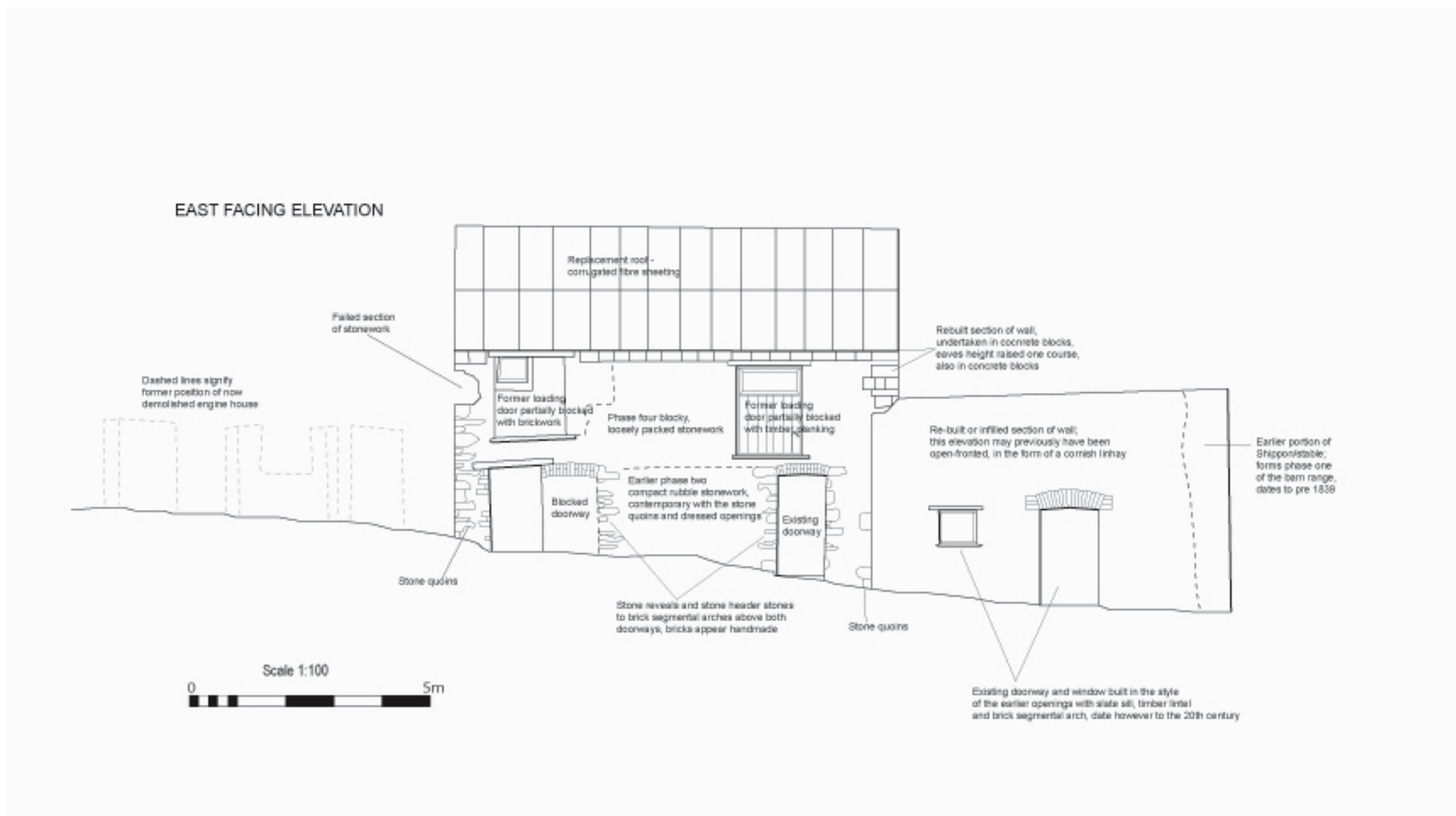


Figure 9: The east elevations of the granary and the shippon/stable, scale 1:100.



Figure 10: The north elevation of the granary, with view into the interior, viewed from the north.

Further to the south at eaves height is a small blocked window and to the south end of the elevation there is a partially demolished block-work extension, rendered internally, with a modern three over three pane metal hopper-casement window in its north wall; the stonework of the elevation, above the roofline of the extension has the remains of render flashings from the single pitch lean-to roof, now removed. The elevation has been raised using concrete blocks to accommodate the increased modern roofline.

### 3.2.5 Interior Ground-Floor (Figure 12)

The interior of the barn has no surviving historic structure; the floor is reduced in levels to the north, the historic floor having been removed apart from a small section in the middle of the building, although this is now much obscured by building debris and by existing modern concrete floors. The walls are of exposed stone with some remaining whitewash. The doorway

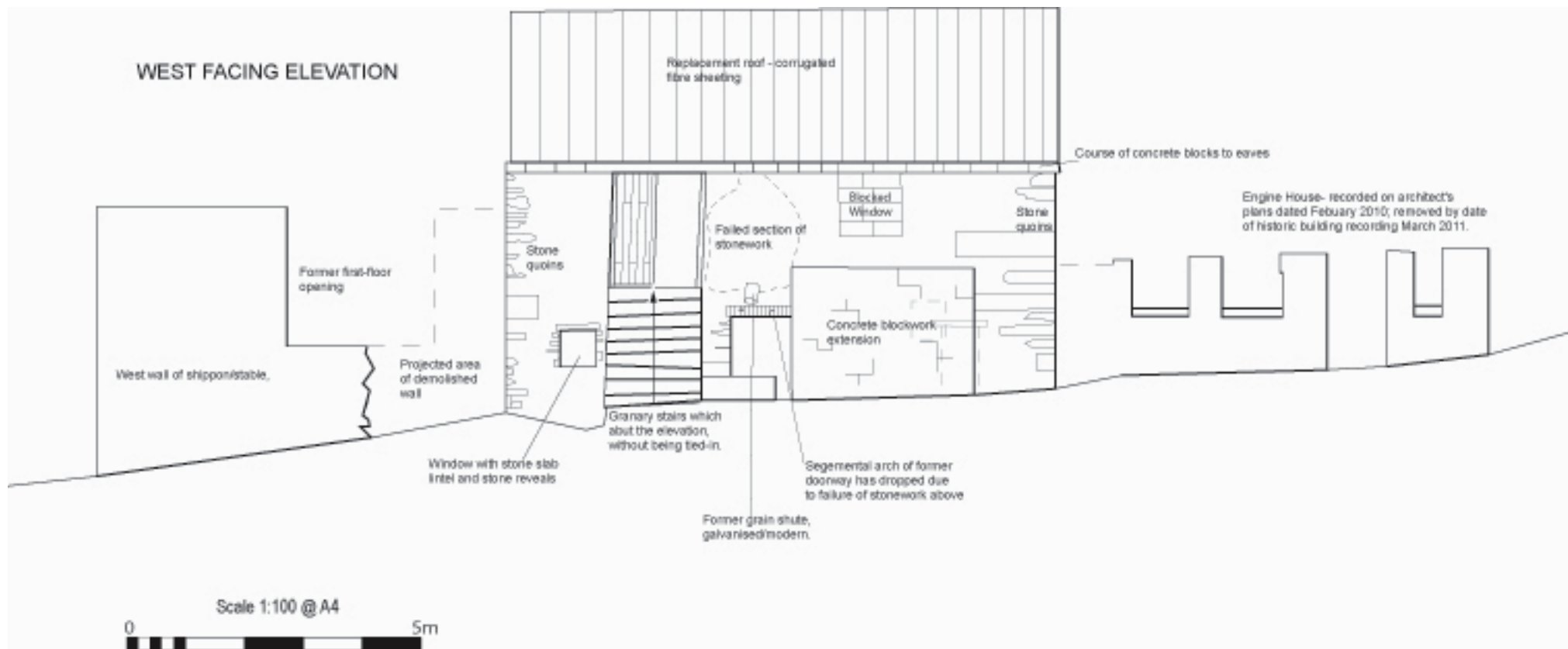


Figure 11: The west elevations of the granary, shippon/stable and extension; scale 1:100.





Figure 12: Interior view of the multiple phases of openings at the south end of the east wall of the granary, viewed from the west.



Figure 13: Interior view of the first floor west wall of the granary, viewed from the north-east.

to the west has a large internal timber lintel, relieved over the doorway to allow for headroom, this matches the internal timber lintels over the doors to the east wall at the north end and the blocked doorway to the south. The forced door in the south end of the east elevation has a very narrow timber lintel and internal timber lacing to the reveals. The slit vent in the south wall has a wide splay to the inside of the barn and there is a further possible slit vent blocked in the south end of the west elevation, now obscured on the outside by the render within the concrete block extension. This appears to be cut by a further blocked opening, possibly a low doorway which has a narrow timber lintel and is roughly opposite that on the east wall. The small window in the west wall has a large internal timber lintel which is rotten and has failed. Two large iron girders span the building to the south, with a rough pine beam to the north, all of these lie in large sockets in both the east and west walls which would have held substantial timber beams, these sockets have been packed with loose stone or cemented to hold the floor. The joists run north-south and are relatively modern.

#### 3.2.6 Interior First-Floor (Figure 13)

The north wall is of corrugated sheeting with MDF or similar sheeting to the interior. The west wall is plastered with a top course of concrete blocks to the roofline. The blocked window has splayed reveals and a slate internal sill but any lintel has been removed. The south wall is plastered, with a top course of concrete blocks and boarding to the apex of the gable. There are no discernable features. The east wall has the two openings, to the south blocked by brickwork which remains exposed to the interior side, with internal slate sill, with a small square single pane of glass in a timber frame, to the north the opening is blocked and partly boxed in using MDF or timber boarding, with a large rectangular timber framed single pane window. The floor boards are of late 19<sup>th</sup>/early 20<sup>th</sup> century date, and have a layer of render/cement sealing them to the wall, as this first-floor space was used as a granary. The roof structure is timber, of modern A-frame construction and is battened and padded in black plastic again to protect the grain.

### 3.3 The Shippon/Stable

#### 3.3.1 Exterior East Elevation

Of rubble construction using large slate-stone slabs, which appears to have been fairly recently constructed, most probably within the 20<sup>th</sup> century. The nature of the stonework is so closely packed that it almost appears to be of 'dry stone' construction but does appear to have a mortar. The elevation abuts to the south the east elevation of the granary barn and to the north the earlier stonework of the north elevation to which there has been no effort to tie-in. There is a ground-floor window to the south, with a slate lintel and sill and a doorway to the north with a brick segmental arch, using more modern red/blue bricks.

#### 3.3.2 Exterior North Elevation (Figures 14 & 15)

A substantial elevation of very good quality large semi-coursed slab-like slate-stones, with a drain hole built into the east side at ground level, with a stone lintel. Blockier stones have been used to form informal quoins to the east and west corners. The stonework appears to be bonded using clay, with a grey lime mortar; it has received several phases of cement mortar repairs.





Figure 14: The north elevation of the shippon/stable, viewed from the north-west.

### 3.3.3 Exterior West Elevation

This wall is of the same construction as the north elevation, with good quality slate-slab stonework. There was a former first-floor opening in the centre of this elevation, indicated by the faced edge to the stonework in the middle of the elevation and a strip of concrete/cement from a former internal doorframe. The stonework extends beneath this and shows significant disturbance, a large slate slab sill was removed from this opening and rests against a wall nearby. To the south the rest of the wall has been demolished exposing the interior of the building.

### 3.3.4 Interior

The east wall is ledged at floor level and the doorway and window have internal timber lintels, both of which are rotten, from exposure to the weather. The north wall has a large central socket, lined in slate, which would have held the central ceiling beam, the west wall has a row of narrow sockets for joists, running east-west across the building. The floor level in this barn would have been lower than that in the granary barn. There is a concrete floor of various levels, which is modern but respects the original drain hole in the north wall. There appear to be the remains of concrete troughs against the west wall and there is a surviving iron 'bar and chain' cattle tether fixed to the north wall, to the west corner. There are some modern water pipes at this point suggesting piped water for cattle feeders.

## 3.4 The Engine House

The engine house, described in the HER as octagonal in shape, with granite piers and a rag-slate roof with large central beam, had been completely demolished by the time of survey; the granite piers described in the HER were left to one side, upslope of the subject barns and several large timbers possibly from the roof or interior timber structures were also noted.



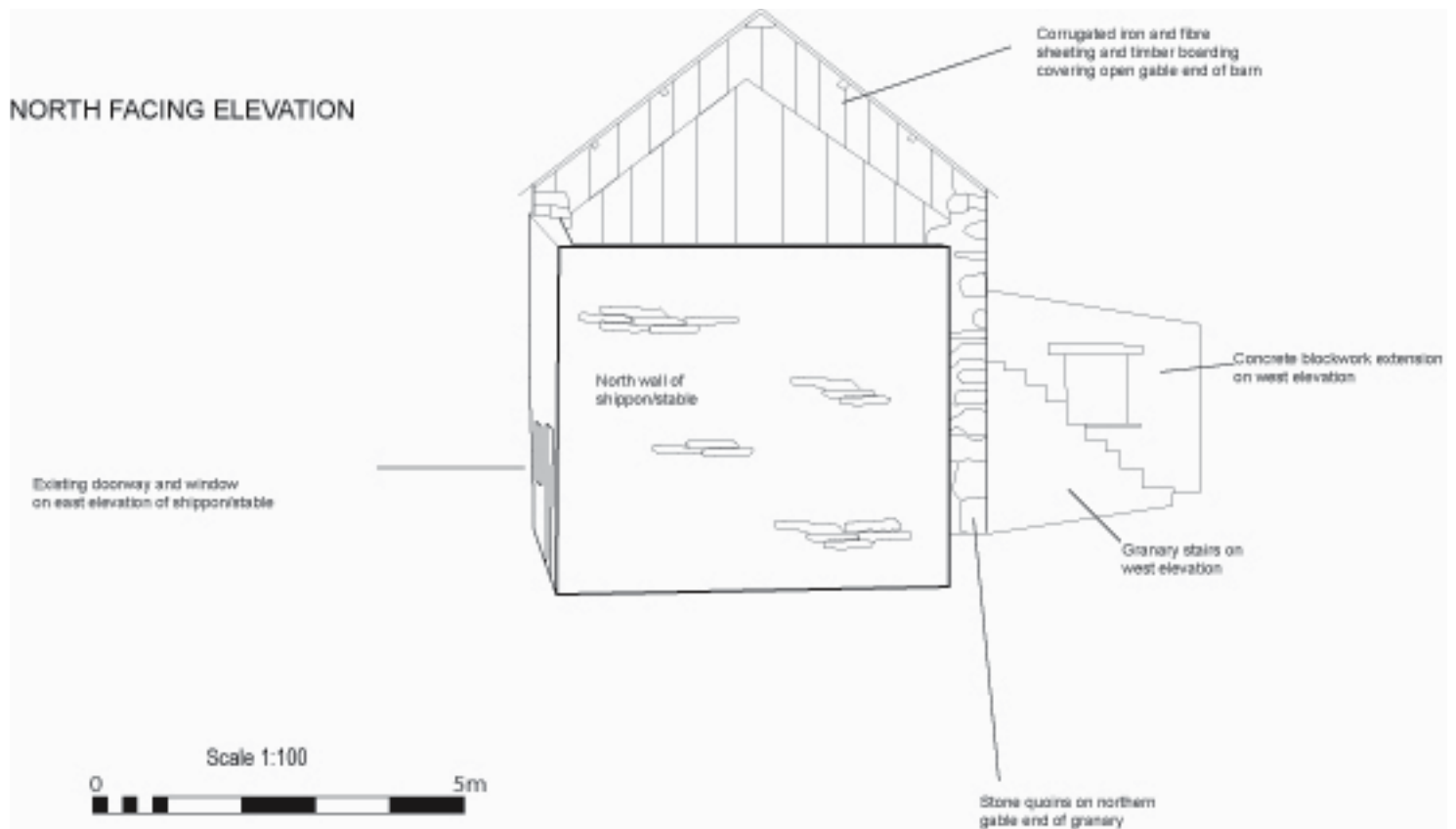


Figure 15: The north elevations of the shippon/stable, with the granary barn to the rear; scale 1:100



Figure 16: Detail of the doorway and blocked doorway at the south end of the east elevation of the granary, viewed from the east.



Figure 17: View of the relationship between the granary stairs and the west elevation, viewed from the north-west.

## 4.0 Phasing and Development

The range of buildings developed over three main phases with later conversions, alterations and additions. The earliest building onsite is that of the shippon/stable, followed in the second phase by the granary which truncates the shippon/stable at its southern end and finally by the engine house in phase three, which formerly abutted the southern end of the granary.

The shippon/stable lies on a marginally different alignment to that of the granary, angled north-north-east to south-south-west, rather than north to south and is adjacent to the farmhouse. This building has thick stone walls constructed in an exceptionally close-knit and compacted semi-coursed form, using large slate-stone slabs. There are no openings to the north but evidence of a first-floor opening to the west, facing the farmhouse. The eastern wall has been totally rebuilt (probably at some point in the 20<sup>th</sup> century) and may previously have been open-fronted, in the style of a Cornish linhay. The southern end of this barn has been truncated and the north end of the granary has been constructed to wrap around the earlier building. This multi-purpose building may have been considerably larger in size and the loss of its roof and any internal structure makes exact dating impossible. It is possible it dates back to the 18<sup>th</sup> century or first decades of the 19<sup>th</sup> century, but from the mapping evidence we can see that the barn had already been built in 1839 and the Uglov family's tenure of the farm stretches back into the 18<sup>th</sup> century making an earlier date for this barn a likely possibility.

The granary building displays substantial granite and blue/grey stone quoins to each corner and openings, with brick segmental arches (bricks are of a pale colour, without frogs and appear handmade) and stone headers and stone reveals. The stonework of this building is of rubble-stone construction using thin slate-stones and some blocks of natural quartz or granite. The



stonework although closely packed is of a far looser form than that found in the shippon/stable and has a creamish-yellow lime mortar, in places repaired with cement and modern mortars.

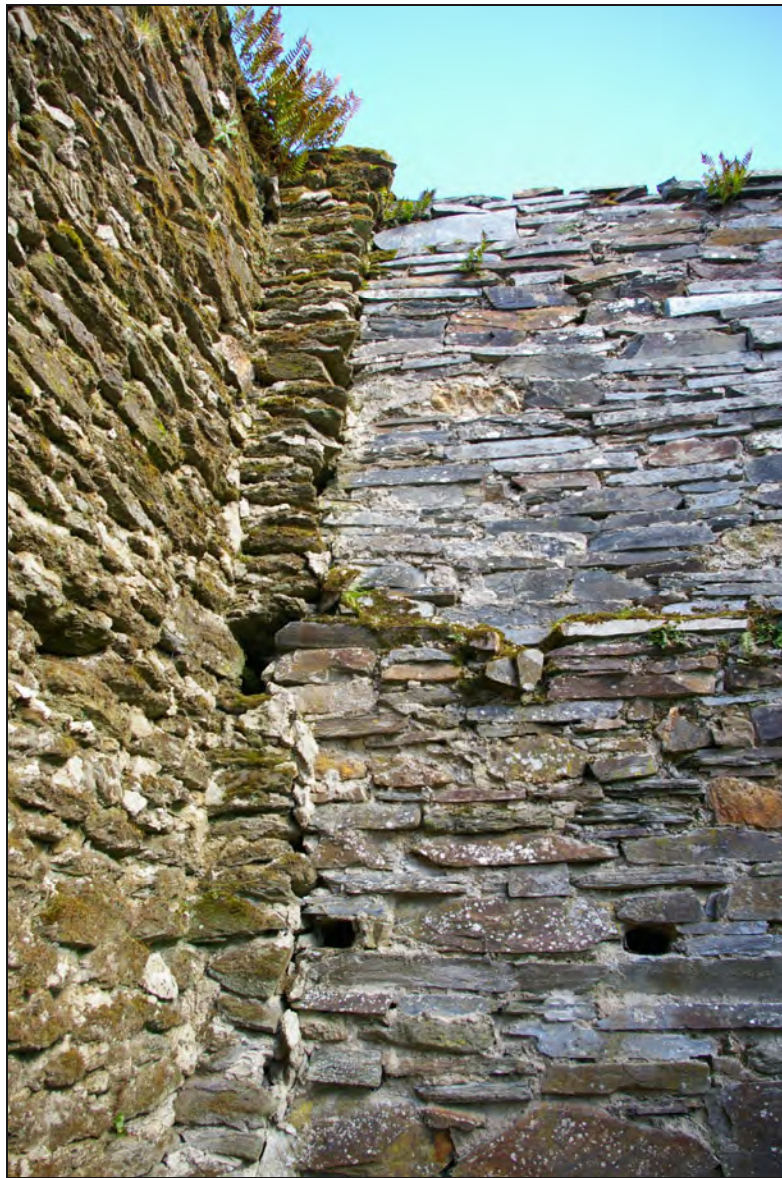


Figure 18: View of the east wall of the shippon/stable abutting the north elevation, viewed from the south-west.

The high quality and attention to detail exhibited in the stone quoins and treatment of opening reveals suggests this building may be from the ‘high agriculture’ period in the mid-19<sup>th</sup> century, possibly from the 1840s, 1850s or 1860s. The wealth displayed by Edward Uglow Senior, in his will, on his death in 1855, makes the extravagance of the construction of a building with such architectural details unsurprising.

The granary was later abutted to the south, upslope by the former engine house now removed. Both the granary and engine house had been built by 1884 when the First Edition Ordnance Survey maps were produced for the area so we do not have a definitive date for the addition of the engine house to the range. Although the walls are no longer standing, precluding

examination, the main roof-beam socket for the engine house can still be seen in the south elevation of the granary and this has been forced into the wall, making the engine house, the third phase of the development of the barn range. The engine house is of a later 19<sup>th</sup> century date. Later phases are defined by conversion, extension and/or rebuilding, rather than of



Figure 19: View of the new foundations on the site of the former engine house, viewed from the south.

construction; although they have been included on the phased plan as part of the development of the range of buildings as a whole.

It was probably also during the late 19<sup>th</sup> century that the earlier shippon/stable, now known as the Granary, was converted to such, forming the fourth phase which would have occurred fairly simultaneously with the phase three engine house; the first floor opposing doorways were forced into the northern end of this building and the stairs were built up against the west elevation, without being 'tied-in' correctly, to accommodate the openings. This work appears to have resulted in the upper portion of the eastern wall of the granary having to be rebuilt in the blockier looser form of stonework, using large reddish-brown stones, of a markedly different type to the slate-stones used in the earlier structure. The ground floor northern wall of the granary between the gable ends of the west and east walls, may also have been constructed during this time, it shows signs of a wall scar suggesting previously this end of the barn may have been open to the earlier shippon/stable. A further large opening to the south on the eastern side may well have undergone the first of a phase of blocking and re-cutting during this period. A ground floor opening was forced in the east wall at the southern end, using a narrow timber lintel and patching with bricks. Further ground floor openings which appear to cut each other, have been blocked at the south end of the west wall by the 20<sup>th</sup> century concrete block extension.

The interior first floor walls were plastered and a render seal plugged the gap between timber floor and walls, it is possible the roof may also have been boarded although it has now been replaced by a modern corrugated roof. This work may well be late 19<sup>th</sup> or early 20<sup>th</sup> century. The floor timbers date from this period but the joists and ceiling beams have been replaced in the later 20<sup>th</sup> century when several small concrete block extensions were added to the building on its west side. The north wall on the first-floor of the granary is of corrugated iron and timber boarding, it is not clear if this replaces an earlier wall or if this barn was once open to the roof space/first-floor of the adjacent shippon/stable.