

# Lower East Lyn, Lynton & Lynmouth, Devon

(NGR SS 73430 48159)

## Results of Historic Building Recording

Exmoor National Park Authority planning reference  
62/41/13/025LB

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Prepared by:  
Dr Paul Rainbird

On behalf of:  
Steel Coleman Davis Partnership

Document No: ACD784/2/1

Date: November 2013



AC archaeology

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# Exmoor National Park Historic Environment Record

<b>Civil Parish &amp; District:</b> Lynton & Lynmouth, North Devon	<b>National Grid Reference</b> <b>SS 73430 48159</b>	<b>Number:</b> (Leave blank for HES to fill in)
<b>Subject:</b> Lower East Lyn Farm: results of historic building recording		<b>Photo attached?</b> Y
<b>Planning Application no:</b> Exmoor National Park Authority 62/41/13/025LB	<b>Recipient museum:</b> North Devon Museum	
<b>OASIS ID:</b> 163095	<b>Museum Accession no:</b> NDDMS2012.49	
<b>Contractor's reference number/code:</b> ACD784	<b>Dates fieldwork undertaken:</b> 9-11/10/2013	
<p><b>Description of works.</b></p> <p><i>Introduction</i>  Historic building recording was undertaken during building works involving the lowering of wall heights for safety reasons of a ruined outbuilding at Lower East Lyn Farm, near Lynmouth (Fig. 1). It complied with the Written Scheme of Investigation for archaeological work required by the Exmoor National Park Authority as a condition of listed building consent. The outbuilding lies within the curtilage of Lower East Lyn farmhouse, a grade II listed building (National Heritage List no. 1206561). It also lies within the Lower East Lyn Conservation Area <a href="http://www.exmoor-nationalpark.gov.uk/planning/conservation-areas/conservation-area-map">http://www.exmoor-nationalpark.gov.uk/planning/conservation-areas/conservation-area-map</a></p> <p><i>Background</i>  A survey of the building was carried out in January 2013 (Parker 2013) and the following conclusions drawn: the building is constructed of stone and is terraced into the hillside. It seems to have been of two storeys throughout (though this may be a modification). The structure contains few dateable features, but the presence of putlogs, which become rare after c. 1700, is indicative of a medieval or early post-medieval date. The function of the building is difficult to determine, and whilst it may have been a high status outbuilding such as a stable, neither its low roof nor its unglazed windows preclude a domestic function. It may have begun life as a dwelling, possibly as a longhouse. Major alterations to the building seem to have first occurred in the 18th or early 19th century, when new slit windows were made in its north wall and the doorways in its south wall were partially blocked to create larger windows. Lighting was clearly less important than ventilation, and it is probable that the building had become a shippoon. At some point, probably in the 19th century, new doorways were made in the north wall. This involved the removal of extensive areas of the original walling and, presumably, the insertion of a new loft floor and roof structure, with higher eaves and a flatter pitch. The interior was divided into three compartments by stone walls. In the late 19th or early 20th century, the south-facing windows were narrowed or blocked and new flooring was inserted in the eastern rooms. At this point the building was certainly functioning as a cattle shed, a function it seems to have retained almost to the end.</p> <p><i>Aims, methodology and results</i>  The purpose of the watching brief was to monitor the lowering of the walls and prepare a record of any masonry or architectural features exposed during the works. The building works were undertaken by hand (Plate 1) and no previously unrecorded features were observed. A photographic record was prepared including a series showing the walls following their lowering. The completed works are illustrated in Plates 2-6.</p> <p><i>Reference</i>  Parker, R., 2013, <i>Lower East Lyn, Lynton &amp; Lynmouth, Devon: Results of Historic Building Recording</i>, AC archaeology document ref. ACD597/2/0</p>		
<p><b>A plan as well as any other relevant drawings must be attached showing the location and extent of site, areas investigated and features exposed.</b></p>		
<b>Recorder:</b>  Paul Rainbird, AC archaeology		<b>Date sent to HER:</b>  1 November 2013









Plate 1: Building works in progress, east gable end, viewed from the northeast



Plate 2: Completed works, east gable and north wall, viewed from the northeast





Plate 3: Completed works, north wall, viewed from the northwest



Plate 4: Completed works, interior, viewed from the west





Plate 5: Completed works, west gable and south wall, viewed from the southwest



Plate 6: Completed works, west gable, viewed from the east. 1m scale.

### Devon Office

AC archaeology Ltd  
Unit 4, Halthaies Workshops  
Bradninch  
Nr Exeter  
Devon  
EX5 4LQ

Telephone/Fax: 01392 882410

### Wiltshire Office

AC archaeology Ltd  
Manor Farm Stables  
Chicklade  
Hindon  
Nr Salisbury  
Wiltshire  
SP3 5SU

Telephone: 01747 820581  
Fax: 01747 820440

[www.acarchaeology.co.uk](http://www.acarchaeology.co.uk)