

# LINHAY AT EAST DUNSTER BARN, CADELEIGH, DEVON

(SS 90870 07454)

Results of historic building recording

Mid Devon District Council planning references 08/00756/FULL  
and 09/00262/LBC

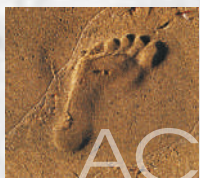
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On behalf of:  
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Document No: ACD219/2/1

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archaeology

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## Summary

*An historic building record of the linhay at East Dunster Farm, Cadeleigh, Devon was prepared by AC archaeology in March 2015 prior to the conversion. The building is a rare example of a traditional open-fronted barn constructed with a back-to-back plan providing two lincays. The building dates to the 18th or early 19th century and is largely intact and unaltered.*

*The lincays would have been used to shelter livestock with an unusual integral enclosed room probably utilised to house juvenile animals and their mothers or bulls. The first floor throughout the building was used as haylofts.*

### 1. INTRODUCTION (Fig. 1)

1.1 This document sets out the results of historic building recording carried out by AC archaeology in March 2015 of a linhay at East Dunster Farm, Cadeleigh, Devon (SS 90870 07454). The work commissioned by Mr Ian Seatherton, and was required by Mid Devon District Council under the grant of planning permission (reference 08/00756/FULL, condition 8) and listed building consent (09/00262/LBC, condition 8) for "Change of use and conversion of barn to provide egg packing, meat preparation and cold store with associated storage, farm office and staff facilities". Guidance on the scope of the archaeological work was provided by the Devon County Council Historic Environment Team.

1.2 East Dunster Farm is situated in a remote rural location to the southwest of Cadeleigh and lies at around 100m aOD within a narrow valley. The underlying natural layer sequence comprises alluvial sands and clays above a solid geology of sandstones of the Upper Carboniferous Crackington Formation (British Geological Survey Online online mapping).

### 2. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND (Figs 2-3)

2.1 There are few recorded archaeological sites or monuments within close proximity to the linhay. A settlement at Dunster is recorded first during the 17th century, although it is not known if this relates to West or East (Gover *et al* 1931, 560).

2.2 The linhay is Grade II listed (ref. 504612), with the following description:

Late C18/early C19. PLAN: Rectangular plan with a central dividing cob wall down most of its length with a separate room at the north-east end orientated at right angles to the main barn. Double-sided. MATERIALS: Timber frame with stone, cob and brick walls and a roman clay tile and corrugated iron roof.

EXTERIOR: The two end walls and part of the side walls are constructed of a random rubble sandstone plinth with cob wall above. Red brick has been added in places to the eastern end. The timber frame is constructed of oak posts (five to each side) on granite padstones. The north-east end is a separate room oriented at right angles to the main barn and accessed via an entrance to both sides with an inserted brick arch. The roof is supported on a series of triangular trusses and is covered in a roman clay tile and corrugated iron roof which is hipped at either end.

INTERIOR: A central dividing cob wall down most of its length. The separate room at the north-east end contains three cow stalls and access to the upper floor. The north-west half of the linhay contains six cow stalls with troughs with a closely boarded upper floor with an

opening along the length of the dividing cob wall. The opposite half (south east) is open at ground floor with the remains of a trough along the dividing wall, and has widely spaced timbers to its upper floor. The ground floor is a mixture of earth and concrete.

- 2.3** The Cadeleigh tithe map of 1840 (Fig. 2) depicts eight buildings present at East Dunster, including a farmhouse to the north of the present linhay. The linhay was one of two buildings forming the south side of the main farmyard. The accompanying apportionment describes the complex as house and homestead, which was owned by William Partridge and occupied by John Dawe.
- 2.4** The 1888 Ordnance Survey 25-inch map (Fig. 3) shows a reduction in the number of buildings at the farm down to six, although there is an addition of north-south aligned outbuildings attached at right angles to the east side of the linhay. There are no changes to this layout shown on the 1903 Ordnance Survey 25-inch revision. The north and south ends of the outbuilding attached to the linhay had been demolished by the 1970s when a further outbuilding had been attached to its south side. This has subsequently been removed.

### **3. AIMS**

- 3.1** The main aim of the historic building recording was to provide an archive record of the building prior to its conversion, enhancing that set out in the listed building description.

### **4. METHODOLOGY**

- 4.1** The recording was carried out in line with an approved Project Design prepared by AC archaeology (Valentin 2010), and was undertaken in accordance with the Chartered Institute for Archaeologists *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (revised 2014), and English Heritage's 2006 document *Understanding Historic Buildings: A guide to good recording practice*.
- 4.2** The recording consisted of a detailed photographic record, and was supplemented by a written description and updating of the architect's as existing drawings. The recording considered the following:
- Site layout and organisation,
  - Function,
  - Materials and method of construction,
  - Internal arrangements,
  - Original and subsequent fixtures and fittings,
  - Architectural features,
  - Evidence for use, and
  - Date/period of initial build and subsequent alterations.

## **5. THE LINHAY (Figs 4-5; Plates 1-14)**

- 5.1** The building is a rare example of a traditional linhay constructed on a back-to-back basis, with its open sides fronting two yards, and an integral 'enclosed' room at its northeast end. It is aligned east-northeast to west-southwest (hereafter simplified as east-west) following the slope of the hill. The hill slopes down to the northeast to a small stream in the valley bottom that now flows into a modern pond. The original farmhouse was located to the northwest of the linhay but this has been demolished and a new farmhouse has recently been constructed to the southwest (Plate 1). All other farm buildings recorded on historic maps have been demolished.
- 5.2** The building has a rectangular plan with a central dividing cob wall, and a separate room at the east end; there were formerly haylofts over both the lincays and the east room. The walls are constructed of red cob on top of a tall red and grey sandstone plinth which is approximately 1.40m high. Here the masonry is laid in rough courses bonded in a pinkish white lime mortar (Plates 2-4). There are remnants of lime plaster on some of the internal walls. The cob has been repaired in several areas; in the east elevation this has been carried out with rubble stonework whilst in the south wall and southeast internal wall this has been executed in brick. There is an area of cement render on the west wall.
- 5.3** The roof structure above of the lincays, along with the former first floors, is supported on five pairs of vertical posts that rise from dressed granite pads. The supporting beams for the first floor are mostly original, dressed rectangular timbers although two in the south linhay have been replaced with unshaped round beams. Those in the north linhay retain a whitewash finish. The beams are attached using tongues that pass through the posts and are secured with two wooden pegs (Plate 5). Where the beams sit in the cob walls the openings are lined with wooden boards (Plate 6). The floor joists of the haylofts above the linhay have been removed but their sockets are visible in the end walls (Plate 7). The listing description provides additional information stating that the north linhay had a closely-boarded upper floor, whilst the south-linhay contained more widely-spaced timbers.
- 5.4** At the time of the survey, the north and south elevations were open; however a photo provided by the owners which was taken in 1989 shows the ground floor of the north linhay, along with one bay above, as being covered with weather boarding. Several thin battens attached to the outside edge of the vertical posts may be associated with this finish (see Plate 5). The weather boarding is unlikely to be an original feature, and may have been a 19th- or early 20th-century addition.
- 5.5** There are no significant surviving fixtures or fittings in the main lincays (Plate 8), though in the south linhay there are wooden battens attached between the floor beams and the partition wall which are indicative of the presence of a manger. Again the listing description provides more information stating that this area formerly contained a trough adjacent to the dividing wall. The listing description also records the presence for six now-removed cow stalls with troughs in the northern linhay. Here the floor beams display scars and nails related to former vertical battens that are probably associated with the stall partitions.
- 5.6** The room at on the east end is accessed via doors in the north and south elevations. The doorway in the north wall has been heightened and has an arched brick head (Plate 9). A remnant of the original, lower wooden lintel survives within the wall to the east, along with what appears to be an upright which is mostly obscured by plaster (Plate 10). The room contains three animal stalls with troughs, all constructed using

concrete and concrete blocks (Plate 11). In front of the troughs are steel taps and trays for providing drinking water.

- 5.7** The first floor of the eastern room is supported on two main horizontal beams running east to west; these are set into the cob walls, and supported in the centre of the room by additional modern posts, formed by two vertically-set wooden railway sleepers with wooden pads on top (see Plate 11). The main beams support north to south aligned joists, again set into the cob wall, but also resting on thin wall plates. Most of these timbers have been reused, and display evidence of peg holes associated with an earlier structure. The first floor would have functioned as another hayloft. There is a loading door in the north wall above the ground-floor doorway. Most of the floorboards are narrow, and machine cut, and are probably early 20th-century replacements (Plate 12). They incorporate a hatch to enable hay to be dropped down to the ground floor.
- 5.8** The building has a hipped roof, the majority of which is currently covered with corrugated metal sheeting, although a large area of clay pantiles survive on the south pitch. It seems likely that these tiles replace an original thatched roof. The roof is supported on seven triangular trusses formed from principal rafters with tie beams at eaves level (Plates 13-14). The latter are set into notches in the top of the vertical posts, and extend beyond the wall line where they support horizontal timbers. The bases of the principal rafters are set into the tie beams at the junction with the vertical posts. The principal rafters have mortice and tenon joints at their apex, and are braced together with high-level halved collars fixed with nails. These are generally round and undressed timbers. Some of the original back purlins survive, and where visible are joined behind the principal rafters. The roof structure above comprises closely-spaced secondary rafters supporting the battens under the pan tile roof, and more widely-spaced replacement purlins directly supporting the corrugated iron sheeting.

## **6. COMMENTS**

- 6.1** The building is a rare example of a traditional open-fronted barn constructed with a back-to-back plan providing two linhays. Most linhays have a single open front, and whilst double-fronted linhays are known, they rarely appear in the published literature on farm buildings. Alcock (1963, 122), for example, refers to an unlofted double-fronted linhay on Braunton Marshes. Other examples have been recorded during development-led investigations, namely a fully open and lofted deer barn or shelter on the Stevenstone Estate near Great Torrington (Passmore 2009), and another forming part of a longer range of farm buildings at Lower Wootton Farm, Yeoford (Jones 2012).
- 6.2** The building, based on the design of the roof structure, dates to the 18th or early 19th century, and is largely intact and unaltered, although the first-floor laylofts over the linhays have been lost. Map evidence indicates that the building had been extended on the east side. These extensions have been removed and, other than the brick-headed doorway in the north elevation, there is no evidence for them within the surviving structure.
- 6.3** The ground floors of the linhay would have been used to shelter livestock, probably for overwintering. The separate room to the east may have been used to house juvenile animals and their mothers, or perhaps bulls. The first floor throughout the building would have been a tallet used to store hay for the animals. The low level of

the tie beams over the linhays would have restricted movement within the lofts, and these may have been mainly accessed from their open fronts.

## **7. ARCHIVE AND OASIS ENTRY**

**7.1** The paper and digital archive is currently held at the offices of AC archaeology Ltd, at 4 Halthaies Workshops, near Exeter, Devon, EX5 4LQ. The digital archive will be deposited with the Archaeology Data Service within 3 months of the acceptance of the report.

**7.2** An OASIS entry has been completed using the unique identifier 219363, and includes a digital copy of this report.

## **8. ACKNOWLEDGEMENTS**

**8.1** This report was commissioned by the site owner, Mr Ian Seatherton, and managed for AC archaeology by John Valentin. The fieldwork was carried out by Stella De-Villiers. The report was written by Stella De-Villiers, with the illustrations prepared by Elisabeth Patkai.

## **9. SOURCES CONSULTED**

### **Devon Heritage Centre**

Cadeleigh tithe map and apportionment, both 1840

Ordnance Survey first edition 25-inch Devonshire sheet 56.1, surveyed 1888, published 1889

Ordnance Survey second edition 25-inch Devonshire sheet 56.1, revised 1903, published 1905

### **Printed Sources**

Alcock, N.W., 1963, 'Devonshire Linhays: a vernacular tradition', *Rep. Trans. Devon. Assoc. Advnt. Sci.* **95**, 117-130

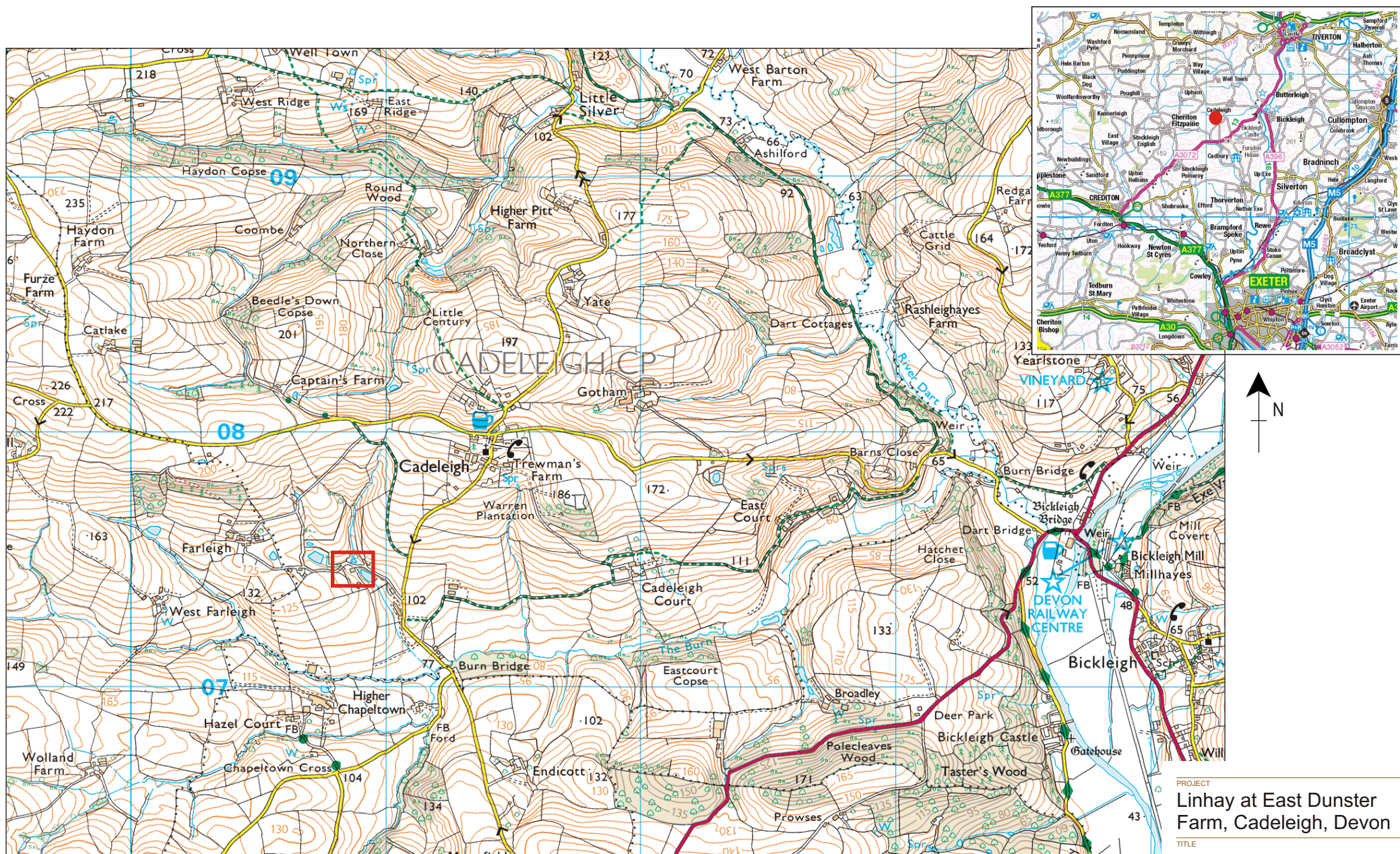
Gover, J.E.B., Mawer, A. and Stenton, F.M., 1931, *The Place-names of Devon*. English Place-name Society, vol. 9

Jones, P., 2012, *Lower Wotton Farm, Yeoford, Colebrooke, Devon, NGR SX 76199 98097, Results of historic building recording, Mid Devon District Council planning reference 11/00991/LBC*, AC archaeology document no. **ACD366/2/0**

Passmore, A.J., 2009, *Archaeological Recording of a Barn at Stevenstone, St Giles in the Wood, Devon*, Exeter Archaeology report number **09.16**

Valentin, J., 2010, *Linhay at East Dunster Farm, Cadeleigh, Devon (SS9087007454), Method Statement for historic building recording and an archaeological watching brief, Planning refs Mid Devon District Council 08/00756/FULL & 09/00262/LBC*, AC archaeology document no. **ACD219/1/0**





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 Scale 1:20,000@A4





Site location

PROJECT

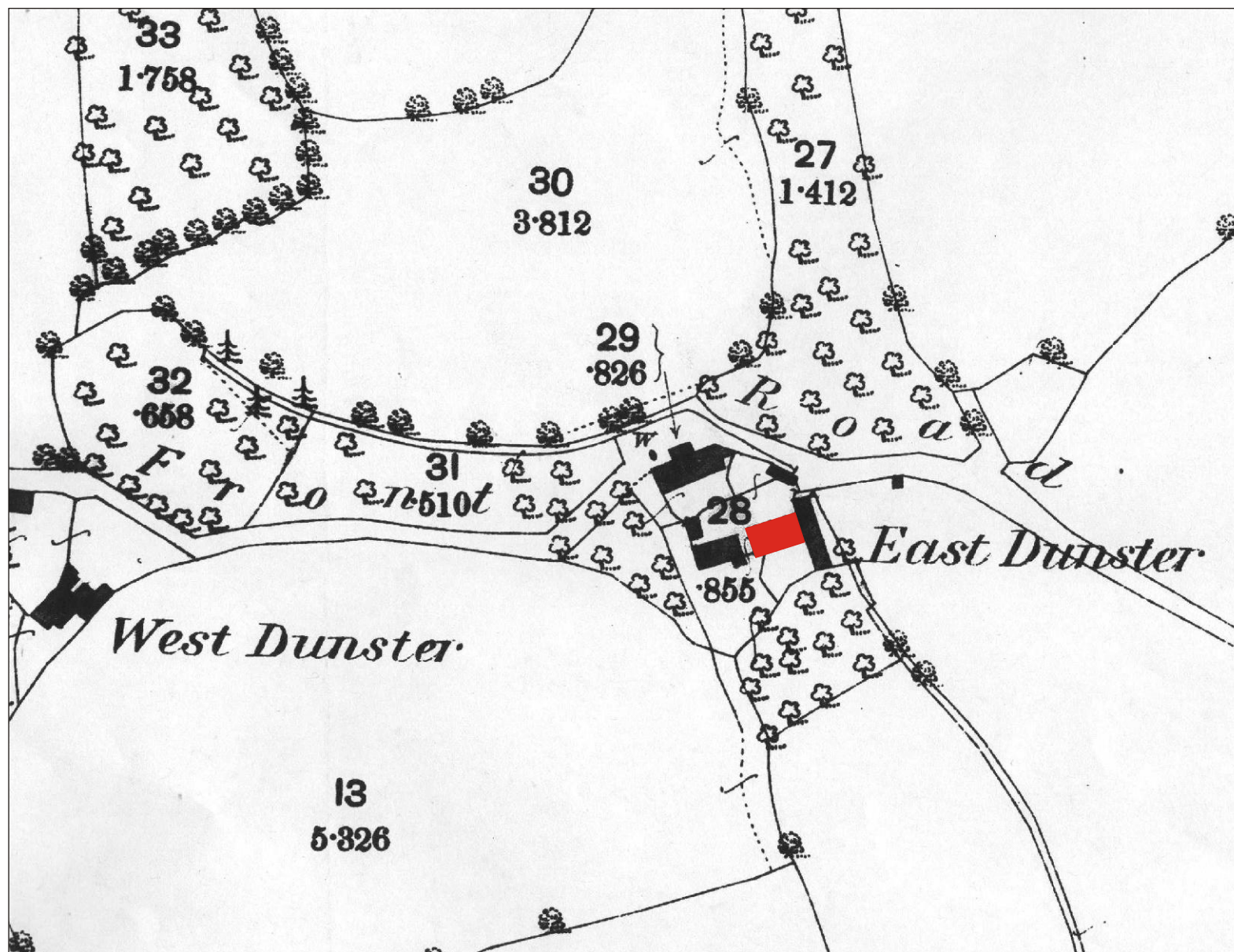
Linhay at East Dunster  
Farm, Cadeleigh, Devon

TITLE

Fig. 2: Extract from the  
1840 Cadeleigh tithe map



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Site location

PROJECT

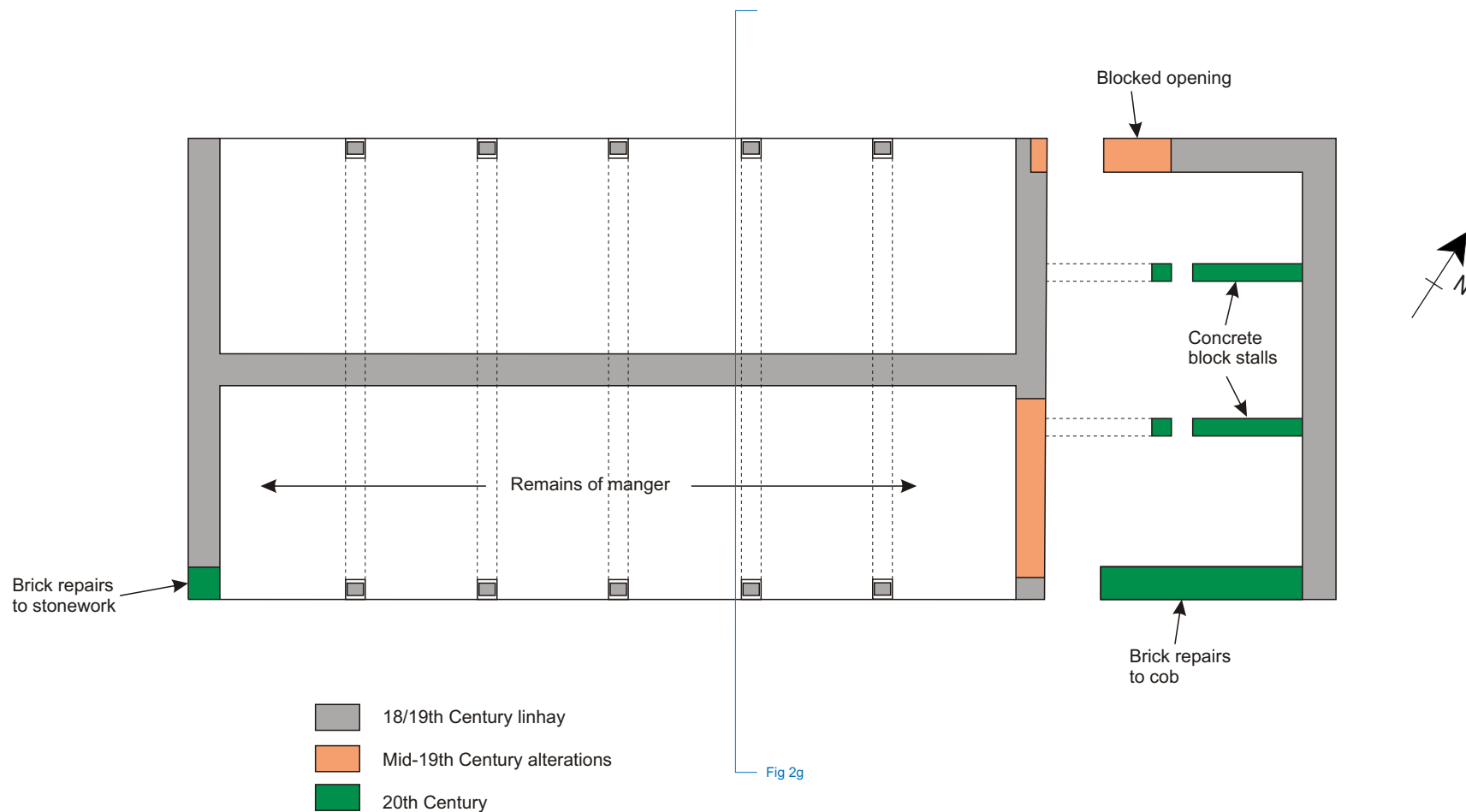
Linhay at East Dunster  
Farm, Cadeleigh, Devon

TITLE

Fig. 3: Extract from the 1889  
first edition Ordnance Survey  
25-inch map



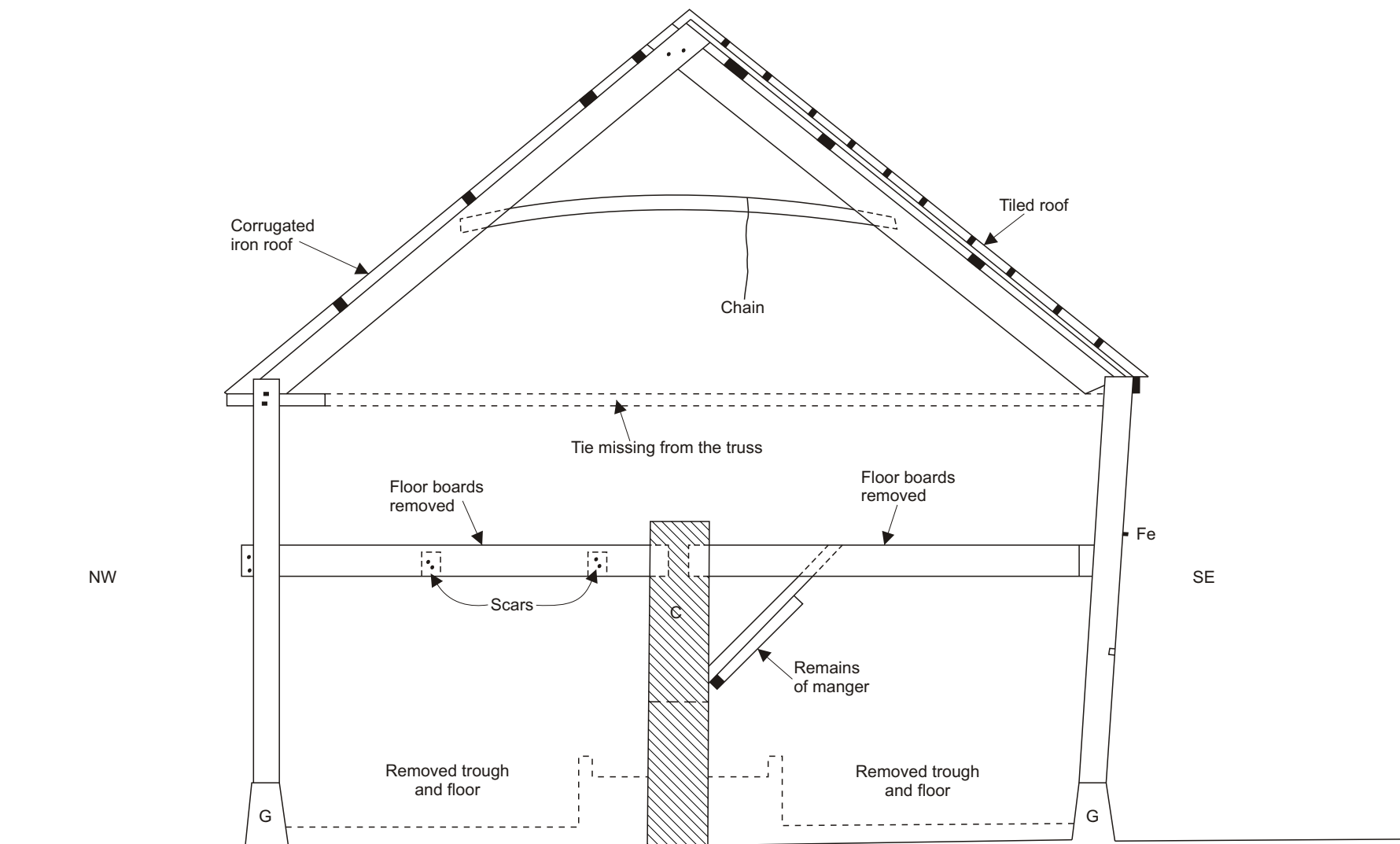
AC archaeology



PROJECT  
Linhay at East Dunster  
Farm, Cadeleigh, Devon

TITLE  
Fig. 4: Phased plan of  
the Linhay





G - Granite pads

C - Cob



PROJECT

Linhay at East Dunster  
Farm, Cadeleigh, Devon

TITLE

Fig. 5: Profile through  
the Linhays







Plate 1: General view of the linhay and modern farmhouse viewed from the northwest



Plate 2: South elevation viewed from the south (1m scale)



Plate 3: East elevation viewed from the east (1m scale)



Plate 4: North elevation viewed from the northeast (1m scale)





Plate 5: mortice and tenon joint on a first-floor beam and upright viewed from the northeast



Plate 6: Boards surrounding a first-floor beam in the central cob wall also showing remnants of lime plaster viewed from the southeast



Plate 7: Sockets for the first-floor beams in the east internal wall viewed from the west



Plate 8: View of the interior of the north linhay from the east (1m scale)





Plate 9: Doorways in the north elevation to the east room viewed from the north (1m scale)

Plate 10: The remains of the wooden lintel in the east room viewed from the south



Plate 11: View of the ground floor of the east room viewed from the northwest (1m scale)





Plate 12: General view of first floor of the east room viewed from the northeast



Plate 13: General view of the first floor area and roof structure viewed from the west



Plate 14: General view of the roof structure viewed from the west



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