

ASH BARTON BRAUNTON DEVON

Results of a Desk-Based Assessment
and
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

Report No.: 100427
Date: 04/05/2010
Authors: T. Green
C. Humphreys
R. Waterhouse

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1.0 Introduction

Location: Ash Barton
Parish: Braunton
District: North Devon
County: Devon
NGR: SS51124 37332
OS Map copying Licence No: 100044808

1.1. Background

South West Archaeology Ltd was commissioned by Jonathan Rhind Architects on behalf of their client Mr Simon Daukes to prepare a historical and archaeological assessment of Ash Barton in the parish of Braunton, North Devon (Fig.1). The survey and assessment was undertaken to aid the understanding of the history and development of the settlement and buildings at Ash Barton.

1.2. Summary

The documentary evidence and the building survey suggest that the present domestic building range, focused around the courtyard to the north of the house, underwent major alteration and expansion during the 17th century, with further phases of construction during the 18th century. Unfortunately successive phases of work during the 19th and 20th centuries have done much to obscure earlier detail and during this period many of the farm buildings were constructed and developed. Neither the survey nor the documentary research found conclusive evidence of a chapel on the site.

1.3. Method

The desk-based study was carried out by Terry Green and was undertaken with reference to IfA guidelines on the preparation of archaeological assessments. The necessary research was conducted at the Devon Record Office, the North Devon Record Office and the West Country Studies Library as well as involving a search of the County Historic Environment Records (HER).

The measured building survey was conducted by Colin Humphreys and Robert Waterhouse and was undertaken in accordance with English Heritage and IfA guidelines. The site was visited on Tuesday 9th March 2010.

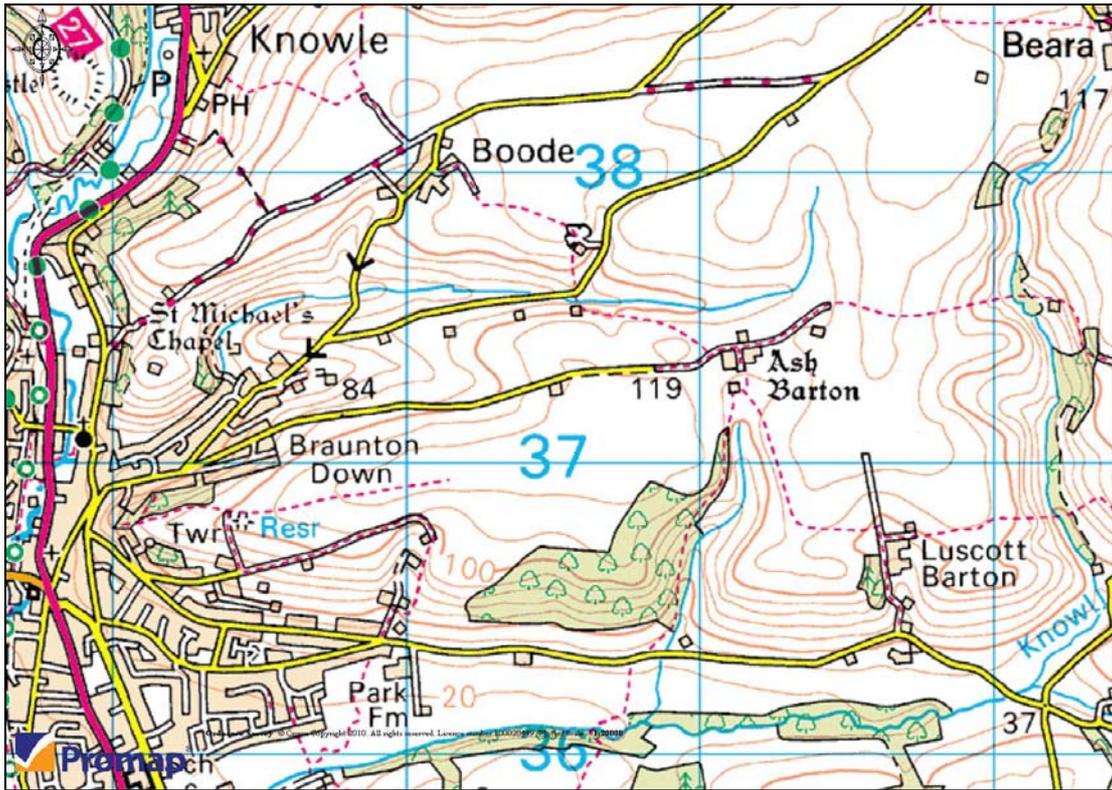


Figure 1: Site location.

2.0 Results of the Desk-Based Study

2.1. Location and Topography

Ash Barton, comprising a main dwelling house (Grade II* listed) and ancillary buildings, is situated at the end of a lane (Ash Road) roughly 3 kilometres to the east of the centre of the large village of Branton. It lies on or about the 116m contour in open country with uninterrupted views in all directions. Originating immediately to the south of the settlement is a watercourse which flows south through a narrow combe to join Knowle Water. The site lies on a solid geology of Devonian Pilton shales and Baggy sandstone.

Apparently isolated in terms of modern vehicular transport, Ash Barton represents a nodal point in a network of footpaths which connect it with Branton and with Heanton Punchardon, with the hamlets of Boode and Pippacott and with neighbouring Luscott Barton to the south and historically probably also with Beer Charter Barton to the north east. It is also connected by footpath with Buttercombe Lane, a long distance routeway leading from Branton across Fullabrook Down to Bittadon and on to Berry Down.

2.2. Manorial History and History of Ownership

There may be a historic reason for this pattern of connectivity. In AD 973 King Edgar repossessed Branton for the Crown through an exchange with Glastonbury Abbey, thus retrieving a strategically important manor at the head of a major estuary. Susan Pearce conjectures (1985, 270) that the King then placed a number of his thegns here providing them each with land which became the small manors that form an arc around Branton to the north and east. Among these was Ash.

Historically there were three primary manors in the parish of Braunton, one of which was Braunton Gorges of which Ash was part. Recorded as *Essa* in the Domesday Book of 1086, and therefore a (sub-) manor at the time, Ash had been held before the Conquest by Alward and had been granted by William I to William Cheever, under whom it was held by Ralph (Thorn and Thorn, 1985). Somewhat later it was apparently granted to Reginald, Earl of Cornwall under whom in 1166 it was held for half a knight's fee (the cost of equipping a knight for one year) by Erchenbold, son of Simon le Fleming. The de Fleming family held land not only here but in Bratton Fleming, Alverdiscott and Croyde. In 1219 two thirds of the holding, now known for an obscure reason as Ash Rogus, was given away as a marriage portion, but was bought back in 1229 by Archenbald de Fleming. Ash Rogus then descended in its entirety through the Fleming family (Reichel 1935, 447) until the end of the 15th century. In 1472 James Fleming was in dispute with John and Patrick Bellewe over rents in Ash Rogus and Putsborough (NDRO 48/25/9/4). The Flemings seem to have lost their hold on Ash around the beginning of the 16th century and in 1543 the Subsidy Roll for Devon (Stoate 1986) records a Richard Symon of Ash as liable to pay £16. Later in the 16th century the Bellewe Family were in possession of Ash Rogus (Plymouth and West Devon Record Office 5/2), and according to Westcott (1630, 309), at the end of the 16th century the Bellewes of Ash Rogus had also become lords of the manor of Braunton Gorges. In the Devon Muster Roll of 1569 (Stoate 1977) the liability of William Bellew Esquire to provide arms was assessed on his holdings in land at £100-200, the highest assessment in the parish of Braunton, and in the Subsidy Roll of 1581 (Stoate 1988) Richard Bellew was assessed as liable to pay £40 in tax, again, the highest in the parish.

After Bellew, Ash may have been tenanted. A document of 1695 records that Richard Peard and others 'farmed' the rents on half of 'one chief messuage or barton called Ashrogus and other lands in the parish of Braunton' (Schopp 1918-19, 278). Ash is said by Polwhele (1793-1806, 399) to have passed through the families of Bere, Chichester, Bury and Lamley, who may or may not have been tenants, before coming to Bassett, which family were in possession from at least 1780 (Land Tax record). In 1822 Lysons recorded that it was the property of Joseph Davie Bassett of Watermouth, while the tithe apportionment of 1840 recorded J.D. Bassett as owner and Charles Dunn as occupier.

2.3. Occupancy 1800 - 1939

The Land Tax records indicate that in 1780 Ash Barton was occupied by Robert Dyer, tenant of Joseph Davie Bassett. He was succeeded in 1784 by Philip Scott who remained until 1803. Then followed Thomas Dunn, then Charles Dunn who is recorded in the tithe apportionment of 1840. The Trade Directories for Devonshire from 1851 to 1939 inform us that Charles Dunn was followed by Henry Passmore, then Henry Alford, then John Nicholas Reed and just before World War II, the Bowden Brothers. All of these were farmers at Ash Barton.

2.4. The 'Chapel'

A memorial plaque set into the south wall of St Brannocks Church in Braunton is said to have been taken from the old chapel at Ash (Coulter 1993, 29, Owen 1968, 25). In the mid-19th century the local historian Harding mentioned in his notes regarding Ash 'an ancient chapel still standing'. Coulter says (*op.cit.*) 'the large, detached building to the rear of the main residence is thought by some to be the old chapel, but there is no particular evidence or architectural feature to support this.' Although it would not be at all unusual for a high status residence at some distance

from the parish church to have a private chapel, no licence for a chapel here has been found. Furthermore, despite local belief, the respondent to Dean Milles' questionnaire of c.1750 made no mention of any chapel here either extant or ruined. Harding's words are at present the only historic documentary reference, and so without more positive evidence the question of a former chapel must remain open.

2.5. Ash Barton in its Landscape

Ash Barton lies beyond the boundary of the extensive area of long, narrow fields seen on the Braunton tithe map. These represent the engrossment and enclosure of the plough strips of medieval open field agriculture of which the Braunton Great Field is a rare surviving example. The system appears to have been bounded by Buttercombe Lane, which may represent a 'transhumance' route taking livestock to graze on the high ground of Fullabrook Down. To the south and east of Buttercombe Lane is an area of probably late medieval enclosure of what may have been the occasionally cultivated outfield*. The Devon County Historic Landscape Characterisation survey describes the fields around Ash Barton as 15th-18th century enclosures possibly based to an extent on medieval boundaries.

*The occurrence of the term 'Gratton' in the names of two fields - tithe map (Fig.5) numbers 1136 and 1138 - immediately to the east of Ash Barton may confirm this. The term is interpreted by Gover, Mawer and Stenton (1931) as 'stubble field', but it is so common across Devon that it seems to have greater and more permanent significance than the seasonal 'arish'. More likely it is descriptive of the outfield onto which stock would be turned to graze in between brief periods of cultivation. This would suggest that the settlement at Ash was established when the infield-outfield system had fallen away, perhaps relatively late in the pre-Conquest period.

To the north west is a field numbered 1133 on the tithe map and called in the tithe apportionment 'Lower Forches'. This belongs within a group of 'Forches' field names here centring on a small triangle of land beside Buttercombe Lane called 'Forches Green'. Here in the medieval period would have stood the gallows.

2.6. Development of the Buildings – Cartographic History

The English Heritage Listing document (Appendix 1) suggests that the house, currently on a courtyard plan, is principally of 17th century origin. A datestone with the date 1665 built into the west end of the south wall may record a construction date for at least part of the building. It is suggested that the north western part of the complex represents the earliest element, possibly of 15th century origin. There are 18th and 19th century additions.

The earliest map available to this study is Benjamin Donn's map of Devon, 1765 (Fig. 2). This records Ash Barton, but without any subscript personal name, clearly indicating that at that date this was not the residence of a 'gentleman', but was presumably a tenanted farm as we find it in the Land Tax record of 1780.

The Ordnance Survey Surveyor's Draft map of c.1805 (Fig. 3) published as the one inch to the mile map of 1809, is the first to provide any detail, even if it is somewhat schematic. Naming the settlement simply 'Ash', it shows a courtyard arrangement with outbuildings to north and east. Access at this date appears to have been gained principally by way of what is now Ash Lane, running south to join the Old Barnstaple Road.



Figure 2: Extract from Benjamin Donn's map of Devon, 1765. (NDRO)



Figure 3: Extract from the Ordnance Survey Surveyor's draft map, 1805. (WCSL)

The Greenwood map of 1820 (Fig. 4) represents buildings too schematically to be useful, but confirms that access to Ash Barton was gained principally from the south at that date.

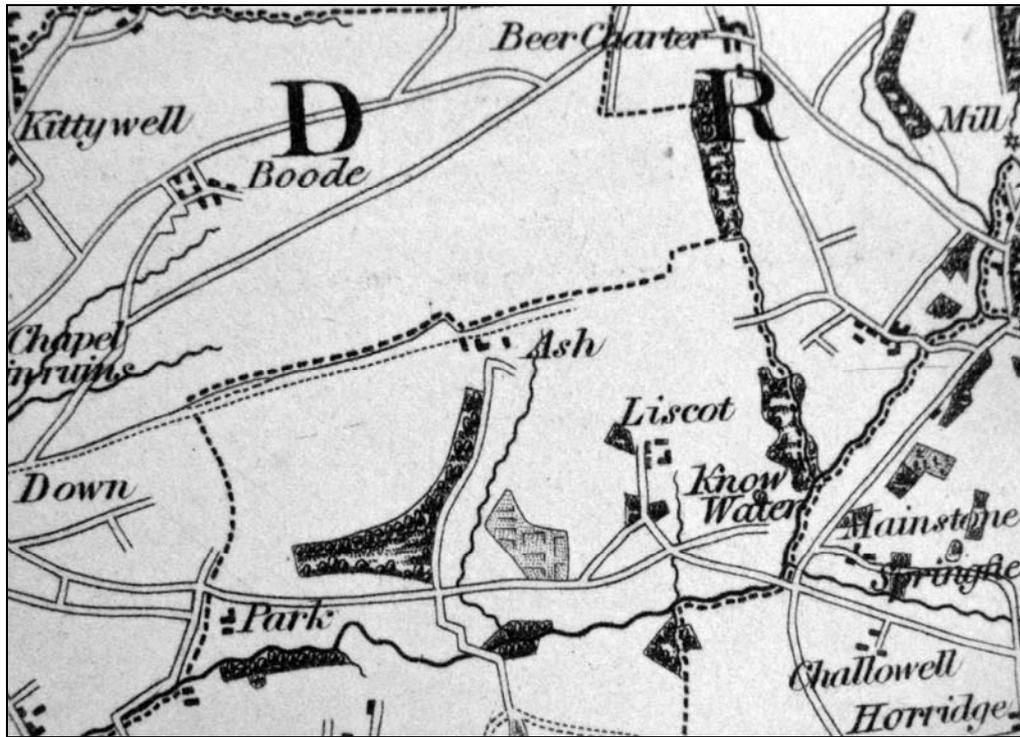


Figure 4: Extract from Greenwood's map of Devon, 1820. (WCSL)

The best early cartographic account is provided by the Braunton tithe map of 1840 (Fig. 5 & 6). From this the number and configuration of the buildings existing at Ash at that date is clear. The residence, coloured red on the map, is shown as a complex structure surrounding an open court yard and with, on the south side, an east west range with a projecting bay overlooking what in the accompanying tithe apportionment is described as 'Front Garden' (number 1110 on the map). 'Offices' and ancillary buildings are coloured grey on the map. These include, to the north west, a large structure with two principal ranges forming an L, on the south side of which is a projecting bay which probably contained a horse engine. To the north east is a long range on an east west axis.

To the south of the residence an L-shaped structure lies along the northern and eastern borders of the 'Front Garden', the north range extraordinarily close to the south frontage of the house, apparently obscuring any view. On the southern border of the garden are two small rectangular outbuildings. West of the 'Front Garden' is 1107 'Back Garden' and to the west of this is 1106 'New Orchard' with 1104 'Great Orchard' to its south. South east of the house is 1115 'Gratton Meadow' and 1113/1114 'Hoss (sic) Plot'. If 'hoss' represents 'horse', then the name makes sense as there is what appears to be a wide path leading from 1113/1114 to 1111 'Horse Pond and Yard'. Immediately to the south of the latter is 1112 'Lower Shed and Yard'. In the corner of this small area is a square which probably should be coloured grey as it probably represents the 'shed'.



Figure 5: Extract from the Braunton Tithe map (sheet 2), 1840. (DRO)



Figure 6: Enlarged view of Ash from the Braunton tithe map.

The principal approach to the house again appears to be from the south by way of what is now Ash Lane. The approach leads to the courtyard area enclosed by wings of the residence. Otherwise the approach is from the east (from Pippacott) and west (from Braunton) accessing the north side of the complex.

Comparison of the title map with the Ordnance Survey First Edition map at a scale of 1:2500 (Fig. 7) surveyed in 1885 and published in 1889 indicates a number of developments during the mid-19th century. Principally the outbuilding to the north east, a single long range in 1840, is now the northern range of a complex arranged in a square round an open area. To the east of this is a small building apparently with animal pens on the north side. The large structure to the north west is slightly changed, having received a small addition to the north south range. The probable engine house is evidently open-fronted. The main house is slightly altered having lost an outshut on the north elevation. To the south of the house, the obscuring wing of the building to its south east has been removed. The front garden is shown to be formally laid out with a geometrical arrangement of paths. On the south side of the garden one of the small buildings has been removed. To the west of the garden a new building has been constructed in the corner of 'Great Orchard'. In the area previously described as 'Lower Shed and Yard' it is now clear that there is an L-shaped structure which is open-fronted. At this date it is not clear from which direction Ash Barton was principally accessed.

Between 1885 and 1904, when the Ordnance Survey Second Edition map at 1:2500 was published, further changes took place. The map of 1904 (Fig. 8) indicates that the complex of outbuildings to the north west has been reduced through the removal of its north south range. The remaining east west range has an addition on its north side, and the probable engine-house has been demolished. There are no visible changes to the large square complex to the north east of the main house. The small building south west of the front garden has been removed as has also the previously new structure in the north east corner of the Great Orchard, leaving only a small shed (?) in the south east corner of the back garden.

An aerial photograph of 1946 (Fig. 9) may indicate the addition of a long building to the north west, but otherwise suggests little change during the first half of the 20th century. The orchards appear to be maintained to this date, but are now (2010) gone.

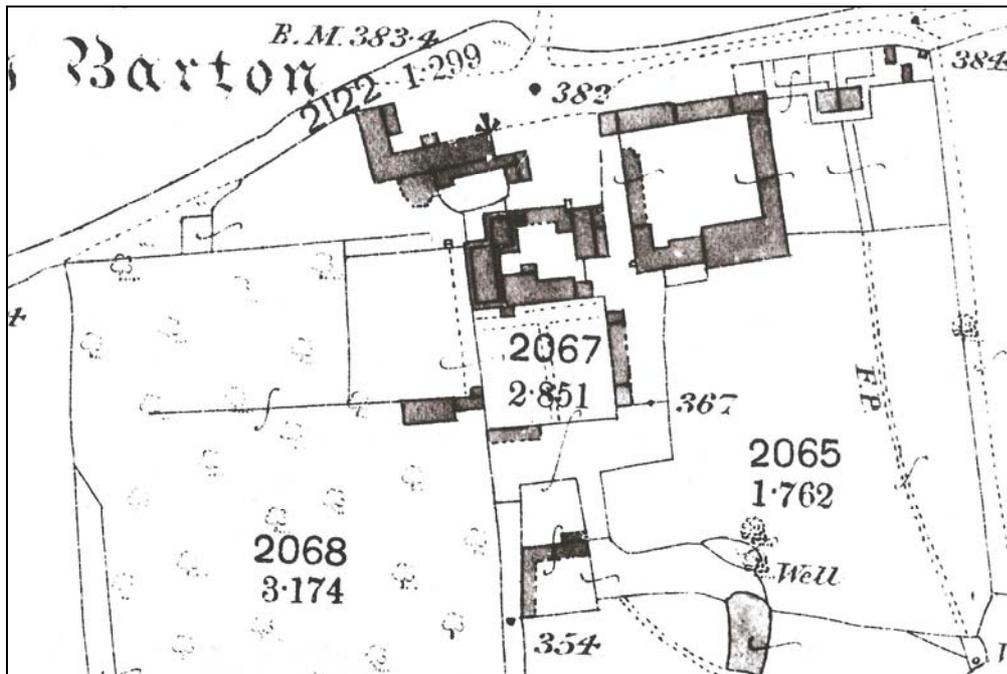


Figure 7: Extract from the Ordnance Survey First Edition map at 1:2500 (Devon sheet 8.12), 1889. (WCSL)

Between 1946 and the present the originally large complex of outbuildings to the north west of the house was further reduced, losing its west end as well as the long building that appears on the 1946 aerial photograph. To the north east, where previously there was a yard enclosed by buildings, there is now a large area under a single roof.

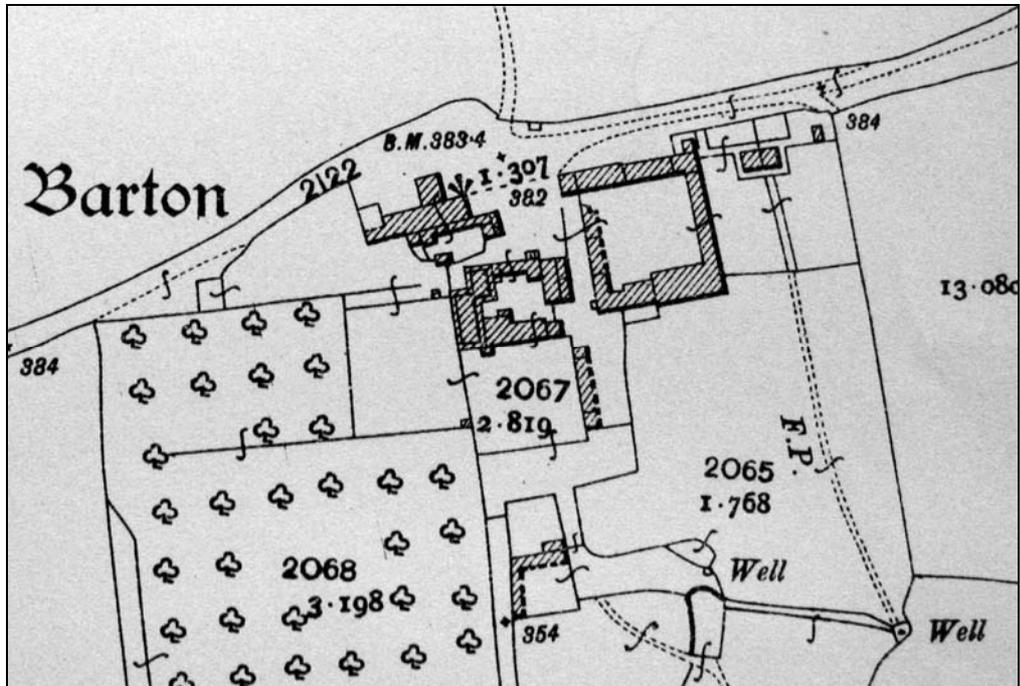


Figure 8: Extract from the Ordnance Survey Second Edition map at 1:2500 (Devon sheet 8.12), 1904. (DRO)



Figure 9: Aerial photograph taken May 1946. (NMR/DCHES)

2.7. Historic Environment Record (For full details see Appendix 2)

Of immediate interest and apart from the house itself (Devon County HER 12476), the Historic Environment Service lists:

1. HER 36006: Garden walls to the south of the house, probably of 17th century origin.
2. HER 36007: Bee boles set into a wall to the south of the garden, probably of 18th century origin.
3. HER 41809: The putative chapel identified as a large detached building to the rear of the main residence.
4. HER 43132: Large outbuilding on west side of courtyard. It is suggested that this represents the original dwelling of 15th century origin.
5. HER 74524: A pond to the north-east of Ash Barton.
6. HER 74525: A spring to the north of Ash Barton.
7. HER 74526: A hollow way leading towards Pippacott.

In addition, HER 4404: *Archaeological Assessment (Revised) of Proposed Wind Farm at Fullabrook, North Devon* details all sites to the north and east of Braunton which might be affected by the proposed wind farm.

3.0 Results of the Building Survey

3.1. The House

Ash Barton is a small courtyard mansion of 16th – 17th century appearance facing south and west across terraced formal gardens of unknown date (see Fig. 10 & 11).

3.2. Exterior Description

The south range is of two storeys with a ridged slated roof, in random squared rubble with a single storey gabled porch to the left front. There are two substantial brick stacks, an axial stack to the right of centre, a second to the right gable. The west end of the roof abuts a substantial two and a half storey gabled cross-wing of extremely high status and apparently of 16th – 17th century date. The south gable of this west wing is of extremely high quality coursed ashlar and projects very slightly forward. With three substantial windows, one to each floor (the first floor window was possibly narrowed in the 17th century?), the ground and first floor window have hood mouldings and segmented relieving arches. The attic floor has a large, square, blocked window with a moulded surround and hood moulding, a segmented relieving arch with a date stone of 1665 above (slightly off centre). The gable above has shaped capping stones on shouldered bases with a cruciform finial of carved stone at the top.



Figure 10: Ash Barton viewed from the south.

The rear north wall of the south range is entirely mid 19th century in date and of semi-coursed rubble with three brick segmental headed arched casements. There is a double depth single storey lean-to, apparently a scullery/wash house/dairy which abuts the east wall of the cross-wing and is abutted by a smaller late 19th century porch/lobby to its east. Both have mono-pitch slate roofs; the porch/lobby has segmented arch openings in machine-made red brick. On the eastern end of the south range is a single storey addition, of semi-coursed rubble, with a ridged slate roof gabled to the east, with the north east corner chamfered to prevent damage from vehicles entering the yard (the garden wall to the south also has a chamfered corner).



Figure 11: Late 20th century aerial photograph of Ash Barton. (Courtesy of S. Daukes)

With a segmental headed brick arched window to the east and a doorway to the north. The lower part of the walls of this building appear to be of older semi-squared rubble, whereas the upper parts and adjoining garden wall are of very poor quality frost shattered sandstone rubble with occasional brick. There is a blocked slit window in the south wall facing the garden.

The east side of the western cross-wing is visible for a short distance in the rear courtyard, but it is largely obscured by the chamber block to the north and the Victorian range to the south, and a modern flat-roofed utility room obscures the ground floor between these ranges. Above the utility is the rear wall of a two storey lean-to which forms a passage/gallery flanking the cross-wing chamber. This is continuously roofed with the east pitch of the cross-wing roof and apparently of the same date as the cross-wing. This contains a large ground floor window, now blocked, to the centre, with a relieving arch as before. Above and to the north is a similar sized, part blocked window opening, also with a relieving arch at a higher level. To the south of this is a straight joint in the masonry, possibly indicating a further window directly above the ground floor opening. The remainder of the wall to the south is integral with the south range and is of random rubble with brick and containing a segmented brick arched casement. There is a large chimney stack on the east pitch of the cross-wing, above and to the south, of coursed sandstone ashlar with projecting chamfered weathering to the base, with a stepped oversailing course and an eroded top course fringed with claw-like carved stone projections. This appears to be the same fabric as the south gable of the cross-wing, possibly dating to 1665.

The slate roof of the cross-wing preserves many coxcomb ridge tiles of Bideford/Barnstaple manufacture, probably dating from the 17th century. (A green glazed example of which was lying in the courtyard at the time of the survey). Below the stack, the roof is set slightly lower in one area exposing a timber wall plate to the wall on which the stack is placed.

The west wall of the cross-wing is of three bays and two stories with four large windows (as at ground and first floor level to the south), the lower pair with new

lintels and sills, the upper pair are partially blocked and narrowed with the hoods and sills removed. The door to the centre, at ground floor level has a stone surround with hood mouldings and a relieving arch, all apparently original. Above this a central first floor window, slightly staggered to the south, was probably inserted as there is no relieving arch. There are four small cellar windows equally spaced below ground level, with chamfered stone surrounds and segmented relieving arches, apparently of the same date as the large windows above, but the positions bear no relation to these. At the north end is a small single storey lean-to potting shed made of stone rubble with yellow brick quoins and a small yellow brick stack.

The north gable is of much rougher stone rubble and was apparently formerly an internal wall, now with two staggered blocked doors at first and second floor levels and the scar of a steeper, lower roof to the north west and the scar of a wall below, formerly projecting to the north. There is a window to the east at ground floor level, with a chamfered surround hood and relieving arch probably inserted in the 17th century. The details of this gable are as the south gable but with evidence of two phases of raising the roof above the earlier roof line. There is a small coursed ashlar chimney stack in the gable, with chamfered drip course and stepped oversailing courses.

A two and a half storey, but considerably lower, square kitchen/chamber block of random stone rubble projects to the north from the north east corner of the cross wing. The west wall contains a lateral stack which is clearly abutted by the north wall of the cross-wing, the stack has a 19th century brick upper. The north gable end of the block is of large, squared semi-coursed rubble, with a slight batter to the base, with large stone framed openings to the ground, first and second floors. That to the ground floor now has a moulded stone framed door with side lights occupying the former window position, which has a segmented relieving arch above as before. The first floor window is intact with four lights, hollow chamfered surrounding mullions, chamfered hood moulding with tails and a relieving arch above. The second floor window is similar but with roll mouldings surrounding the lights and down mullions. A relieving arch was probably formerly present but the gable has been cut down to a half hip. The slate roof is ridged with a half hip to the south as well.

The east side wall contains several openings, most probably forced through, but to north of centre is a former first floor doorway with cut stone and rubble jambs, possibly forming an external access to the chamber. There is much brick re-used in this wall, suggesting an 18th – 19th century rebuild. The south gable is apparently of the same pattern as the north, formerly with large stone framed windows at first and second floor level, the latter now with a 20th century timber copy of a four light window, the first floor opening is infilled flush with the wall but with the remains of a chamfered and covered drip and ashlar lintel. The segmented relieving arch over the ground floor window is largely obscured by a modern utility lean-to but there is a blocked door to the lower south east corner, with a concrete lintel.

Abutting north-east corner of the kitchen/chamber block is a stone and cob north wall enclosing the yard, which also abuts an earlier wall at the east end. The wall is of random stone rubble to waist height and rising above the door, situated to left of centre, and continuing at lintel height to the end of the wall. Above this is cob, in two and a half lifts, with some brick and concrete repairs to the wall top and to the upper east end, with slated ridged capping. (The 'Chapel' to the north east is described separately below).



Figure 12: View of the courtyard showing the former detached block, from the south east.

To the south of the house and attached to it is a squared walled garden, this is largely featureless but with a levelled terrace across the house front and a short central flight of 19th century steps to the gentle southward slope. The east, west and south walls are of mortared stone rubble, with a short section of pan tile capping to the north west and adjoining a 19th century out house to the east. With monumental gate piers of sandstone ashlar set centrally in the south wall which appear to be possibly of 17th – 18th century date, with stepped pyramidal capping with a chamfered and hollow moulded drip to the base which is identical to the 1660's windows of the house. The piers appear to be integral with the adjoining walls to the east and west which were flush pointed and white washed and with double roman tile capping, they have an internal rib with hinge to both sides for inward opening gates. The pyramidal caps stop abruptly and almost certainly had ball finials, now removed. A large terraced area to the south, apparently respecting the width of the walled area, extends to overlook the valley to the south. This appears to be the earthwork of a further terraced formal garden but which has been cut into on the south west side by the 18th -19th century stock yard which is possibly a former walled garden from the evidence of the bee boles.

3.3. Interior Description

3.3.1. Cellar

Wine cellar under the 17th century cross-wing. (Fig. 13 & 14)

Ceiling: A sequence of two transverse beams chamfered with stops, with axial joists, unshaped but with evidence for lathe and plaster on the underside and on the elm boards above. The beams are chamfered and stopped, the design being possibly of early to mid 17th century date. A sequence of stone pads in the floor suggests that vertical supports had been present in the past. These have been replaced by substantial modern brick pillars.

Walls: Plastered clay bonded rubble with a short section of buttressing in the east wall, north of centre.

Floor: Neatly cobbled in sandstone fragments, sloping gently down from north to south, with cobbled drains running parallel along both side walls and linking across at the north and south ends to drain spilled liquid and any ground water which penetrated the cellar. There are cut sandstone blocks at intervals in the floor with drilled holes for locating pins supporting posts to the ceiling beams, since removed. At the north end the floor rises with broad cobbled steps to a blocked doorway in the north wall by which barrels were formerly brought into the cellar. This may have linked with a further cellar and basement under the demolished section of building to the north of the cross wing.

Doorways: D1 to the north, blocked with concrete blocks.

Windows: Four evenly spaced windows along the west wall, all identical with shallow chamfered stone frames, apparently unglazed, and with two or three vertical bars. The smoothed plaster sills slope down steeply into the cellar casting light downwards, with segmental arches above which are also plastered. The northern window is blocked, the rest have top hinged modern windows of five panes in plain pine frames.

Stairs: In the north east corner rising into the present kitchen; a straight run of five sandstone steps up to a quarter landing, formerly with a further run of two or three steps to the south now filled with concrete blocks. The current access is via a hatch in the kitchen floor directly above the quarter landing.

Misc: A small low opening at the south end of the cellar forming a culvert for waste water, with slate slab lintel, which continues for an unknown distance to the south.



Figure 13: The west side of the cellar viewed from the north.

3.3.2. Ground Floor (See Fig. 15 for ground floor plan)

Room 1 – South Porch

The whole porch appears to be mid 19th century Victorian gothic, including the carved work.

Ceiling: Beaded pine boards.

Walls: Smooth rendered with carved shields on each wall with carved quatrefoil vents in the splayed openings. The stone appears to be Salcombe Regis (east Devon).

Floor: Sawn slate slabs stepping up into the inner door and down to the outside.

Doorway: D2 - A gothic four centred arch with the mark of the removed door frame.

Windows: Carved quatrefoil vents in splayed openings centrally placed in the side walls.

Room 2 – Hallway

In the position of the former cross passage, the room runs into room 10 (partition removed). The three doors opening off this area are described with the respective rooms; the surrounds and the dating of these doors are as D3 below.

At the north end of the hallway is the 17th century staircase (described with room 10).

Ceiling: Plain plaster with a large boxed transverse beam on the line of a former partition.

Walls: Plaster with beaded skirting, largely modern.

Doorway: D3 - to the porch. With framed door panels with moulded surrounds, of mid to late 19th century date in a beaded frame with a rectangular top light, with chamfered and ogee surround to the interior and with a cast iron knocker.

Floor: Early 20th century quarry tiles.

Room 3 – Former main living room

Ceiling: Plaster and paper.

Walls: As room 2 but with a moulded picture rail.

Floor: Apparently solid (possibly slate slabs).

Doorways: D4 – to the west, a modern fire door pretending to be a framed and panelled mid 19th century door with old ebony furniture. The frame and surround are as D3.

D5 – to the east, as D4 but unmolested and with a rectangular top light.

D6 – in the south east corner, with the frame and door as above but to a cupboard and with a glazed panel above, with square glazing bars for a lozenge and triangular shapes, all mid to late 19th century.

Windows: 20th century 3x2 framed casements.

Fireplace: A modern chamfered stone surround to a brick interior, with a chamfered stone fender with a base of brick and a red/yellow 19th century brick back to the rear. Possibly formerly a much larger opening (was this room a kitchen?).

Room 4 – Lobby

An irregular shaped lobby, with all details as above but with a modern tiled floor. With a small two light casement in a beaded frame to the outer lobby (6), now part of room 4.

Room 5 – Bedroom

Ceiling: As above.

Walls: As above but with the west wall vertical beaded plank boarding to the stair.

Floor: Modern tiles.

Doorways: D7 – to room 4, as D5 in room 3, but with an added thumb latch of wrought iron with radius corners, dating to the 1850's.

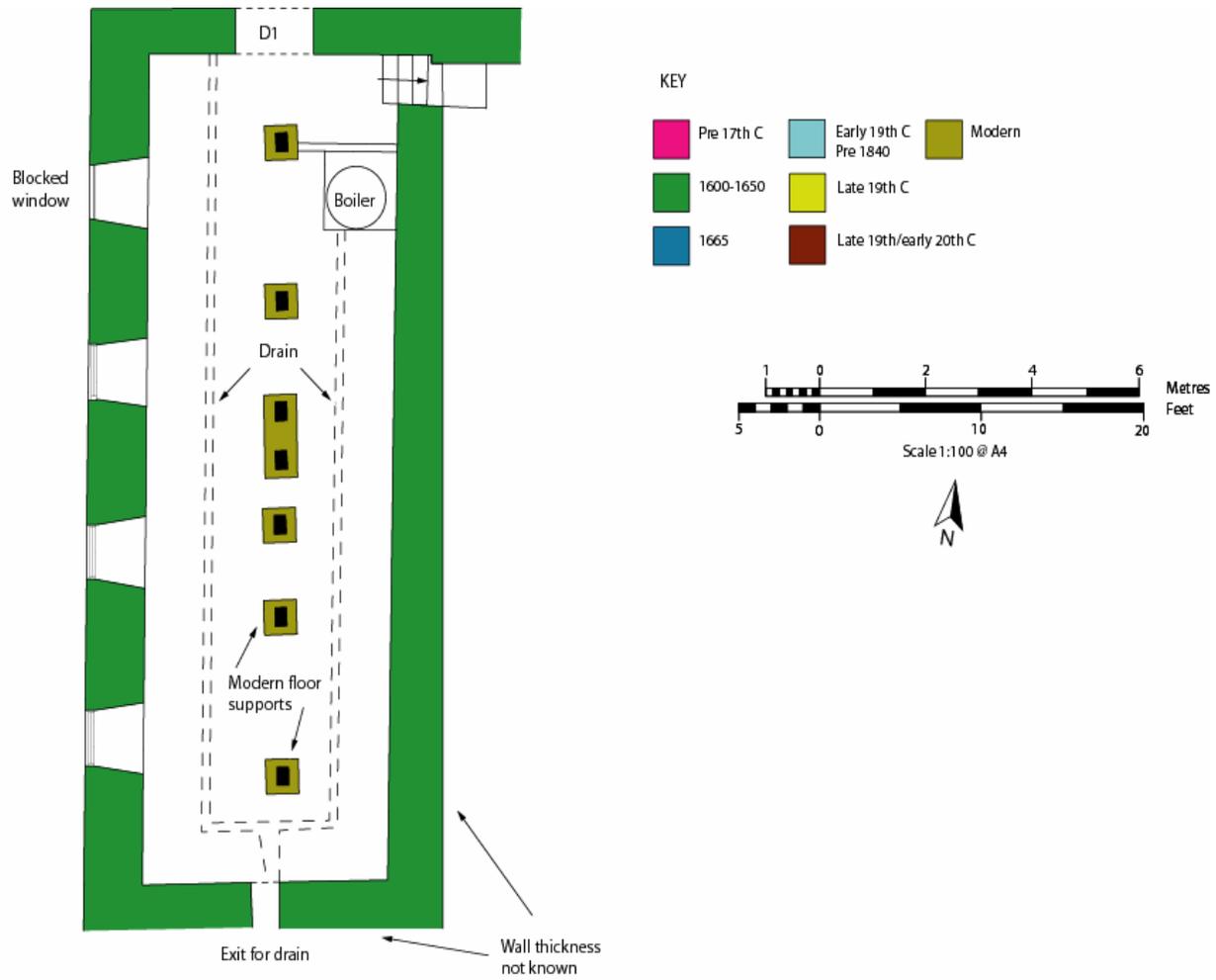


Figure 14: Cellar floor plan showing developmental phasing.

D8 – to the stair in the south west corner, with beaded planks and battens and with raised HL hinges and a modern latch.

D9 and D10 are both to under stairs cupboards, with HL hinges and as D8.

D11 – cupboards in south east corner of the east wall panelled with moulded surrounds.

Windows: Two mid 20th century windows, that to the south is as room 3.

Fireplace: A large segmented arched opening in the east wall now plastered and papered with a modern over mantle.

Stair: The staircase has a quarter spiral to the base with a straight run up to the north. It is boxed in on the west side, with beaded side partitions as in room 5 above. With an open fronted cupboard in the west wall at the base of the stair.

Room 6 (now part of room 4)

Entirely modern.

Room 7 – Bathroom

Entirely modern but with a mid to late 19th century door (D12) as before.

Room 8 – Bedroom

Ceiling: Modern, with two boxed truss blades in the north of the ceiling slope.

Walls: Modern, although some of the plaster on the south wall may be 19th century in date.

Floor: Modern.

Doorways: D13 – to the west, a framed four panel door as before of mid 18th – 19th century date.

D14 – to the north, modern.

D15 – to the south, modern but in 19th century beaded surround, formerly connecting through to room 3.

Windows: Two in the north wall, both of mid 20th century date.

Room 9 – Lobby

The ceiling, walls and the floor are entirely modern, but the masonry behind the west and north walls is 16th – 17th century in date. The door and windows are all modern, but the window in the west wall casting borrowed light into room 11 maybe an older former door.

Room 10 – A small square Stairwell at the north end of room 2, on split levels, with the lower level part of 2 and containing a two run mid 17th century stair with a quarter landings.

Ceiling: Plain plaster with a possible remnant of coving under the upper run of the stair, the higher section is continuous with the upper landing, with flat plaster with a partial slope down to the east.

Walls: Plaster, largely 19th century in date, with slightly earlier but modern boxing around the toilet (room 11) under the first run of the staircase.

Floor: 20th century transverse boards to the stair foot, continuing into the hallway (13). The staircase has transverse boards of a similar appearance, but these probably date from the late 20th century on the two quarter landings.

Doorways: D18 – door to the west hallway (13). See room 13 for detailed description of this door. However the front of the frame faces into room 10 and is designed to be seen from there.

D15 to room 11, described with this room.



Figure 15: Ground floor plan showing developmental phasing.

Windows: To the quarter landing, a modern 3 light casement in an older opening with a relieving arch (see exterior description).

Stair: A straight run up to the north from the ground floor to a quarter landing; with a single step up to the second quarter landing to the west, from which two straight runs to the first floor landings run up to the north and south. That to the south has a framed balustrade overlooking the stair, with a turned newel post at either end and turned balustrades between, with square cut hand rail with a shaped top. The newel posts have acorn capitals. This section of balustrading has been removed at least twice, with a sequence of blocked mortises in the underside of the handrail which do not relate to the current balustrade spread, the mortises of which have been re-cut. The eastern end baluster and part of the hand rail are modern. The balustrade continues in this form down the eastern side of the top flight and is scarfed into the handrail continuing down on the western side of the bottom flight, the details of which are the same. With a shared newel post at the quarter landing rising through both balustrades as a single timber. The undersides of both sloping balustrades are squared timber, the uppers having chamfers. The lower skirting to the sides of the flights are all modern and much of the stair framing has been dismantled and re-erected in the recent past, as has the handrail of the upper flight.

The north flight from the quarter landing has a detached portion of balustrades up its west side (details as above), but as this is against a modern partition its location here must be regarded as suspect. The treads and risers of all three flights, although of oak and possibly 17th century in date, appear to have been dismantled and re-erected as all the side planks are modern.



Figure 16: The stairs rising from the rear of the hallway (10) viewed from the south.

Room 11 – Toilet

An entirely modern interior but fitted into the underside of the 17th century staircase.

Door: D15 – a half and half door (see Fig. 16), probably re-located and possibly cut from single piece of wood. With three vertical planks per leaf with chamfered heavy battens, with scratch mouldings decorating the cover joints, forming three vertical panels per leaf to the south face, with square headed clamp nails through the leaves but not the battens on the north face. With spear-ended strap hinges, one covered by a batten. The hinges and possibly a shaped loop hasp on the upper leaf appear to be early to mid 17th century, with a mid 19th century added thumb latch. There is much surface worm which may have developed formerly under paint. The door has clearly been shot blasted. Both of the leaves with hinges appear to belong with the frame which may be in-situ, possibly giving access to the original cellar stair, now in-filled.

Doorframe: Pegged mortise and tenon frame, including the threshold rail, with stepped ovolo moulding, mitred to the upper corners with a plain chamfer to the scroll stops and a light chamfer down to the base. On the eastern jamb the front loop for the hasp on the upper door leaf has been driven into the moulding.

Room 12 – Principle Parlour

Ceiling: Flat-ish old plaster with many fractures and sags, covered with wood chip paper. This is possibly the original plaster, with heavy multiple moulded covings in plaster to the east and south walls, with that to the east projecting outward around the chimney breast. To the south the mouldings are missing above the window, this was possibly damaged when the pelmet, for which disturbance in the ceiling is evidence, was inserted in the 19th century. The west window also has some disturbance above it, but although much of the coving is evident, in the ceiling to either side it is missing, possibly removed when a beam, now boxed and supported by a semi-coursed corbel at then north end, was added along this side. The coving to the east continues to the north through the present partition into R13, clearly indicating that this room was larger. The coving dates to c.1690 – 1720.

Walls: With unusual bolection moulded surrounds to raised and fielded panels, originally entirely moulded from plaster on plain plaster walls. The panelling fits neatly between the ceiling coving and the waist height dado rail of timber, which is also bolection moulded. The plastered panels survive best on the east and the south walls, those on the north partition survive but the panels are flat. Those flanking the window on the west wall immediately abut the window splays, this is probably not original as those flanking the south window stop short of the window splays. The final panels on the east and west walls at the north end continue through the inserted north partition. The panel surround on the west wall at the south end appears to be a later plaster replica and the panels over the fireplace and on the north partition are of timber and therefore possibly of 20th century date. Those to the centre of the north partition cover a blocked door below which an additional piece of dado rail has been added. It is difficult to tell how much of the dado rail is original if any, although that across the north partition fits unhappily with those to either side. It continues into the splays of the south window which has roll-shouldered narrow plaster panels in the splays which appear to be original. The walls have heavy beaded skirting, mostly dating to the 19th century but some is modern.

Floor: Modern – Transverse boards.

Doorways: D16 – a framed four panel door, probably mid to late 19th century in a plain frame which is respected by the dado rail.

Windows: Two windows one to the west and one to south, both have identical modern frames of sawn timber. That to the west has 5x2 lights and that to south has 4x2 lights with chamfered framing and double glazed inserts. Each with one opening casement at the bottom and modern timber sills.

Fireplace: In the east wall with a modern over mantle on shaped corbels of timber, possibly in a modern chimney breast which is cement rendered for short distance inside fireplace opening. Towards the rear on either side ground sandstone ashlar cheeks appear to be abutting but are probably contemporary with the sandstone ashlar fire back, situated up to c. 1m from the hearth and very slightly corbelled in at the top to throw the heat forward, enhancing the effects of radiant heat. The wall above is of semi-coursed undressed rubble which is also abutted by the cheeks. This was presumably plastered but now has the snail trail cement pointing missing in places, revealing clay bonding with flecks of lime. The present hearth is of hand-made orange bricks which appear to be modern, the north cheek starts to corbel in within the chimney breast but further evidence was obscured.

Room 13 – Hallway

The ceiling, walls and the floor are entirely modern, although the floor is possibly a 19th century reconstruction.

Doorways: D17 – to the west, a modern door in a modern frame but within a 17th century surround (as exterior description). This may be a garden door relating to former formal gardens to the west.

D18 – to room 10, probably a mid to late 17th century framed and panelled door, 3x4 panels with a shallow bead and ogee, scratch mouldings framing the flat panels on the east face only. The west face has an ogee scratch moulding inset from the edges of the framing elements and clearly cut prior to the framing of the door as it continues to the full length of the timber. With heavy spear ended strap hinges nailed to the west face, a modern latch replacing the Victorian gothic latch for which panel applied. With an oak mortise and tenon frame with the door hinged on the west face of the frame which is plain to the west but with a heavy stepped ovolo moulding mitred at the corners to the east. The stops to the base of this are formed as the door frame to R11, which adjoins, but the chamfered section above the stops has a carved quatrefoil with a scroll stop beneath curved to imitate an acanthus leaf. Deep scribe marks arise curving off into spirals on the adjoining faces of the frame. A likely date of c.1650-80 may fit with the 1665 date stone. The frame appears to be in-situ indicating that this part of the house was entered from the east, implying that room 2 is on the side of an earlier cross passage.

D19 – to the north, in the partition to room 14 is described with 14, but has a moulded frame facing room 13, with the moulding as D18 but with plain scroll stops.

Room 14 – Kitchen

Ceiling: Modern Plaster with a heavy oak beam in the eastern wall extending out over the under stairs area to the north, with nail marks on the face.

Walls: Modern plaster and modern skirting. There is rough stone corbelling in the north wall supporting the first floor hearth above.

Floor: Modern transverse oak beams with a hatch in the floor leading to the cellar.

Doorways: D19 – to the south, framed as D18 with modern surrounds and with a re-set 19th century framed and panelled door. The frame may be in-situ in the 17th century screen of the south partition, from which vertical posts can be detected by tapping the wall.

D20 – in the north of the east wall, a framed door with four plain panels dating from the mid to late 19th century possibly in a reset pine frame.

Windows: Three windows with that in the west wall as the west window in room 12. That to north is a two light casement of the same date and design but in a 17th



Figure 17: The door (D18) viewed from the west.

century frame. The third window is a blocked opening below and to east of that in the north wall with the same exterior as it but to the interior the opening is now a cupboard with an arched top.

Fireplace: In the north west corner, a square headed opening with modern tiles and mantle piece.

Room 15 – Former detached Kitchen/Chamber Block

The ground floor of this formerly detached block, is now sub-divided into two guest bedrooms and a stairwell.

Ceiling: Two transverse beams, chamfered but with no apparent stops, with several supporting timbers of a later date, nailed to the underside at the ends. The beams probably date to the mid 17th century.

Walls: Modern plaster and skirting boards.

Floor: Solid modern floor.

Doorways: All modern doors and frames.

Windows: All modern.

Fireplace: A projecting chimney breast in the west wall which is now a central heating boiler cupboard. The south east corner of the chimney breast is visible in the passage to the south where plaster has broken away to expose dressed stone quoins.

Room 16 –Lean-to on the north side of the courtyard.

Roof: With three single blade trusses with tie beams set between drum columns and running into the cob wall. With three sets of purlins laid on backs of the blades and scarfed together, with modern sawn common rafters over much of the roof but with old waney common rafters over the second bay from the east. There is evidence for a tallet in the second bay from the east with vertical studs for partitioning on the eastern truss. Undersides of the common rafters have traces of lathe and plaster to form a pigeon loft.

Walls: Clay bonded stone rubble in the lower part of the north wall with cob above, with traces of lime plaster on the whole of the cob wall but only surviving well to the lower left and the right hand two bays. This continues at loft level across the east wall. In this area the render appears to have been external having a lumpy surface indicating an external wall pre-dating the lean-to. In the second bay from the east, the cob has had four levels of pigeon holes cut into it, with L plan plastered nesting holes with slate sills, numbering 26 in total. The exit for the loft is unknown but may have had hole in the roof pitch for this purpose.

Floor: Modern granite set above original level.

Doorways: In the north wall, a plank door, ledged and braced with spear ended strap hinges, and a thumb latch dating from the late 19th to early 20th century, in a plain pegged frame.

Misc: Recess in the east end of the north wall with recycled oak lintels containing three pegs.

3.3.3. First Floor

(See Fig. 16 for first and second floor plans)

Room 17 – South landing off main stair.

Ceiling: Flat plaster with a slight slope to the east with the higher section to the north over the stair continuing across into room 23 (landing). A purlin is visible in the ceiling.

Walls: Plaster with beaded skirting.

Floor: Boards.

Doorways: All described with the room into which they open. To the west into room 25 the frame is as on the ground floor room 13 (D18). To the south west with chamfered and ogee surround. To south a modern surround copying the Victorian ones.

Windows: Modern two light casement in a Victorian opening.

Room 18 – Hallway

Ceiling: Flat plaster with slight slope to the north.

Walls: Plaster with a shallow moulded dado rail and beaded skirting, possibly late 19th century although the dado may possibly be modern.

Floor: Boards.

Doorways: D21 at the west end of the hallway – modern. D22 – a dividing door between the two halves of the passage, framed with two long raised and fielded panels below and two short above with a landscape format panel between, with shallow stepped bead surround with additional strips added to fit this frame. The door appears to be early to mid 18th century. In a plain frame with chamfered and ogee surround dating from the mid 19th century which is respected by the skirting boards.

Windows: To the north, modern.

Misc: The stair up from room 5 opens onto this landing near the east end.

Room 19 – Bedroom

Ceiling: As room 18 but with a slope to the south.

Walls: As 18 but with the chimney breast in the east wall boxed off.

Floor: As 18.

Doorways: D23 – in the north west corner, a framed four panel door with chamfered and ogee surround. D24 – in the south west corner to the shower is modern.

Window: In the north wall, an early to mid 20th century two light casement. In the south wall an early to mid 20th century two light casement with a lightweight ogee moulded frame.

Room 20 – Bedroom

Ceiling: As room 19.

Walls: As 19, but with a modern picture rail.

Floor: As 19.

Door: D25 in the north west corner, as D23 with a beaded ogee surround and rectangular top light with the same surrounds.

Windows: A mid 19th century two light window in a beaded frame with 2x3 panes.

Fireplace: A small bedroom grate with extremely decorative gothic cast iron insert. The fireback and cheeks are lined with welsh firebricks stamped with PONTYCLERC. The inset maybe a Coalbrookdale type. With a plain plank surround with a light chamfer and plain mantle.

Room 21 – Bedroom

Ceiling: As room 20.

Walls: As 20.

Floor: As 20.

Doorways: D26 as D25 in room 20 (the modern door to ensuite is not numbered).

Windows: A modern two light casement in a chamfered pegged frame.

Fireplace: As R20 but the bricks are apparently unstamped.

Room 22 – landing, opposite room 17.

Ceiling: As 17.

Walls: As rooms 17 & 10 but with a blocked door visible in the plaster to the north (see exterior description).

Floor: Modern transverse oak boards.

Doorways: Door (D27) described with room 23, but the oak mortise and tenoned, pegged frame facing 22 has a heavy ovolo moulding with a deep chamfer above a lightweight scroll stop. The frame preserves marking out scribe marks. Moulding is mitred to the upper corners, dating from the mid to late 17th century.

Room 23 – Bedroom

Ceiling: Flat plaster.

Walls: Plaster with modern beaded skirting and 1930's picture rail.

Floor: Transverse boards.

Doorways: D27 in the north east corner frame described with room 22. With a plank and batten door, probably dating from the late 19th century on modern hinges in 1930's surround. D28 to the ensuite in southwest corner is modern, and has been moved from the east corner.

Windows: A modern four light casement, details as ground floor windows in room 12.

Fireplace: A mid to late 19th century cast iron insert with a semi-circular arch, crudely inserted in a plain plank surround with a light chamfer, with chamfered and ogee surround supporting the plank mantle piece. The cast iron back to the grate is missing and now with a rough brick infill behind.

Room 24 – Bathroom

The ceiling, walls and floor are all modern.

Doorways: D29 – in the east wall of four planks with chamfered battens, all in pine. The planks are tongue and groove with inset square nail heads to the front clenching the battens on the rear. The present hinges are 19th century spear headed strap hinges to the top, with short fleur-de-lis end strap hinge to the bottom. Both have been reset on the inside face of the door, but nails and scars on the outer face slightly above each show that both were originally fleur-de-lis hinges. With a modern ring latch and hook and eye fastener and with various nail holes and key holes indicating the positions of at least two previous stock locks. The scribe lines to locate the studs on the front face are still visible. These studs are identical to those on the door to room 11 on the ground floor. This is a rare later 17th century pine door. The frame is identical to that of D18 in room 13, apparently in-situ and therefore the door to the principle first floor chamber.

Room 25 – Bedroom

Ceiling: As room 24.

Walls: As 24 but with 19th century skirting. The east side is boxed off to form a lobby off the landing (room 17).

Floor: Boards.

Doorways: D30 from the lobby to the landing (17), a framed four panel mid to late 19th century door in a plain frame and surround. D31 from the lobby to the bedroom is modern in modern frame.

Windows: The window to the west is as room 23 but with a wider and taller surround to an earlier window still visible in the wall and broken by the south partition.



Figure 18: First and second floor plans showing the developmental phasing.

Fireplace: In the east wall of the lobby, a small 1830-50's hob grate with floral designs to the sides and back, with bellied grate bars, marked *CARRON* at the bottom right hand side. In a plastered semi-circular brick aperture, with segmental brick and cement and in a beaded plank frame with plank mantle.



Figure 19: The doorway to bathroom (24) viewed from the east.

Room 26 – Bedroom

Ceiling: Old plaster, cracked and sagging.

Walls: Plaster with a beaded skirting, with the possible mark of a 19th century removed door in the north partition.

Floor: Boards.

Doorways: D32 in the north east corner, ledged and braced with tongue and groove planks, of late 19th century date in a modern frame.

Windows: A four light casement as room 25 but here set in a larger opening visible as splays and a high soffit inset into the south wall.

Fireplace: In the site of a cupboard in the east wall, with beaded plank surround raised up off the floor slightly, and with matching moulded surround dating from the mid 19th century.

Room 27 – Former Kitchen/Chamber Block

Replaced, as room 15 above, with two bedrooms, ensuite and a corridor leading to a stair in the north west corner, all described as one.

Ceiling: Two heavy chamfered beams possibly dating from the mid 17th century. The northern beam has an additional support beneath at the west end. Otherwise the ceiling is plasterboard.

Walls: Modern plaster and skirting, a chimney breast projects into the room from the west wall.

Floor: Boards.

Doorways: D33 - to the south west onto staircase, a modern oak door in a heavy oak 17th century frame as but with additional steps outside, with ovolo moulding and apparently in-situ. All other doors are modern.

Windows: Window to the north, a four light carved sandstone window, apparently early to mid 17th century hollow chamfered mullions and surround, not the sill. With traces of two diamond set square glazing bars per light but no obvious evidence for a glazing groove. All the other windows are modern casements.

3.3.4. Second Floor

(See Fig. 18 for first and second floor plans)

Room 28 – Above room 27

Largely modern in the truncated upper floor of the kitchen/chamber block.

Ceiling: Three modern A-frame trusses in oak, probably replacing 17th century trusses as the two decks of purlins on either side are re-used from an earlier roof. These are scarfed off the truss positions with many peg holes for common rafters, approximately four per bay. Some of these appear smoke blackened and nails for laths are present. The blades sit on timber pads set transversely in the wall, one or two of which may be old. The half hips are formed in the ends by timber upper purlins with mitred corners.

Walls: Modern plaster and skirting.

Floor: Modern transverse oak boards.

Windows: Window to the north, a four light window, two fixed and two opening casements in 20th century iron frames within a hollow chamfered stone frame, apparently of Salcombe Regis or Doulling stone. With hollow moulded mullions and surround with roll moulding framing each light as outside. Dating from early to mid 17th century, with a heavy oak lintel on the inside unchamfered so probably later in date and with lathe and plaster impressions with nails.

Window to the south, a four light, apparently as the north window but in modern pine, the internal lintel is as the north window.

Staircase: This is a modern copy of the stair between room 10 and rooms 17/22. The roof has almost certainly been cut down by about 1.5m from the original height, as the cut stone windows imply a grander chamber than that implied by the current roof height.

3.4. The ‘Chapel’

A three storey detached building set on a north-south axis to the north-east of the main range of buildings. This building is constructed in two distinct phases and is composed

of a 17th century two storey building to the north to which a three storey section was added to the south replacing some of the earlier structure in the 19th century.



Figure 20: The Chapel viewed from the west.

3.4.1. Exterior Description

The east side of the courtyard is enclosed by a two storey range of semi-coursed dressed rubble, gabled to the north and south with a ridged slate roof (Fig.20). This is known as the “the chapel” but actually appears to be lodgings, with numerous 16th and 17th century windows in their original positions. In the north gable (Fig.21) there is a short flight of exterior steps to a first floor door, which is apparently integral with the gable, with two carved stone windows, with two lights to the ground floor with three centred arches, hollow chamfered with HS spandrels and the remains of a hood moulding, battered back, and with the remains of wrought iron ferramenta, formerly unglazed now with partial early brick infill. The first floor window above is a three light, hollow chamfered and also blocked with old brick. The gable above is now filled with modern weather boarding.

The east side wall is of semi-coursed dressed rubble with several put-log holes and three rectangular profile sockets at just above first floor level for the roof timbers of a removed lean-to. The wall contains several blocked openings and rebuilt/re-pointed sections. There is a 17th century window at first floor level at the north end, partially infilled with early 19th century brick and with a small two light window contemporary to the 19th century. With an inserted window to the ground floor to left of centre, subsequently blocked with early 19th century red brick and above an opening filled with mid to late 19th century blue engineering brick to the first floor and a small 20th century window opened at the eaves above. The south gable is probably of 19th century construction with a door to the

ground floor at the centre and with two windows in line above to the first and second floors. The upper part of the gable is infilled with weather boarding and appears to have a warehouse hatch layout.

The south gable quoins appear somewhat scrambled and much of the west wall, facing into the yard, is of random rubble. The west wall has three windows of portrait format, with cut stone sills, possibly recycled from 17th century windows in the house, and one door of 19th century pattern. There are also several pieces of brick in the jambs and the walling. The first floor window to the north was formerly a loading door, semi blocked with brick in the 20th century. The 19th century rebuild of the wall appears to end here, with older semi-coursed dressed rubble to the north of the window, a blocked slit window to the ground floor and traces of a chamfered window surround adjoining to the north. This section is within a single storey lean-to, which runs across the full width of the yard against the north cob wall and north west side of this building. The lean-to is of four open bays between three cylindrical rubble columns, with the rear north wall top ridging forming the top of the mono pitch slate roof which slopes down to the south.



Figure 21: The north gable viewed from the north.

3.4.2. Interior Description

This building now has no internal floors and is described in accordance with the three floor levels that would have previously existed.

Ground Floor

A rectangular room possibly partitioned off at the north end in the 19th century.

Ceiling: The ceiling is now removed, but formerly with a sequence of three transverse beams represented by sockets in the long walls and a stump of a sawn

off beam in the jamb of the door in the west wall. This piece is supported on two timber pads and has joist sockets with zigzag tooth marks on the inner face suggesting a late 17th century date. This floor structure however belongs with the 19th century phase of the building which constitutes two thirds of the south section i.e. the beam has been re-used. Sockets can be seen in the south end wall for the original axial joists (twelve) these have been blocked in the north end wall.

Walls: The walls are of plaster mortared rubble, the base coat of plaster was formerly of a cob and lime mix of 19th century date. The thicker walls in the north end of the building are constructed of semi-coursed rubble. The foot of the west wall is constructed of brick to the north and south of the door that trails off to floor level under the west window.

In the north west corner is a brick lined cistern. This rectangular structure with square clay tiles on its floor and handmade red bricks in its walls is lined with waterproof mortar and stands c.1.2m high. Its floor is raised approximately c.25cm above ground floor level with a lead pipe leading out of the south west corner at floor level. The south end has largely broken away. This structure appears to be early to mid 19th century and was possibly built when the southern two thirds of the building was constructed.

Floor: The floor at the north end is of beaten earth, most of the remainder is of cement but with a brick paved area just inside the west door that respects the rectangular cistern.

Several repaired holes in the floor are aligned with the former beams suggesting the position of supporting posts.

Doorways: To the west and south, both doors are modern in older openings.

Windows: The window to the north is a two light casement with 3 centre arches, hollow moulded mullion and surround, triangular inset spandrels and chamfered sill. A pair of hinges on either side were for shutters which are now missing. The ferramenta is described with the external description but the window was never glazed (see Fig. 22).

The window to the west is modern in a 19th century opening with plain oak lintels.

The window to the east is the remains of a two light, unglazed, oak frame with hinges for shutters only on one jamb. With sockets for diamond set timber bars, one per light are visible in the top and lower element of the frame and are probably of late 18th to early 19th century date.

Fireplace: Remains of a fireplace in the east wall (the south jamb has been removed and the wall dressed back) being on the junction of the change of build between the 17th and 19th century parts of the building. The north jamb partially survives of cut and dressed sandstone blocks projecting c.30cm from the wall face. The semi-coursed rubble back is severely burnt and repaired with recycled early bricks set in mortar. The flue above has been infilled. The fireplace lintel is chamfered with scroll stops and poker burns to the face, possibly of mid 17th century date, has been reused as a support in the rebuild of the wall but is now set upside down.

First floor

Ceiling: As the ground floor, the beam sockets are in the same positions and joist holes in south wall as below.

Walls: As the ground floor but with evidence for storage of grain or flour in the early to mid 20th century with a cement fillet running around the wall foot



Figure 22: The north wall of the Chapel viewed from the south.

immediately above the former floor level continuing as nailed slates above the east and west window frames and the south door frame. Traces of cob plaster as seen on the ground floor. With brick fill in the north end wall to the original 17th century joist positions, blocked in the early to mid 19th century when the floor was altered.

Floor: Now missing, formerly boarded.

Doorways: To the north a modern door and frame with pine lintels, forced into the 19th century north end wall in the 20th century. The door in the west wall towards the north end, has been broken through the 17th century wall to the north but is integral to the 19th century wall to the south. It rises through the first and second floor but the upper and lower parts are blocked to form a modern window.

Windows: In the north end wall, a three light stone framed window with chamfered mullions and surrounds, the plaster on the splayed jambs respects the stonework of the window frame, old bricks are now filling the apertures with plaster traces over, and the lintel has been removed.

The window to the east was formerly larger and continued down to the former floor level. The original aperture has been entirely blocked below with mixed brick and stone rubble and partially above with a small, unglazed, two light oak frame with chamfered mullions and vertical iron bars, probably of late 18th to early 19th century date.

The window at the south end may have been door but the lower half blocked and plastered in. This was apparently broken through the wall and has hand made brick jambs and plain oak lintel.

All other window openings appear to be original to the 19th century build but with modern frames.

Fireplace: Blocked fireplace in the east wall immediately south of the window, Both jambs are extant and made of straight cut sandstone. The timber lintel is in-

situ and is of oak, chamfered with scroll stops with various burn marks probably of a 17th century date. Adjoining to the south there is a vertical mark where the chimney from below has been removed, with several soot encrusted stones in this rebuilt sector.

Second Floor

Roof: This is entirely modern, formally a half-hip to the south and a full hip to the north but possibly cut down from an earlier form.

Walls: Plastered rubble as ground/first floor but with more surviving plaster than below. Cement fillet to the removed floor structure as at first floor level.

Floor: Missing, formerly boarded.

Windows: The openings in the west, east and south wall are all set very high in the eaves, possibly formerly with dormers but the roof level may have been lowered.

3.5. The Threshing Barn

3.5.1. Exterior Description

A long, rectangular threshing barn constructed of clay-bonded, sandstone rubble, of two storeys with a ridged roof, gabled to the east and west with a single storey lean-to porch to left of centre on the south side. A single storey gabled horse engine house with bull nosed brick quoins and jambs was added on the north side in the late 19th century.

A high yard wall of clay-bonded, sandstone rubble similar to the barn continues the south side wall of the barn to the west and then to the north. This structure was part of the barn prior to it being truncated in the late 19th century (see Figs. 5 & 6). The south wall has a vertical break at the east end that is roughly repaired in rubble and shows where the east end wall of the barn was rebuilt.

The porch was probably originally gabled and integral with the south wall. The east end wall was rebuilt later using a white mortar and with external pilaster buttresses on either side, an owl hole high into the gable appears to be part of this build. The west wall is featureless, but also with an owl hole forced high into the gable. Cut sandstone quoins are visible in the lower part of the north doorway to the threshing floor. Over the doorway the roof continues out for a short distance forming a pentice. The horse engine house, constructed of random rubble with bull nosed red brick quoins, has two large openings on the west side which are now blocked with breeze blocks with modern windows a small window in the north gable low down and a small door and window in the east side.

3.5.2. Interior Description

The interior threshing floor is off centre to the west between large full height doorways with a substantial porch structure projecting to the south off the south door.

Roof: Eight A-frame trusses with lapped apexes and collars, with 2 purlins per side on the backs of the blades, with all joints coach bolted. The trusses and

purlins probably date from the late 19th century, the common rafters, clasping the ridge plank are probably later.



Figure 23: The south elevation of the Barn viewed from the south west.



Figure 24: The south elevation of the Barn viewed from the south west.

Walls: Of semi-coursed sandstone rubble, lime mortared and flush pointed with later pointing episodes in cement. With various blocked joist holes for a first floor structure in the eastern part but not the western. The east end of the wall of



Figure 25: The interior of the Barn viewed from the west.

the barn appears to be secondary with short stubs of masonry constructed into the north and south walls.

Floor: Earth with some random stone, possibly natural, with some cobbling around the north threshing door. A mortared stone support in the north doorway is for a former timber threshing floor, formerly with a void beneath, now removed.

Doorways: D1 – the north threshing door, with the door now missing but the western post and the top of the chamfered pine frame survive with a hinge for half and half doors. The top of the frame contains a key slot for a removable centre post.

D2 – the southern threshing door in the outer opening of the south porch, now removed and blocked with breeze blocks and containing a modern window.

D3 – in the east side of the porch, blocked with random stone rubble.

D4 – in the east end of the north wall, forced through in the early 20th century. The jambs contain machine made brick and timber lacing and with a plain pine frame with a plank and batten door with spear ended strap hinges and a wooden finger latch.

D5 – in the east end of the south wall, apparently original, now blocked and with a charred lintel. The exterior of the wall at this point appears to have been rebuilt.

D6 – apparently forced through and subsequently blocked with breeze blocks in the north wall to the east of the threshing door, accessing the late 19th century horse engine house.

D7 – in the south wall immediately to the east of the porch opening, broken through the wall in the mid 20th century with concrete jambs and fitted with a small plank door in a nailed frame.

Windows: With two windows, one in each gable. That to the east gable is a small square ventilation hole with a timber frame, this probably had a shutter although none survives. The oak lintel is charred on the inside. The window in the west gable is a ragged roughly rectangular hole apparently driven through the wall.

Misc: There are three drive shaft holes in the north wall, all three with brick jambs and timber top and bottom and all subsequently blocked.

The tie chain across the east end is a reuse of an anchor chain with crossbars in the links.

3.6. Ash Barton: Phasing

Please note that the phasing dates given below are based on datable architectural features present in the building, or in the absence of such features dates are determined by the relationship between the walls of the parts of the building. In the case of the latter only a relative dating can be given hence a broad date range. Parts of the plans that are phased together may represent a mass rebuilding or extension of the building as a single event however these events may not have happened all at the same time but all fall within the date range.

3.6.1. The House

In its present form the building appears to be a three cell cross-passage house with a detached block to the north that becomes integrated in the plan of the main house by a substantial cross-wing in the 17th century. A detached block to the north of the east end of the main range ('the chapel') may be the remains of another cross-wing constructed in the 17th century or the remains of detached lodgings.

3.6.2. Medieval/late medieval

Although no architectural evidence of this period appears to remain it would seem likely that the 19th century southern range is constructed on the footprint of an earlier building. This would have consisted of a cross-passage (2), a hall (3) and an inner room (5). It would be expected that there was a service room to the west of the cross-passage, in the position of room (12), however the 17th century cross-wing has disguised any evidence of the earlier structure.

3.6.3. Pre-17th century

The block to the rear of the building is likely to have formerly been a detached chamber or kitchen block serving the main range to the south but evidence for the dating and function of this part has been destroyed by later and modern alterations.

3.6.4. 1600 – 1650

A substantial cross-wing is added to the west of the former 3 cell cross-passage house in the position of the service end of the early building. This extended further north than the present structure, the now demolished section possibly housing a staircase constructed with this wing.

Architectural evidence suggests that the north end of the 'old chapel' is the remains of a heated, 2 storey, lodgings probably built at the same time as the cross-wing to the west. This part of the building may represent the north end of a cross-wing connecting to the east end of the main range to the south but since demolished or may have always been a detached structure

3.6.5. 1665

The south elevation of the west cross-wing is remodelled along with the north elevation of the chamber/kitchen block, the north end is demolished and a new stair is added. These events may represent a redesigning of the layout of the building giving easier access between the ground and first floor.

3.6.6. Early 19th century, pre 1840

In this period the main south facing range appears to have been rebuilt along with the south end of 'the chapel' building and the east elevation of the kitchen/chamber block.

3.6.7. Late 19th century

An extension, possible scullery etc. was added to the rear of the new south facing range.

3.6.8. Late 19th early 20th century

Further extensions are added to the rear of the main range.

4.0 Conclusions

4.1. The Desk-Based Study

The manor of Ash existed before the Norman Conquest when it may have been established for the support of a thegn or king's retainer. In 1086 Ash was a minor manor William Cheever, it passed to the de Fleming family who held it until the late 15th or early 16th century. During the 16th century it passed to the prominent Bellew family who were lords of the manor of Braunton Gorges. In the 18th century Ash, by now tenanted as a farm, passed to the Bassetts who held it until late in the 19th century.

In the medieval period Ash may have had a private chapel, though this has yet to be proved. Traces of late medieval building remain as part of the present courtyard complex. The house was altered or expanded in the 17th century and further additions were made in the 18th and 19th centuries. The farm outbuildings were considerably developed during the 19th century and underwent further far-reaching changes during the 20th century.

4.2. The Building Survey

4.2.1. The Main House

A large house that appears to have developed from a three-cell cross-passage house with a detached service block to a courtyard mansion. A major rebuild in the 19th century and further alterations in the 20th century removed much of the historic detail of the building making the dating of certain elements difficult.

The earliest architectural details identified during the survey are dated to the 17th century, although it would appear likely that the rebuilding of sections of the building undertaken in the early 19th century were based on the footprint of an earlier structure. The three-cell, cross-passage layout as seen in the south range (rooms 2, 3 & 5 and part of room 12) is characteristic of the layout of a medieval house although this form continues into the 16th and 17th century. However as the addition of the cross-wing is securely dated in the 17th century the building to which it was added must have been earlier.

To the north of the three-cell building was a detached chamber/kitchen block again the exact form and function of this building having been destroyed by later alterations.

The addition of the 17th century cross-wing connected the detached block to the main range. This wing was longer in its primary build, the now demolished part to the north possibly containing a stair, and was remodelled in 1665 with a new stair and a fine ashlar south facing front with a mock second storey window.

During the 17th century a two storey, heated, lodgings range ('the chapel') was built across the courtyard to the east. Only a small part of which remains and the original form is not known but it may have been a detached building or the northern part of another cross-wing.

The 19th century witnessed many changes including the rebuilding of the south range and the lodgings range and parts of the detached chamber/kitchen block.

4.2.2. The 'Chapel'

As stated above this building consists of the remains of a two storey lodgings to which a three storey agricultural building was added to the south in the 19th century. This formed a rectangular building set on a north south axis. During the survey no evidence came to light to suggest that this building in part or the whole was ever a chapel.

4.2.3. The Threshing Barn

It is likely that the primary build of this structure dates from the 17th century but as can be seen in the desk-based study the mapping shows a much larger building that extended further to the west and north standing prior to 1888. Of those parts only one outer wall remains as a garden wall.

Between the late 19th and the early 20th centuries the building was truncated and a new roof structure added. Some of the lintels in the building are charred, the result of a fire? which may be the reason for the massive alterations to the building.

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Aerial Photograph:

- NMR: 106G/UK1501. 13 MAY 46 F/20//541 SQDN 3314

Appendix 1

English Heritage Listing Documents

IoE Number: 98269

Location: ASH BARTON,
BRAUNTON, NORTH DEVON, DEVON

Date listed: 25 February 1965

Date of last amendment: 25 February 1965

Grade II*

SS 53 NW BRAUNTON 8/12 Ash Barton - 25.2.65 GV II* Large farmhouse, formerly manor house, principally C17 (datestone 1665) but large courtyard outbuilding incorporates earlier, possibly C15 work. Courtyard plan with main range forming crosswing of intended larger house of L-shaped plan. Adjoining parallel to, but offset to rear of) 2-storey C17 main range probably is smaller building also C17, with hipped slate roof probably kitchen range with access to cellars under main house. Large probably late C18 or early C19 2-storey right-angled extension projects east forming south block of courtyard. On north side a cob and rubble shelter shed joins the kitchen block to large outbuilding on west side of courtyard which is undergoing extensive alterations (1984) but may have been the original dwelling. South-facing gable end of main range and adjoining porch is of dressed stone, west facade mainly of random rubble, with dressed stone surrounds to the openings. Main range has slate roof with post-medieval hand made clay ridge tiles with dressed stone coped gable ends. 2 large rooms to front with internal partition altered for insertion of central staircase. Continuous passage to rear with original staircase at north end and entrance porch to south. Stack at left gable end in ashlar with moulded cap. Stone gablet at apex of right gable end. Off-set stack in ashlar with crenellated cap backing onto rear passage heats room to south. West facade originally had 2 impressive large window openings symmetrically placed with segmental relieving arches on each floor but are now all differently blocked. Top left with dressed stone infill alongside a window of two pairs of 8 pane horizontal sliding sashes. Top right opening is partially slate-hung in blocking-up above a 4-light casement with 3 panes each and timber lintel. Bottom left retains stone window surround now infilled with rubble and 3-light timber window inserted, 8 panes per sash. Bottom right is blind. The upper floor windows flank an inserted horizontal timber sliding sash window 8 panes each. C17 doorway with chamfered stone jambs and hoodmould and labels below relieving arch. C20 panelled door now partly glazed. 2 relieving arches to cellar. Small slated lean-to roof towards left end. Left gable end has 2-light stone splayed mullion window. Inserted fixed windows with glazing bars to each light and relieving arch and dripstone with labels. Right gable end has large blocked square window with 1665 datestone above, over a 4-light casement on each floor with relieving arches and dripstones. The upper floor has 8 panes each light, the lower is transomed with 9 panes over 12 panes in each light. Ashlar porch with gable-ended slate roof to right with pointed arch rebuilt in brick surmounted by small heraldic shield. Single quatrefoil panel to each side and 3 small stone insets on each internal side with heraldic designs. Half-glazed door with large overlight. Main range has large bolection-moulded plaster panelling to the two main rooms; that on rear wall of north side has been pushed forward and reset on inserted partition wall when room was divided to make rear kitchen. Fine C17 dog-leg staircase complete with treads, moulded string and hand rails. Heavy turned newel posts with large acorn finials and turned balusters to each flight. 2 ancient doorways at foot of stairs, that to principal room has ovolo surround with foliated stops (q.v. Bittadon Barton), and original plank door with thick cover strips. Doorway under stairs has ovolo surround with ogee stops and original plank door of 2 leaves divided horizontally with cover strips and square-headed nails. 2 first floor doorways also with ovolo and stopped surround. The long low extension to right of south gable end of main range has cambered, arched window range of three 2-light casements (6 panes each) over 3 transomed 3-light windows with 9 over 3 panes each light. The right end windows are offset. The kitchen block to rear formerly 3 storeys. North gable end has 4-light blocked mullion window with stone lintel over taller 4-light mullion, also blocked, with relieving arch and hoodmould with returned ends. Brick lined fireplace on west wall with large stone jambs. Massive roughly chamfered beam. Rubble and cob shelter shed adjoins at right angles with 3 round rubble piers supporting lean-to slated roof. The early adjoining building on west side of courtyard has had roof timbers replaced, slate roof added, internal floors removed and north gable end partially weather boarded during alterations in 1980s. Rubble construction with dressed stone long and short work at the lower corners but better quality coursed and dressed stone construction at

upper end, where early features are concentrated suggests substantial rebuilding at lower end. 2½ storeys west side has partially blocked opening over plank door. On both sides towards lower end openings on each floor with truncated openings above at wall height. At south gable end opening on each floor above door. External stone steps at north gable end to first floor entrance, left jamb infilled with rubble. 3-light cavetto mullion window above earlier 2- light cavetto-mullion window with four-centred arches, early ferramenta and weathered hoodmould. Some brick infills. East side upper end has 2-light attic timber window with grill bars inserted in former larger opening. Below this internal evidence of first floor fireplace with dressed stone jambs.

IoE Number: 98270

Location: BEE BOLES IN WALLED COURT 20 METRES SOUTH OF ASH BARTON,
BRAUNTON, NORTH DEVON, DEVON

Date listed: 14 November 1985

Date of last amendment: 14 November 1985

Grade II

SS 53 NW BRAUNTON 8/13 Bee Boles in walled Court 20m - south of Ash Barton GV II Bee-boles, probably C18, in a walled courtyard. The Courtyard now includes a lean-to animal shelter in front of the bee-boles, consisting of C20 corrugated roof on timber supports. Walls of rubble with cob in the upper parts and pantiled capping. The rubble on south facing wall is built up higher than the remaining walls to accommodate bee-boles which are partially obscured by inserted manger. Central door opening with arrangement of 2 tiers of 10 to each side with plastered niches, slate bases and shouldered heads. 3 pairs of bee-boles have been infilled with rubble. The bee boles are sited to south of enclosed house garden and possibly form part of a grander garden design now lost.

IoE Number: 98271

Location: FRONT GARDEN WALLS AND PAIR OF GATE PIERS TO SOUTH OF ASH BARTON,
BRAUNTON, NORTH DEVON, DEVON

Date listed: 14 November 1985

Date of last amendment: 14 November 1988

Grade II

SS 53 NW BRAUNTON 8/14 Front Garden Walls and Pair-of Gate Piers to south of Ash Barton

SS 53 NW BRAUNTON 8/14 Front Garden Walls and Pair - of Gate Piers to south of Ash Barton GV II Enclosing rubble wall to front of south elevation C17. With pantiled capping and large ashlar gate piers in south wall with pyramidal stone cappings.

Appendix 2

Devon County Historic Environment Records

HER 12476:

Evidence: Extant Building
District: North Devon District
Class: DOMESTIC
Type: MANOR HOUSE
NGR: SS5112437332
Historic Parish: BRAUNTON
OS Map: SS53NW
Civil Parish: Braunton
Broad Period: Medieval
Listed Building Grade: Grade II*
Period: Medieval, Post
Medieval, Saxon, XI,
XIII, XIV, XVI, XVII, XVIII

Description

Ash Barton is Esse in 1086. In 1372, Asshe Rogus. It was held by Baldwin le Fleming the 13th century. (Reichel, O. J. 1910)

Large farmhouse, formerly manor house. Principally 17th century (datestone 1665) but large courtyard outbuilding incorporates earlier, possibly 15th century work. Courtyard plan with main range forming crosswing of intended larger house of L-shaped plan. Adjoining parallel to, but offset to rear of 2 storey 17th century main range, is smaller building also 17th century, with hipped slate roof. Probably kitchen range with access to cellars under main house. Large, probably late 18th or early 19th century, 2 storey right angled extension projects east, forming south block of courtyard. See list for full details. (Department of Environment 1985). Ash Rogus was Essa in Domesday. It was held by Ralf under William Cappa, brother of Ralf de Pomeray. Before the Conquest it was held by Ailward or Alward Tochesons. (Reichel, O. J. 1928-1938)

Fragments of a quite sizeable manor house. Gabled range with mostly blocked or reduced 17th century windows, originally evidently of four lights or more. Behind it 2 lower ranges with smaller mullioned windows still preserved. The main gable carries the date 1665 – a surprisingly late date for style of house. (Pevsner, N. 1952).

Barton of Ash, at an early period belonged to the Flemings, who brought it through marriage to Bellew. (Lysons, D. 1822) Fragment of sizeable manor house, principally 17th century with 1665 datestone. (Exeter Archaeology 2005)

A stone residence containing thick walls and some mullioned windows. A date stone built into the west end of the south wall bears the date 1665. (Ordnance Survey Archaeology Division Unknown)

HER 36006:

Evidence: Structure
District: North Devon District
Class: GARDENS PARKS AND URBAN SPACES
Type: GARDEN WALL
NGR: SS5112937308
Historic Parish: BRAUNTON
OS Map: SS53NW
Civil Parish: Braunton
Broad Period: Post Medieval
Listed Building Grade: Grade II
Period: Post Medieval, XVII

Description

Front garden walls and pair of gate piers to south of Ash Barton, 17th century. Enclosing rubble wall to front of south elevation, with pantiled capping and large ashlar gate piers in south wall, with pyramidal stone cappings. (Department of Environment 1985).

HER 36007:

Evidence: Structure

District: North Devon District

Class: AGRICULTURE AND SUBSISTENCE

Type: BEE BOLE

NGR: SS5113337253

Historic Parish: BRAUNTON

OS Map: SS53NW

Civil Parish: Braunton

Broad Period: Post Medieval

Listed Building Grade: Grade II

Period: Post Medieval, XVIII

Listed as 1093 on the International Bee Research Association's Register of Bee boles and Other Bee Keeping Structures. (Walker, P. + Ogden, R. B. 1995)

Description

Bee-boles, probably 18th century, in a walled courtyard. The courtyard now includes a lean-to animal shelter in front of the bee-boles, consisting of a 20th century corrugated roof on timber supports. Walls of rubble with cob in the upper parts and pantiled capping. The rubble on the south facing wall is built up higher than the remaining walls to accommodate bee-boles which are partially obscured by inserted manger. Central door opening with arrangement of 2 tiers of 10 to each side with plastered niches, slate bases and shouldered heads. Three pairs of bee-boles have been infilled with rubble. The bee boles are sited to the south of the enclosed house garden and

possibly form part of a grander garden design now lost. (Department of Environment 1985)

Bee boles in walled courtyard, probably 18th century. (Exeter Archaeology 2005).

HER 41809:

Evidence: Documentary Evidence

District: North Devon District

Class: RELIGIOUS RITUAL AND FUNERARY

Type: CHAPEL

NGR: SS511-373-

Historic Parish: BRAUNTON

OS Map: SS53NW

Civil Parish: Braunton

Broad Period: Medieval

Period: Medieval, XIX

Description

There have been several references to Ash Barton chapel, but there is no known record of its foundation or dedication. The tradition is that the memorial plaque at the west end of the south wall of St. Brannock's Church, Braunton, was taken from the old chapel at Ash. Harding (mid-19th century) refers to 'an ancient chapel still standing'. The large detached building to the rear of the main residence is thought by some to be the old chapel, but there is no particular evidence or feature to support this. (Coulter, J. 1993).

HER 43132:

Evidence: Extant Building

District: North Devon District

Class: AGRICULTURE AND SUBSISTENCE

Type: BARN

NGR: SS5113837340

Historic Parish: BRAUNTON

OS Map: SS53NW
Civil Parish: Braunton
Broad Period: Medieval
Listed Building Grade: Grade II*
Period: Medieval, Post Medieval, XV, XVII

Description

Large outbuilding on west side of courtyard may have been the original dwelling. Incorporates earlier work, possibly 15th century. Has had roof timbers replaced, slate roof added, internal floors removed and north gable end partially weatherboarded during alterations in 1980s. Rubble construction with dressed stone long and short work at the lower corners, but better quality coursed and dressed stone construction at upper end, where early features are concentrated, suggests substantial rebuilding at lower end. Internal evidence of first floor fireplace with dressed stone jambs. (Department of Environment 1985)

HER 74524:

Evidence: Documentary Evidence (Cartographic)
District: North Devon District
Class: WATER SUPPLY AND DRAINAGE
Type: POND
NGR: SS5133837598
Historic Parish: BRAUNTON
OS Map: SS53NW
Civil Parish: Braunton
Broad Period: Unknown
Period: Unknown, XIX

Summary

Pond to north east of Ash Barton, where water from the spring was trapped before flowing down to Buttercombe Lane. Field names in the area include Spout Meadow and Kennel (channel) Mead (Braunton Tithe Apportionment Nos 1135, 1118). No pond is currently visible. (Exeter Archaeology 2005)

HER 74525:

Evidence: Documentary Evidence (Cartographic)
District: North Devon District
Class: WATER SUPPLY AND DRAINAGE
Type: SPRING
NGR: SS5128237598 Historic Parish: BRAUNTON
OS Map: SS53NW
Civil Parish: Braunton
Broad Period: Unknown
Period: Unknown

Description

Spring feeds stream flowing east, to the north of Ash Barton.

Appendix 3

Jpeg list

House exterior (BAB HE)

1. Ash Barton viewed from the south.
2. As above.
3. As above.
4. The south gable of the west cross-wing.
5. The porch set on the south elevation.
6. Detail above the porch door.
7. The centre section of the south elevation.
8. The south elevation viewed from the east.
9. The former agricultural building attached to the east end of the main range.
10. View into the courtyard from the east showing the rear of the main range and the east elevation of the cross-wing.
11. As above.
12. View of the courtyard showing the former detached block, viewed from the south east.
13. As above viewed from the east.
14. The open-fronted shed to the north of the courtyard, viewed from the south.
15. The north elevation of the main range, viewed from the north.
16. As above.
17. As above viewed from the north east.
18. Ash Barton house viewed from the north.
19. The north elevation of the open-fronted shed, viewed from the north east.
20. As above showing the north elevation of the former detached block.
21. As above viewed from the north west.
22. The north elevation of the cross-wing.
23. The junction between the north elevation of the cross-wing and the west elevation of the former detached block.
24. The west elevation of the cross-wing viewed from the north west.
25. As above showing the first floor windows.

House cellar (BAB HC)

1. The west side of the cellar viewed from the north.
2. As above showing the drain.
3. The south end of the cellar showing the connecting drains and the exit through the south wall.
4. The drain exit.
5. The west side of the cellar viewed from the south.

House interior (BAB HI)

1. The hallway (2) viewed from the south.
2. As above viewed from the north.
3. The reception room (12) viewed from the south west.
4. As above viewed from the south.
5. As above viewed from the south west.
6. As above.
7. As above showing the fireplace in the east wall.
8. Detail of the ceiling moulding in the south west corner.
9. The stairs rising from the rear of the hallway (10) viewed from the south.
10. As above.
11. The door (D15) viewed from the south.
12. As above showing detail on frame.
13. The door (D18) viewed from the east.
14. As above showing detail on frame.

15. As above.
16. Hallway (12) viewed from the west.
17. The door (D18) viewed from the west.
18. The door (D17) viewed from the east.
19. The kitchen (14) viewed from the south west; door (D19).
20. As above showing the north wall.
21. As above.
22. The kitchen (14) viewed from the north.
23. As above.
24. As above.
25. Door (D20) viewed from the west.
26. Bedroom (15a) viewed from the west.
27. The former fireplace in the west wall of room (15) viewed from the north.
28. The dining room (3) viewed from the north west.
29. As above viewed from the south west.
30. As above viewed from the south east.
31. As above viewed from the north east.
32. As above showing the windows in the south wall.
33. Bedroom (5) viewed from the south west.
34. As above viewed from the north west.
35. As above viewed from the north east.
36. The stair leading from bedroom (5).
37. The stair from the half landing leading to bedroom (23).
38. As above.
39. Bedroom (23) viewed from the south west.
40. As above showing the fireplace in the north wall.
41. Bedroom (23) viewed from the north east.
42. The stair leading from the half landing to landing (17) viewed from the north.
43. As above viewed from the south.
44. The doorway to bathroom (24) viewed from the east.
45. Bedroom (12) viewed from the south west.
46. As above viewed from the north east.
47. The corridor (18) viewed from the west.
48. Bedroom (19) viewed from the south east.
49. As above viewed from the north west.
50. Bedroom (20) viewed from the east.
51. As above viewed from the north west.
52. The fireplace in the east wall of bedroom (20).
53. Bedroom (21) viewed from the north west.
54. As above viewed from the west.
55. Bedroom (25) viewed from the west.
56. As above viewed from the east.
57. The window in bedroom (26) viewed from the north east.
58. The fireplace in the lobby between bedrooms (25) & (26).
59. The window in the south wall of room (27).
60. Room (28) viewed from the north west.
61. As above viewed from the north east.
62. As above viewed from the south east.
63. As above viewed from the south west.
64. The window in the south wall of room (28).

'The chapel' exterior (BAB CE)

1. The chapel viewed from the west.
2. As above viewed from the south west.
3. The south gable viewed from the south east.
4. The east elevation viewed from the south east.

5. As above viewed from the east.
6. The north gable viewed from the north.
7. Detail of above: ground floor window.
8. Detail of above: first floor window.

'The chapel' interior (BAB CI)

1. The interior of the chapel viewed from the north east.
2. As above showing the west wall.
3. As above viewed from the south east.
4. Detail of above.
5. The north wall of the chapel viewed from the south.
6. As above.
7. The east wall viewed from the south west.
8. As above viewed from the north west.
9. The north end of the east wall.
10. As above; the next section to the south.
11. As above.
12. As above.
13. As above.
14. As above.

The threshing barn exterior (BAB TBE)

1. The south elevation of the barn viewed from the south west.
2. As above viewed from the south east.
3. The west gable viewed from the west.
4. As above.
5. The east end of the north wall and the engine house viewed from the north.
6. As above viewed from the west.
7. The north gable of the engine house.
8. The south elevation of the barn viewed from the north west.
9. The east gable viewed from the west.

The threshing barn interior (BAB TBI)

1. The interior of the barn viewed from the west.
2. The blocked doorway in the east end of the south wall.
3. The south wall viewed from the west.
4. The southern threshing door viewed from the west.
5. The porch and southern threshing doorway viewed from the north west.
6. As above viewed from the north east.
7. The west end of the south wall viewed from the north east.
8. The interior of the barn viewed from the east.
9. As above.
10. The west end of the north wall viewed from the south west.
11. The blocked doorway and shaft holes in the north wall formerly giving access to the engine house.
12. As above viewed from the south east.
13. The interior of the engine house showing the barn wall.
14. As above.
15. As above.
16. As above.
17. As above.
18. As above.