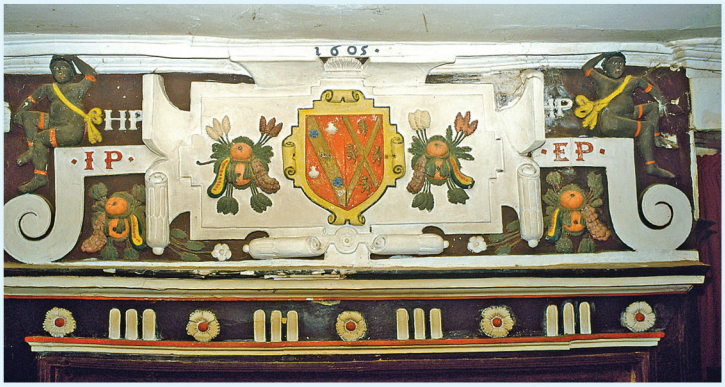


Gazetteer of the Buildings and Gardens of

The Walronds, Cullompton, Devon





The west side of Fore Street looking north with the Merchant's house left and Manor House next door but one to right.

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GAZETTEER

THE BUILDING AND GARDENS OF

THE WALRONDS,

CULLOMPTON,

DEVON

Produced by Keystone Historic Buildings Consultants

for The Cullompton Walronds Preservation Trust
in partnership with The Vivat Trust

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The Walronds

The Walronds occupies a prominent site on Cullompton's Fore Street in the centre of the ancient market town. It is an unusually well-preserved town house built in1605. It seems likely that it was built after the town fire of 1602 since it is one of three contemporary houses (out of four in a row) which make up the west side Fore Street up to the centre of town (represented by the junction of the roads from Exeter, Tiverton and Taunton). With the Merchants House (next door to the south) and the so-called Manor House, dated 1603 and built by the merchant Thomas Trock (next door but one to the north) The Walronds contributes to perhaps the finest example of early 17th century townscape anywhere in southwest England. The other two are classic merchants' houses of the period with ostentatious timber-framed frontages, but the Walronds is different. It is a solid and comparatively sober stone house drawing its inspiration from gentry mansions. It was probably built by John Peter (widowed husband of Emlyn, nee Paris) and Christian Paris (Emlyn's widowed mother). The Paris's had been the pre-eminent mercantile family in Cullompton throughout most of the 16th century.

Unusually for a town house The Walronds is entirely freestanding and is built of stone. It has a basic H-plan and is two storeys high with attic rooms in the main block and front wings. The main block is on a north-south axis parallel to the street. It has a four-room and cross passage ground plan. The hall/ later dining room is the largest room in the house off the north side of the passage, and heated by a fireplace in the rear (west) wall. The area to south of the cross passage is the service end. There are two doors off the cross passage on this side. The eastern one is to a small unheated room and the western one to a passage along the rear of the main block to the large room at the south end of the main block. This room (now subdivided) was probably the original kitchen with its fireplace blocked in a large stack at the west end.

The northern front wing contains a fine parlour with a grand fireplace in a lateral chimneystack in the north wall and doorway from the northeast corner of the hall. The southern front wing originally contained a room the same size as the parlour, but was apparently unheated in the beginning. It was presumably a service room. The main stair occupies a square block projecting to rear of the north end, with access from the hall and parlour by means of a corridor across the north end of the main block. The southern rear block, known in the late 20th century as Craft Cottage, was originally a service range and is unheated. It is an attractive theory to interpret this range as earlier than the rest of the house, based on its different character, scale, cob construction, and the fact that it is on a different axis to the rest of he house. However there is no carpentry or joinery feature exposed within the block which can be dated earlier than c1605. It connects to the main block through a doorway to the kitchen passage. There is a newel service stair in a small turret the angle between the main block and rear service range off the kitchen passage in the main block.

The first floor largely mirrors the ground floor layout although there were two chambers over the hall and cross passage, and, in the 1890s, a corridor was created through the east side of them (along the front) to connect the chambers in the front wings. The principal chambers were evidently those in the front wings. Both are heated and well-appointed, but the southern one is superior and considered the State or Great Chamber. The hall chamber was also heated. The main stair continues up to the attics. The original service stair from the first floor to the attics was replaced in the mid 20th century at the south end of the main block. The attic level was unheated and it appears that the original arrangement comprised a Long Gallery over the entire length of the main block with chambers off over the front wings and the service stair and a small closet to rear of the south end.

The house has had remarkably little modernisation since 1605, not least because it has been occupied by tenants for so much of its history. Indeed there is no evidence that it was ever occupied by the Paris/ Peters for whom it was built. There had been a long period of letting by the Portmans, from

1670-1785 and it had also been let for some years during the ownership of the Bakers, 1785-1824 (owner's manuscripts at The Walronds). Nevertheless there have been inevitably been certain alterations. There were modernisations of the principal rooms in the second half of 17th century and the early 18th century, which included the rebuilding of the main stair. The Sydenhams, who did own and occupied the house (most of the time) from 1825-1890, do not appear to have undertaken any major works. The restoration of 1890-91 by the owner Frederic Burrow probably saw the largest outlay of capital on the house since its construction, of almost £1000. He started work very soon after he foreclosed the mortgage on the house and works were completed by the following year and described in some detail in an article in the Devon Herald (1891).

20th century work focuses around repair, provision and replacement of wiring and plumbing, provision of bathrooms and kitchens, and modernisation of the rear service block and the attic. Some of this work was associated with the division of the house into two parts, the south end, and the remainder of the house. This first took place in 1954. In 1962 the two parts were reunited under the ownership of Miss Yeoman until 1969 when June Severn inherited the house. The South Wing appears to have been let as two flats for most of the period between 1969 and 1989. In 1989 the South Wing was sold to the Misses Reeves as two flats with two enclosed gardens, the old stable yard and the old tennis court. Some modernisation took place around the time of the sale. All works after this time have been associated with repair and conservation.

The house does not occupy the whole of the street frontage. Each side there are original (c1605) high stone rubble walls. The one to north just fills the narrow space between the house and the adjacent property, but the southern one is wide enough to include a carriageway arch.

The Walronds stands at the front of a long burgage plot, which originally extended back to Shortlands Lane, and may well have late Saxon origins. The plot has been added to and reduced over the years, but the burgage plot behind the house has remained more or less intact up to 1969, when the northwest corner was sold off as a building plot, and a few years later another portion was sold immediately to the east of it, now known as Little Walronds. Even so the ancient plot is still easily readable. It appears that there were once buildings to the rear, including, for instance, a stable and pound house mentioned in 1738/9 (Devon RO 1926B/W/L/116). June Severn reports (audio tape1) that worked stone and volcanic stone mullions have been unearthed in the garden. In 1890-91 an office was built for the owner, Frederic Burrow to the rear of the Craft Cottage/ the southern rear service range. This was later converted to a Roman Catholic chapel, and thereafter two garages. They have since been demolished. The garden itself was large enough to support an orchard and a market garden just after World War 2, with poultry, geese and bees (The Book of Cullompton).

Fabric

The main house is built of local rubblestone; brown sandstone and a purple-grey mudstone. It is bonded in earth mortar and pointed in lime, with evidence of various re-pointings, notably a grey coloured ash mortar from the Burrow repairs of the 1890s. Later 20th century repairs often used cement. The local sandstone is cut to ashlar blocks which, with some blocks of purple-coloured volcanic stone (probably from Thorveton) are used as quoins to the front corners of the projecting wings and to the window openings within the forecourt. The plinths at the front are also of volcanic stone. Cream-coloured Beerstone and oak is used for early windows. There is evidence of plaster render on the front walls (see exterior description) and on the north side of the northern front wing there remains patches of an earth plaster base coat.

The rear service block is built of cob apparently without rubble footings (observed during keyhole opening up 04.12.09) although he west end gable is 20th century brick. It is finished in 20th century render.

The roofs are mostly clad with Welsh slates dating from 1890-91. According to June Severn (audio tape 1), this was a replacement of an earlier slate roof of small kidney- shaped slates, presumably Devon peg-slates. *Note: There is no evidence to support this assertion – care should be taken to look for any fragments of peg-slates on the walltops.* June Severn also had the rear service block roof overhauled, and used asbestos slates on the north side, and the best surviving slates on the south side.

> *Summary of 2009 expert report* The slate on the north pitch of the front parlour wing is grey-green in colour and of West of England, rather than Welsh, origin. The roof pitch does not follow the same angle as the gables. The north slope of Craft Cottage is slated with silvery-grey West Country slates which were not found on any other roof slopes. (benjamin + beauchamp architects Conditions Survey – January 2010).
>
> *Summary of 2009 expert report* : The primary roof structure is for the most part original, but during extensive re-roofing in the latter part of the nineteenth century the majority of the wall plates and rafters were replaced leaving only original trusses and purlins. Locally a few sections of the original wall plate remain and there are sections where some earlier oak rafters can be found.
> (benjamin + beauchamp architects Conditions Survey – January 2010).

There are four original chimneystacks. They comprise one each to the front wings in the north and south walls, a large hall stack to the rear, and a stack to the south (backing onto the rear service range), which served the kitchen and chamber above. They are built of rubblestone but all had brick shafts, which, with the exception of the one on the parlour stack, were removed after 1954 (June Severn audio tape 2). The kitchen and south front stack are now truncated at eaves level. The southern front wing stack was adapted c1890 to accommodate a new ground floor fireplace. In c1970 a fireplace was built into the first floor room of the southern rear service wing.

The rainwater goods are all modern with the exception of two lead hoppers. June Severn reported (audio tape 2), that they were all replaced during her residence, that is, since 1954.

Exterior

The East Front

This is the front elevation onto Fore Street. It has a symmetrical 1:2:1-window front with gables to the front wings, and a central front doorway to the main block set back behind a small cobbled forecourt, which includes an approach path of volcanic stone flags. The return walls of the wings present two-window fronts to the forecourt. There is evidence on the inner corners of the front wing for an original stone wall separating the forecourt from the street. The front walls of the house sit on generous plinths capped with moulded volcanic stone. The plinths on the front ends of the wings are at a lower level than those round the forecourt.

There is considerable evidence that the house was designed for plaster render, at least on the front, as apparently shown on the c1825 painting by George Sidney Shepherd of this part of Fore Street. The corner quoins are set proud of the main walls providing rebates for the plaster cover over the rest of the stone rubble masonry. In fact the quoins are of differently-sized blocks, but they have been carved to incorporate rebates with the recessed outer sections flush with the main walls. Thus thee raised main quoins would have produced the appearance of a very regular series of exposed quoins when the walls were plastered. A tiny patch of lime render survives in the southwest corner of forecourt, just above plinth level (see specialist masonry report). There are similar quoins around the window openings and doorway in the forecourt, but not around the street-facing on the ends of the wings. Here the stone frames of the windows stand proud from the rubble wallface.



The front of the Manor House from the southeast.

Summary of 2009 expert report: In the protected corner between windows WG.3 and WG.4 the dressed stone quoins that fill this corner appear to have been picked out in dark red and white to reflect the shape of the dressed quoins. Sinclair suggests that this dates from the 18th century since it covers at least four layers of off-white limewash. (Eddie Sinclair Polychromy Report, November 2009).

Directly above the front doorway (which was rebuilt in the 1890s) there is a square area of blocking, which is thought to have contained a carved stone plaque, and the central doorway position is further emphasized by a gabled dormer rising through the eaves.

The dormer and the front wing gables have corbelled kneelers, of volcanic ashlar, now with rubblestone coping capped with slates and granite obelisk finials carved with simple strapwork patterns. The coping was apparently rebuilt in the 1890s. The Shepherd painting of c1826 shows stone coping on the front gables and column-like finials with moulded caps. Good evidence for original coping remains on all the gables. The top block of each kneeler is carved to incorporate the lowest slab of the c1605 coping. The granite finials are clearly replacements from 1890-91. June Severn reports (audio tape 2) that all three had iron weathervanes, but only one survived, a flag, which was removed in 1954. The gable-end weathervanes are included in an undated but probably early 20th century photograph in the Severn papers – the flag version is on the north wing.



The Walronds on part of an early 20th century postcard. Note the white paint on the quoins of the lower window in the forecourt (W.G.07).





The windows in the gable ends of the front wings are limestone with hoodmoulds and ovolo-moulded mullions (four lights to the ground and first floor rooms and two light to the attic rooms). The windows round the forecourt are in the same style and have limestone hoodmoulds, but the mullioned windows here are oak. They have three lights except for the dormer which has two. The timber windows present a problem of interpretation. The house includes original windows of both oak and Beerstone. This is not unusual for houses of the early 17th century, but one would expect stone windows on the presented front and the timber versions to the rear. Moreover several of the forecourt windows do not fit neatly into their openings, which have been made good with mortar. It is also relevant to this argument that the main stair block (at the back of the house) has early 17th century Beerstone windows. This could imply that the forecourt windows are replacements, probably by Burrow in c1890-91. The 1891 Devon Herald article recounts "during the work several windows opening over the court-yard, and containing old roughly-made diamond panes of glass, were discovered." Paint analysis on window WG05 suggests that that window might not be any older than the Burrow refurbishment of c1890-91 (Eddie Sinclair Polychromy Report, November 2009). However there remains a strong probability that the oak window frames are earlier if not original although heavily restored in 1890-91 with further 20th century repairs. The reasons to suppose they are original are based on the early glass that many contain (some of it 17th century), such evidence as the remains of an early glazing bar in window WG03 (Holy Well Glass), and the survival of a number of early casements with ornamental back plates to the catches. There is also the different treatment of the window openings when these with their flanking quoins onto the private forecourt space are compared with the simpler forms presented to the public street.

There is one other significant point. The ground floor windows in the east end walls of the wings (WG01 & WG08) are apparently secondary (maybe early 18th century) insertions despite their similarity of style to the c1605 windows above. It is possible to make out (or make up?) disturbed masonry immediately around these windows representing making good the holes created for the insertion of the windows. Whilst this assertion requires more proof than presently available, it is interesting to note that the Bampfylde's town house in Exeter, Bamfylde House, also had no ground floor front windows directly onto the street. Presumably this was a matter of privacy and security.

The boundary walls each side of the house date from 1605 and the southern one includes a carriageway arch.



Left to right: the east end of the south wing, the forecourt and the east end of the parlour range.

Below: a detail of the kneeler and lower coping on the south side of the gable of the parlour range.





Below left: a detail of the quoins ti the forecourt windows from the eastern parlour window W.G.07).
Below right: The lower part of the southeast corner of the south range showing details of the plinth the quoins presented to the street.



Doorways

Front (D.G.02) c1605 opening, altered 1890-91 - see interior, 1890-91 joinery. This is the front cross passage doorway in the centre of the main house. The door joinery dates from Burrow's modernisation. The timber doorframe has an elliptical arch head and ovolo-moulded surround down to runout stops. There is an ogee-moulded cornice above. It contains a pair of oak plank-and-ledge doors with cast-iron ferramenta in vaguely Jacobean style.



Carriageway c1605 opening and oak frame. A large Tudor arch with ogee-moulded surround. The feet are rather rotted and any stops have eroded. An undated but probably early 20th century photograph of the front from the southeast shows the arch containing panelled timber double doors (possibly 18th century in date) (Severn papers). Now mid 20th centry iron gates

Windows

Ground, (main house and courtyard elevations of both wings). (W.G. 02-07)
c1605 openings, c1605 limestone hoodmoulds with outturn stops. The oak frames are either c1605 with Burrow-period repairs from c1890-91or c1890-91 replicas. Either way they also have 20th repairs and they include some panes of early glass – see below. All three-light timber windows with fat ovolo-moulded mullions and broad ogee-moulded outer surround. The bases of the mullions (and also the sills it would seem) were replaced in 1954 (Audio tape 2, June Severn).

They contain rectangular panes of leaded glass and some iron-framed casements . June Severn claimed that the windows "were thoroughly overhauled by Frederic Burrow" and "Most of the leaded lights but not all of them were replaced (in 1989)" (June Severn, audio tape 2).

First, main house and courtyard elevations of both wings (W.F. 02-07)
c1605 openings, c1605 limestone hoodmoulds with outturn stops. The oak frames are either c1605 with Burrow-period repairs from c1890-91or c1890-91 replicas. Either way they also have 20th repairs and they include some panes of early glass – see below. All three-light timber windows with fat ovolo-moulded mullions and broad ogee-moulded outer surround as on ground floor. Probably 1954 replacement sills – described above.

Dormer to main block(W.S.02) c1605 opening without hoodmould, probably c1605 oak two-light timber with the same mouldings as those windows below. Central mullion is a pine replacement. It contains rectangular leaded panes of glass.

East gable ends of wings Ground and First (W.G.01/08, W.F. 01/08). Secondary, maybe early 18th century, limestone windows and limestone hood moulds with outturn stops, extensively repaired in 1890-91. They are built in the same style as the original windows above. Four-light with ovolo-moulded mullions. Outside they are framed by a broad ogee moulding. At the two lower levels they have four-lights with fat ovolo mullions and ogee-fillet-ovolo moulded jambs. The lower halves of the outer lights are opening casements containing diamond panes of leaded glass including some old green glass. The fixed sections are rectangular leaded panes.
They contain rectangular panes of leaded glass and some iron-framed casements . June Severn claimed that the windows "were thoroughly overhauled by Frederic Burrow" and "Most of the leaded lights but not all of them were replaced (in 1989)" (June Severn, audio tape 2). In 2001 LBC granted for alterations to the ground floor windows and it was at this time that the casements were provided with diamond panes of glass. Earlier photographs show rectangular panes.

Attic (W.S. 01/03) c1605. These are identical in style to those below but with only two-lights. Their hoodmoulds and the exterior face of the northern window are significantly eroded.

Features

Plaque Above the central doorway there is a small rectangular blocking in rubblestone which would appear to represent the position of a plaque, which is now missing.

Forecourt wall The evidence for the existence of an original forecourt wall comes from the corners of the front wings. The quoins stop some distance above the plinth with disturbed masonry on the corners below representing making good after the demolition of the forecourt wall.



The attic window W.S.03 in the northern gable contains panes of ancient, if not original, glass.

The South Elevation

This elevation comprises the south side of the south wing and the gable end of the main block with the carriageway between it and the neighbouring property. It is exposed rubblestone without the dressings which characterise the front. It includes two chimneystacks, one near the east front and the other is the kitchen stack at the west end backing onto the rear service range. Both stacks lost their shafts after.1954 (June Severn audio tape 2). The southern front wing stack is now truncated at eaves level. It is recorded in an undated but probably early 20th century photograph of the front from the southeast. (Severn papers). It had been rebuilt in brick, probably Burrow work. The Shepherd painting of c1826 shows the shaft covered in ivy but with what looks like a limestone cap with open arcaded sides. The shaft of the kitchen stack shows in an undated but probably c1970 photograph of the rear. It was built of stone rubble

In 1962 the south wall of the main block was rebuilt, using some red brick for the inner skin (obtained from the demolition of part of Burrow's office behind the rear service wing and the good stone on the outside. A damp proof course was introduced and concrete lintels were inserted in the place of the old timber ones (June Severn, audio tape 2).



Doorway D.G.01.

Doorways

Ground, main house (D.G. 01) c1962 plain opening with concrete lintel, replacing Burrow opening of 1890-1. This contains a re-used 17th century oak frame with a Tudor arch head and chamfered surround to step stops. It contains a plank-and-ledge door of about the same date. It has a segmental arch head and tight ogee- moulded cover strips. The ledges are chamfered. It is held on 20th century strap hinges. Both frame and door have been lengthened to fit the opening.

Windows

Ground, front wing blind

Ground, main block, east (W.G.21). An early window which could date from the 16th/17th century and is reused from elsewhere. It could have been inserted here in 1962 when the wall was rebuilt, or 1954 when the old kitchen within was subdivided when the Neatbys took over this end of the house. It is a four-light timber mullioned window, which is elaborately moulded with roll mouldings, ogees, and hollows. It has external iron stanchions, two to each light, with two missing. It contains rectangular panes of leaded glass and a section of diamond panes.

Ground, main block, west, (W.G. 20). This window is a late 20th century, possibly 1962, casement in a plain timber frame.

First front wing, (W.F. 23) c1605. This is a window is a small single-light timber window with diamond panes of glass, some of them old green grass. It has an internal iron stanchion.

The south end of the main block from the southeast with the lower level the original kitchen.



First main block east, (W. F. 22) An 18th/ 19th century two-light timber window with horizontal glazing bars. It contains casements of rectangular panes of leaded glass.

First main block west, (W.F.21) This is a 20th century four-light metal Crittal window, which was probably introduced in 1962.

Attic main block (W.S. 06) This window is a two-light metal Crittal window probably introduced in 1962.

Features

Chimneystack – front wing. On the east side of the front wing there is a projecting rubblestone chimneystack. The part serving the first floor, which rises from a corbelled base, dates from c1605, but ground floor flue was added by Burrow in 1890-1, and there is a straight join between the two builds.

Chimneystack – kitchen. c1605 kitchen stack. Rubblestone with canted rear corner to rear service range and projecting oven housing below.

Bargeboards Probably c1605 timber bargeboards at the apex of the west end gabled rear crossroof of the main block – between the projecting roof to north and the rubble shaft of the kitchen chimneystack to south. He front has multiple mouldings.



The two-phase chimneystack onthe south side of the southern front wing.

Rear Service Block/ Craft Cottage

The two-storey service block is rendered apart from small sections of exposed rubblestone low down on the north and south sides. As far as can be made out the apparent stone rubble footings are false and face up cob which extends down to ground level (observed during keyhole opening up 04.12.09). Whilst the 19th century maps show the range about the same size as it is now the second edition OS map of 1903 shows it extending further to the west. The extension included Burrow's new office which has since been demolished (although part of the tiled floor remains) June Severn (audio tape 2) reports that when she inherited the house in 1969 the service block was in a state of disrepair. The ground floor level had been used as a toolshed, and the upstairs as an apple store and workshop. She repaired and modernised the block in 1970 and it became known as Craft Cottage because the main ground floor room was in use as a spinning studio (June Severn, Audio tape 2). There were further major woks in 1989 associated with creation of a separate first floor flat.

Despite the alterations and modernisations the basic structure of the block is original from c1605. The original doorway and window on the north side can be demonstrated to be in their original positions because they share a continuous oak lintel which is chamfered and stopped over the openings.





The rear service block from the southeast (above) and northwest (right).

Doorways

Ground, south (D.G.08) This contains a 1989, part-glazed door in a plain frame which was created as the entrance to the upstairs flat.

Ground, west, (D.G.07) This is probably a 1970 doorway (or refurbishment of an earlier one). The plain frame contains a plank-and-ledge door, which is hung on strap hinges.

Ground, north, (D.G.06) c1605 opening complete with probably contemporary frame and door. Oak frame with a Tudor arch head with chamfered surround and internal rebate. Probably contemporary plank and chamfered ledge door with moulded cover strips, with wrought-iron strap hinges with teardrop finials hung on pintles. Doorway now sheltered behind late 20th century French windows.

Windows

Ground, south (W.G.18, 19) This contains two replacement 20th century (probably 1989) three-light windows with flat mullions and rectangular panes of leaded glass, in the style of the 18th century. The openings may be original but they have been enlarged to receive the new windows.

First, south (W. F. 20) A two-light late 17th-early18th century timber window with flat-faced mullion. It has internal iron stanchions, horizontal iron glazing bars and contains rectangular panes of leaded glass. The east light contains a casements with external glazing bars for the leaded glass.

First, west, (W.F. 19) 20th century replica in 17th century style**.** It is a large three-light timber window with cast-iron glazing bars looking like leaded glass.

Ground, north left, (W.G. 16) This is a c1605 three-light oak-framed window with its mullions ovolo-moulded on the outside, chamfered on the inside.

Ground, north right, (W.G. 17) The west window, a 1989 timber casement, is in the blocking of a doorway and lights a downstairs lavatory.

First, north left, (W. F. 17) c18th/19th century. To the east is a small fixed single-light window with a simple timber frame which contains diamond panes of leaded glass including old green glass.

First, north right, (W.F. 18) c18th/19th century. The western window is a timber three -light window, with rectangular panes of leaded glass. The relatively slender mullions are chamfered.

West Elevation

This is the rear elevation, which now overlooks a garden. Most of it dates essentially from c1605. The hall and cross passage section of the main block is exposed in the centre. The rear service range projects forward to right (south) and the main stairblock to left (north). The main block is two storeys with an attic. It has a three-window front and the rear cross passage doorway to the south under a pent roof between the service stair and the hall stack. The hall chimneystack projects just north of centre. The service stair turret projects into the rear yard in the angle between the main block and rear service block with a canted northwestern corner. Its roof is in two parts. The square eastern end is under a monopitch roof carried down from the crossroof back from the main block roof whereas the canted monopitch corner roof angles back to the pitch of the lower roof over the rear service block.





Two historic photographs of the rear of the building from the Severn papers. The one to the left is by Pilgrim from c1965, and the one to right was taken by Mary Heard c1975.



Doorway

Ground, to cross passage (D.G. 05) This is the rear doorway to the cross passage. Original opening containing a c1605, pegged timber frame with a low Tudor arch head and ovolo-moulded surround down to worn but recognisable urn stops. It contains a pair of 1890-91 part-glazed doors with arch headed panels below. It and the adjacent hall window is sheltered by a simple slate-roofed pent-roof of on plain timbers, which is probably a Burrow (re-?) construction of 1890-1.

W.G.13



W.G.12



Windows

Ground, to hall, south, (W.G. 13) c1605. To the left of the cross passage doorway and sharing the same pent roof, there is a two-light timber window with the same moulding as the windows to the front of the house. However, unlike the front timber windows this is definitely an original.

Ground, to hall, north, (W.G. 12) c1605, maybe re-positioned here in 1890-1. To the north of the chimney there is a three-light limestone hall window with ovolo-moulded mullions and chamfered frame – more like the main stairblock windows than the stone ones at the front of the house. It contains rectangular panes of leaded glass. The window has a brick relieving arch over (which has cut into the hall stack a little) suggesting that this window was altered (widened?) by Burrow.

First, Main House, W.F. 13, 14, 15 c1890-91 or later.
Three 19th or 20th century timber mullioned windows, with three-lights each to the outer two and two-lights to W.F. 14 (central). They are styled in imitation of the 1605 windows. The mullions have ovolo mouldings and they all contain rectangular panes of leaded glass.
June Severn (audio tape 2) claims that Burrow inserted these three windows and that there were not any windows here previously. The windows actually look as if they could be later than the 19th century, since the mouldings are fatter than those on the mullions of the oak windows round the forecourt. It is possible that they were original openings here which have been enlarged to receive the new windows.

Attic, Two c1989 rooflights

Features

Chimneystack The projecting hall stack is constructed from rubblestone with weathered offsets and a corbelled base to the section carrying the first floor flue. The shaft was taken down c2008, but the its form is recorded in 20th century photographs (Severn papers). Although undated there is one which probably dates from the 1960s (Pilgrim series) which shows a tall stone rubble double shaft with probably Burrow-period brick at the top. Another from the 1970s (Heard series) shows a reduced shaft.

Service Stair Turret

There is a small projecting stair turret in the corner between the service block and the main house. It is a c1605 construction of exposed rubblestone with a short north-facing wall projecting from the main block and a canted north-west facing corner returning to the rear service block. It houses an original newel stair.

Summary of 2009 expert report There are two wall plates at the top of the spiral staircase. The lower wallplate is oak and badly decayed. Above this, there is approximately 100mm of masonry with a second 3" deep softwood wallplate above. This arrangement suggests that the roof of the stair turret was originally lower and discontinuous with the slope of the main roof above. (benjamin + beauchamp architects Conditions Survey – January 2010).



The exterior of the service stair. The exterior of the service stair.

Windows

Ground, to cupboard under the stair, (W.F. 15) Early, but possibly inserted here in 1890-91. Volcanic stone pierced by a quatrefoil. Both ground floor windows could have been reused from elsewhere, possibly from Holy Trinity Church, Exeter which had been re-ordered some years previously according to The Devon Herald article (1891). The vicar, The Rev Shield, was a relation of Mrs Burrow, and it seemed that the Burrows were his main beneficiaries when he died.

Ground, squint to service lobby, (W.F. 14). Volcanic stone containing a small triangular - headed light.

First, upper to stair, (W.F.16A) c1605. It is a two-light limestone construction with an ovolo mullion. It has rectangular panes of leaded glass including some old glass.

First, lower to stair, (W.F. 16B) The lower window is similar in construction to W.F. 16A. However, it includes some decorative leadwork.

Main Stair Block

Tall gabled stairblock projecting west from the north end of the main block and overlapping the north end as far as the northern property boundary. This is a c1605 block but it does include a structural anomaly. The southern wall butts up to (rather than is bonded into) the rear wall of the main block. There is no doubt that this is the original site of the main stair, but it may be that there were some minor changes of design during the construction of the house which produced the anomaly. There are one-window elevations to the main south and west fronts, and another to the narrow east front (the overlap). The north wall is blind.

The block is built of stone rubble with a plain rear gable and Beerstone dressings. The windows are plainer versions of the stone ones on the front and without hoodmoulds. The rear doorway is a 20th century insertion. The windows project very slightly from the stone rubble wallface suggesting that they were designed to accommodate a plaster render. Also the windows have plain oak lintels.



The main stair-block from the southwest.

The north wall is built on the property boundary, and is an awkward and rather untidy affair. At the ground floor level the wall is of relatively small-grade rubble. It is quite rough-faced and leans out as it rises, particularly towards the east end. Above first floor level the wall rises vertically in rubble masonry more characteristic of the rest of the building. About 1m or so above first floor level it includes a horizontal timber lace in the wall (presumably provided to even out the load of the wall above).

Doorway

West, (D.G. 04) The probably c1960s doorway in the west face of the stair block contains a late 20th century six- panelled door in a plain surround. It is an insertion under a concrete lintel.

East, (D.G. 03) Probably c1605 opening with has an old timber lintel. The door is a plank and ledge construction with a glazed panel, inserted in the 20th century. It is hung on strap hinges on a plain timber frame.

Windows

Ground, south and west to cellar under stair (W.G. 10 & 11)
c1605 but repaired. Small single-light limestone windows with a triangular heads and chamfered surround.
June Severn (audio tape 2) reports that both windows were discovered under ivy in 1954, reglazed, and new stanchions provided.

First, west to first floor landing (W.F.11A)c1605**.** Three-light limestone window under replacement timber lintel of c2007. Chamfered frame and ovolo- moulded mullions and jambs. Very weathered. It contains rectangular panes of leaded glass.

First, south to first floor landing, (W.F. 12A) c1605. A two-light limestone window similar to the west window.

First, east to first floor landing, (W.F. 10) c1605. This is a single-light limestone window with ovolo moulded surround. It contains diamond panes of leaded glass.

Second, west to first second floor landing, (W.F. 11B) c1605. Three-light limestone window repaired c2007. Chamfered frame and ovolo-moulded mullions and jambs. Very weathered. It contains diamond panes of leaded glass, including old green glass.

Second, south to first second floor landing, (W.F. 12B) c1605. A two-light limestone window similar to the west window.

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Attic, West (W. S. 05) c1605. A rectangular single- light limestone window. Chamfered frame and ovolo- moulded surround. It contains diamond panes of leaded glass.

Features

Wallplate The c1605 northern wallplate remains at eaves level. It is a generous oak plate projecting from the walltop with an ovolo-moulded soffit.

North Elevation

There is a narrow space between between the north side of the house (main block and front wing) and the neighbouring property. There is a one-window section in the gable end of the main block. The front wing section is blind but it includes the original projecting chimneystack serving the fireplaces in the parlour and chamber above. This chimneystack preserves the greater part of the probably c1605 chimneyshaft (built of coursed neat rubble) and the top part rebuilt in 1890-91 brick. There is a remnant of earth render along the lower edge of the corbel supporting the first floor flue which rises up the west side of the stack for a short distance.

Windows

Ground, north to stair passage, (W.G. 09) c1605. A timber three-light window with its mullions and surround chamfered on the outside, ovolo-moulded on the inside. It has diamond panes of leaded glass, including old green glass.

First, north to stair passage, (W.F. 09) c1605. A two- light limestone window. Outside it is so heavily weathered that the chamfers or mouldings have gone. Inside the mullions and surround is ovolo-moulded. It contains diamond panes of leaded glass, including old green glass.

Attic, North, (W.S. 04) c1605 but repaired. Timber two-light window with external ogee-moulded frame and ovolo-moulded surround. It contains rectangular some panes of leaded glass. Late 20th century replacement slender mullion and sill.

Features

Wallplate The c1605 northern wallplate remains at eaves level. on the street side of the chimneystack It is a generous oak plate projecting from the walltop with an ovolo-moulded soffit.

Interior – Ground Floor

South Front Wing – The Burrow Room G.01

Built as c1605 ***Unheated service room – maybe servants' hall***

Converted 1890-1 ***Subdivided with west end screened off for corridor (G.02). Main room refurbished with fireplace and described in the Devon Herald as Burrow's Dining Room.***

This is the major part of the ground floor room of the south wing. It was built as an unheated service room. It was refurbished by Burrow in 1890-91 and converted to a heated dining room with a corridor taken out of the west end of the original larger room (Devon Herald, 1891). The evidence that the ceiling cornice extended into the passage might suggest that the passage was added later., but the joinery in the partition is consistent with similar detail elsewhere in the room and passage. It would seem that that passage represents a late adaptation of the Burrow scheme. According to June Severn (audiotape 2) it was a store room previously, with a cobbled floor. This is the one room which Burrow Victorianised in a contemporary fashion, rather than 'restoring' to an historic style. The room décor is still basically that of the Burrow arrangement, with timber dado, skirting board, cornice, and door joinery from this date.



The southwest corner of the Burrow room

Floor

1890-1 or later boards laid on north-south joists (100 x 50mm) laid on a probably original cobbled floor in the eastern half or so of the room and disturbed ground under the western half. This was observed during keyhole opening up 06.10.09.
According to Miss Yeoman (MS at The Walronds – no date but before 1969) when the floorboards were taken up 'Some 18 ins below the level of the present floor the workmen came upon a well preserved floor of cobbles in elaborate patterns in different colours. The boards went back as before'. *[MS notebook of Miss Yeoman, found at the Walronds].* No pattern could be recognised during the very limited opening up in 2009.
Summary of 2009 expert report: Suspended 7" tongued & grooved boarded floor. The floorboards run north-south. Lifting a floorboard at the east end of the room revealed 3" x 2$^{1/4}$" softwood joists laid directly on top of the cobbled floor. (benjamin + beauchamp architects Conditions Survey – January 2010).

Ceiling

c1605 exposed plain-chamfered beam. Plain plaster ceiling on laths (c1605 or 1890-91 replacement).
Cornice 1890-91 – since it is taken across the chimneybreast - simple coved moulded plaster cornice containing a reeded strip around the north south and east sides and continues in to the passage (Room G.02). The passage was inserted in 1890-91 and there is a timber cornice to the passage partition making up the west side of the present room, presumably also from 1890-91. It would seem the passage was added at th last minute,
Summary of 2009 expert report: On the east wall, there is a section of replaced cornice that may be timber. (benjamin + beauchamp architects Conditions Survey – January 2010).

Doorways

West (D.G. 09) To the passage. 1890-1 studwork partition doorway containing boxed frame and a six-panel door.



The ornamental wrought-iron catch to the southern casement of W.G.01.

Windows

East (W.G.01) Secondary, maybe early 18th century, insertion. Four-light limestone window in c1605 style, repaired 1890-91 - see exterior description. Two iron-framed casements have c1605 wrought-iron ornamental scrolled catches
The diamond quarries in the casements probably date from 2001, when new glass replaced earlier glazing which was destroyed by vandals. (2001, Mid Devon District Council website, reference number 01/00447/LBC
Summary of 2009 expert report:: A 17th century Beerstone four-light window. It contains two forged ferrous side-hung casements with ornate catches which probably date from the 17th century. The sub-frames holding the casements are crudely cut where the catches locate. This could suggest that the sub-frames are later. Elsewhere the leadwork is 19th century with rectangular quarries of the same date, with the exception of one reused 17th century quarry. The ferrous horizontal bars to the fixed lights could be 17th century. Panels are fixed to these with a single central copper tie. External iron stanchions. (Holy Well Glass Condition Report, September 2009).

North, east (W.G. 02) c1605 opening with either c1605 with Burrow-period repairs from c1890-91or c1890-91 replica three- light oak ovolo-moulded window - see exterior description. One of the panes of glass from the eastern light is signed by John G Sydenham.
Summary of 2009 expert report:: A three-light timber window with central side-hung casement. Ferrous casement, leadwork and rectangular quarries all date from the 19th or 20th century. Ornate catch could be 17th century. Twin ferrous internal stanchions to each light; two are missing. Panels are fixed with copper ties. Diamond engraving on inside face of RH light, 'J George Sydenham,' c1830. (Holy Well Glass Condition Report, September 2009).

North, west (W.G. 03) c1605 opening with either c1605 with Burrow-period repairs from c1890-91or c1890-91 replica three- light oak ovolo-moulded window - see exterior description. This window has been divided by the 1890-1 partition wall to give light to both the passage and the main room.
Summary of 2009 expert report:: Three-light timber window divided by an internal partition. The central and right-hand lights contain a large percentage of 17th century broad and crown glass held in leadwork which probably dates from the 18th century. All quarries are rectangular. The left-hand light contains 20th century leadwork and glass in a 20th century replacement timber frame. Each light has two slender internal iron stanchions. One is missing. The panels are held by copper ties. (Holy Well Glass Condition Report, September 2009.

Features

Fireplace 1890-91 fireplace - see exterior description for amended chimneyshaft. Keyhole opening up 06.10.09 revealed that the chimneybreast is brick. Timber chimneypiece is richly decorated in a vague Queen Anne style and contains a late 20th century gas-fired grate.
According to Miss Yeoman (MS at The Walronds – no date but before 1969) this room 'was modernised by a new fireplace and completely spoilt'. The fireplace was referred to as a Coalbrookedale.

Dado and skirt 1899-1 timber – simply moulded.

Side Passage G.02

Built as c1605 ***Part of unheated service room with G.01***

Converted 1890-1 ***Side passage with external access created***

This passage was created in 1890-1 when the service room in the front South Wing was divided to provide a corridor between the new dining room and the original kitchen to west. Burrow's studwork partition separates off the west end of the front room creating a passage to an exterior door with internal doorways front and back.

Floor Floorboards. As above in G.01. No cobbles revealed in keyhole opening up 06.10.09
Summary of 2009 expert report: A suspended 7" tongued & grooved boarded Victorian floor is concealed by a fitted carpet with a matted area at the southern end. The floorboards run north-south. 4"x2" softwood joists support the floor off dwarf brick walls. (benjamin + beauchamp architects Conditions Survey – January 2010).

Ceiling

Plain plaster ceiling on laths (c1605 or 1890-91 replacement).
Cornice Pre -1890-91 – maybe late 18th-early 19th century - simple coved moulded plaster cornice containing a reeded strip around the north south and west sides and continues in to the Burrow Room (Room G.01). The passage was inserted in 1890-91 and there is a timber cornice to the passage partition making up the east side of the passage, presumably from 1890-91.

Doorways

East to the Burrow Room (D.G. 09) Boxed frame with reeded architrave containing a six-panel door.

South (D.G. 01) 1890-1 opening, refurbished in c1962 (see exterior description).

West to former kitchen (DG. no number) Probably c1605 doorway opening. 1890-91 joinery – see below.

Windows

Southwest, (W.G. 03) It is lit by one light of the southwestern ground floor window to the forecourt (see above).

Features

Cornice A simple moulded plaster cornice which dates from the 1890-91 on all but the east side.

The Old Kitchen - Rooms G.03, G04 & G13

Built as c1605 ***Kitchen***

Converted 1954? ***Subdivided as small kitchen, bathroom and passage***

This was the site of the c1605 kitchen which was served by a fireplace in the massive stack at the west end (backing onto the rear service range). It was subdivided in the second half of the 20th century, probably in 1954 when the south end of the house was sold by the Neatbys. It now comprises a passage long the north side (room G.13) past a kitchen to east - room G03 – and bathroom to west - room G04. There is a cupboard at the west end of the passage. This arrangement remains but it has been modernised. June Severn (audio tape 2) refers to room G03 as the inner kitchen. The inner partitions, including doorways D.G 10 & 13, date from the mid 20th century.

Summary of 2009 expert report: Referring to Room GO3 All of the walls are of masonry construction, plastered and painted. A gypsum skim coat can be seen through bursting paint on the north wall. The west wall has a possible vertical construction line at low level that suggests some alteration or repair in the past. The lower level of the south wall has been rendered with a cementitious render to prevent moisture ingress. This applied render may explain the awkward relationship between the oak cill and the render. There are also areas of plaster patch repair at high level around the window. The underside of the window lintel is fibreboard, or similar. Areas of this plaster are also poorly attached. The east wall is primarily of masonry construction although at the north end there is a boarded patch repair that may indicate an adjusted position for the doorway between G13 and G02. (benjamin + beauchamp architects Conditions Survey – January 2010).

Floor Mid 20th century concrete

Summary of 2009 expert report: The floor of the current kitchen is lino covered above a 25mm bituminous screed above a cementitious screed of unknown depth. The floor of the current kitchen is lino covered above a 25mm bituminous screed above a cementitious screed of unknown depth. (benjamin + beauchamp architects Conditions Survey – January 2010).



The roll stops at the south end of the crossbeam.

Ceiling c1605 axial beam is on a north-south axis and extends across the present kitchen and passage. It is chamfered with roll stops at the south end. The date of the plaster ceiling is uncertain.

Doorways

North to the Justice Room. (D.G. 11) Probably c1605 doorway opening, but since adapted to the existing 1890-1 Burrow-phase timber round-headed arch with a boxed surround including an architrave moulded with a tight ogee. The door is a late 20th century plank and ledge two-flap construction

North to Kitchen lobby (D.G. 14) c1605. To the lobby to the kitchen block built into close-studded partition. The oak doorframe has a segmental arch head and a solid pegged frame. It contains an old ledge-and-brace timber door which is held on strap hinges with teardrop finials. It could be 17th century.

East to side passage (no number) c1605 opening but with 1890-91 boxed doorframe. The architrave comprises of a cavetto to an astragal moulding. There is no door.

Windows

South to bathroom, (W.G. 20) A 20th century, probably 1954, casement (see exterior description).

South to kitchen, (W.G .21) Probably c1605 opening but massively rebuilt in the mid 20th century (see exterior description) It now contains an introduced 16th century four-light mullioned casement window. Or is it? Inside the mullions have only shallow hollow mouldings. It contains rectangular and diamond leaded panes of glass.

Overlight A 20th century top-tilting window has been inserted above the doorway through the close-studded partition to the kitchen lobby (D.G. 14).

Features

Fireplace: The west wall is clad with 20th century plaster. There is no obvious sign of a fireplace here, except, perhaps for a small recess in the wall

North wall: c1605 studwork partition. It is a close-studded oak frame with rod-and daub infill. In a small area the lime plaster skim was removed and its original construction was revealed in keyhole opening up 06.10.09

Kitchen Lobby - Room G.05

Built as c1605 ***Kitchen lobby***

Described in 1891 ***Kitchen lobby (Devon Herald).***

This is an original small space planned to facilitate circulation from the c1605 kitchen to the cross passage (thence to the hall and other principal rooms beyond), and also to the service stair and the rear service block.

Floor Mid 20th century concrete. Keyhole opening up 06.10.09 revealed Burrow period red and black tiles below.
Summary of 2009 expert report: The floor to this room comprises two types of solid floor construction. The floor to the north is a cementitious slab which when opened up at the west end along the construction line revealed a slab approximately 75mm thick and laid immediately over the earth. No form of damp proof membrane was encountered. The floor build-up in the southern half of the room comprised a 20mm black bituminous screed laid over 25mm thick and approx 100mm x 100mm geometric tiles. The tiles appear to be altering red and black. The exposed tile was poorly bedded, loose and laid immediately over the earth. (benjamin + beauchamp architects Conditions Survey – January 2010).

Ceiling Probably c1605 plaster.

Cornice Probably c1605. An ovolo –moulded moulded plaster cornice around the ceiling.

Doorways

South (D.G. 14) c1605 opening to original kitchen - See above

North (D.G. 15) c1605 - See cross passage below.

West (no number) To service stair hall and rear service range beyond. c 1605. A doorway with a Tudor arch head which has a chamfered surround down to step stops. On the rear service block side the surround is rebated for a door, which is missing.

Windows

West (W.G.14) A squint which is probably original . See exterior description Oak sill and lintel. It is the only window to the lobby and looks out on the approach to the main back doorway.

Features

East Wall c1605 oak close-studded frame up to a headbeam is exposed. The frame is mortised, tenoned and pegged together. It looks like it was originally a stud-and-panel screen, but appears to have 1890-91 plaster infill now. The studs are chamfered down to scroll stops and the chamfer is carried round the head with masons mitres. The central king stud rises through the

headbeam so that it is actually in two sections.
The wall is plastered above over a timber fillet. Keyhole opening up on 06.10.09 revealed that the upper part of the frame is covered with 1890-1 lath-and-plaster and that the king stud is chamfered above headbeam level. This suggests that the presented panelled lower tier continued up to the cornice (and might prove the cornice to be secondary).

North Wall 1890-1 replica section of the cross passage stud-and panel screen. It is plainly finished on this side.





The oak screen between the Kitchen Lobby and the Justice Room, and a detail showing that the centre stud rises through the headbeam and is chamfered above. This suggests that the upper part was also panelled originally.

The Justice Room G.06

Built as c1605 ***Small unheated service room, possibly servery.***

1891 ***Described as "the library, which was the "Justice Room" in the late Rev. J. P. Sydenham's time" in the Devon Herald article.***

This is a small room off the lower status (southern side of the cross passage. It has been considered to have been a pantry, buttery or service room originally, (June Severn, audiotape 2), but its situation, particularly with an apparently original two-flap door to the cross passage strongly suggests a servery between the 17th century kitchen and the dining room in the hall. The doorway looks like a serving hatch.

It was a library during Burrow's ownership, (*Devon Herald* 1891) and between 1949-1990, a kitchen. (June Severn, audiotape 1). All four walls date from c1605. The front one is the stone wall to the forecourt. The other three are internal timber-framed partitions described above and below in the Old Kitchen, the Kitchen Lobby and the Cross Passage sections. These are now plastered and it is unclear whether any of these frames were originally presented.

Floor Floorboards. Probably late 19th century
Summary of 2009 expert report: The floor is a cementitious slab. In the southwest corner, a small pocket was cut in the slab and this confirmed the construction as being approximately 65mm thick and laid directly on the earth. (benjamin + beauchamp architects Conditions Survey – January 2010).

Ceiling Probably c1605 plaster.

Cornice 1890-91**.** There is a timber cornice with a hollow to an ogee moulding. It dates from the Burrow modernisation.

Doorways

South (D.G. 11) To the former kitchen. c1605 opening, adapted in the late 19th century by Burrow. This has a round arch head with a boxed timber frame with its architrave moulded with a tight ogee. The door is a late 20th century plank-and-ledge two-flap construction.

North (D.G. 12) A c1605 doorway, see cross passage below.

Window

East (W.G. 04) c1605 opening with either c1605 with Burrow-period repairs from c1890-91or c1890-91 replica three- light oak ovolo-moulded window - see exterior description. There is a modern window seat below, with planks to the back and sides.
Summary of 2009 expert report:: Three- light timber window which contains leadwork and rectangular quarries from the 20th century. The central light includes a small top-hung Crittal-type casement. Evidence that originally there were slender twin stanchions to each light. (Holy Well Glass Condition Report, September 2009).

Features

Beam c1605. There is a central beam on a north – south axis. It has a broad chamfered with step stops at the north end.





The oak screens lining the cross passage. The southern screen (to left) is on the service side with doorways off to the Justice Room and Kitchen Lobby. The norther screen (to right) had two doorways into the Hall.

Cross Passage G. 07

Built as c1605 ***Cross passage between opposing front and back doorways.***

The cross passage, between the original front and rear doorways, is lined with largely original oak stud-and-panel screens. It was refurbished by Burrow in 1890-91. To the south of the passage there are doorways to the Justice room and the kitchen lobby. The hall is to the north, originally with two doorways.

Floor Slate flagstones of Somerton shale from Polderns (a cottage belonging to friends of Misses Yeoman and Severn) in Somerset (June Severn audio tape 2). This was laid in the 1950s or 60s replacing a Burrow-period tiled floor of early English design (1891, *Devon Herald*) which Miss Yeoman described as 'appalling 19th century tiles, much as you see in some churches' (MS at The Walronds). Keyhole opening up on 06.10.09 revealed blue lias flags below – maybe the original

Summary of 2009 expert report: The passage floor is blue lias laid with wide joints using cement mortar. The slab sizes are varied and uncoursed. One small slab was carefully cut out at the west end of the passage against the north wall. Below the cementitious bedding of the slab, the upper surface of a lower blue lias floor was observed. This lower floor level was measured at approximately 95mm below the current FFL. The slab continues under the cross passage north wall and the suggestion is that this is the original base, or floor level upon which the screen was built. (benjamin + beauchamp architects Conditions Survey – January 2010).

Ceiling Probably c1605 plaster.

Doorways

Front Doorway. (D.G. 02) c1605 opening enlarged with completely new doorframe and double doors in 1890-91 – see exterior description. The doors are hung on strap hinges with round finials.
The boarding covering the internal northern reveal was temporarily removed during opening up works on 06.10.09. This revealed rough masonry with the stub of an oak lintel just below the level of the head of the existing door.

Rear Cross Passage Doorway. (D.G. 05) c1605 frame and 1890-91 double doors date – see exterior description

North east to hall (D.G. 16) c1605 oak doorframe with Tudor arch head, and a broad ogee moulded surround down to bar-runout stops. The doorhead had been squared off, but Burrow recreated the Tudor arch head with the insertion of small sections of timber.
It contains a Burrow period plank door false six-panelled door with applied ovolo-moulded panels on both sides. It has a brass drop handle and iron latch all fixed with screws.

North west to hall, (no number) c1605 oak doorframe with Tudor arch head, and a broad ogee-moulded surround down to bar-runout stops. Blocked in 1890-1 with a pine stud and panels in the same style as the original oak screen.

South east to Justice Room (D.G. 12) c1605 oak doorframe with Tudor arch head, and a broad ogee-moulded surround down to bar-runout stops. It contains an ancient, if not original two-flap door of plank-and-ledge construction with six panels formed by moulded cover strips to the cross passage side. They are hung on strap hinges with splayed finials. Harrison considers this an original door in situ, As mentioned above, its two-flap form means that it could have acted as a serving hatch.

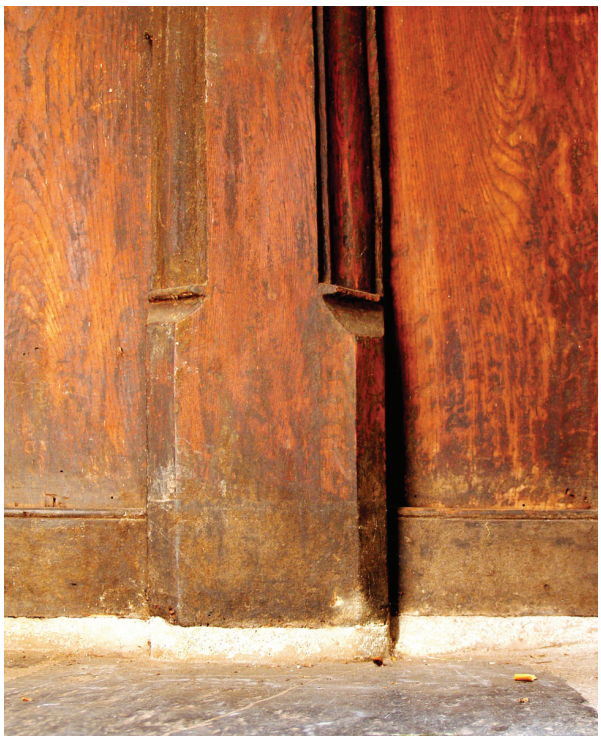
South west to kitchen Lobby, (D.G. 15) 1890-1 replica oak doorframe with Tudor arch head, with a broad ogee moulding down to bar-runout stops. It contains an old (maybe 17th century) plank-and-ledge door with vertical moulded coverstrips to the passage and moulded ledges and timber lock box (also moulded) to the Kitchen Lobby. However it was not designed for this position. The door is square-headed, and adapted to its present position. It has a wrought-iron thumb latch, which is not typical of the Burrow period although it is fixed with screws.

Features

Hall Screen to north c1605 oak stud-and-panel screen. The studs have broad ogee moulding down to bar-runout stops with the moulding carried round the headbeam with true mitred joints. The tips of the stops are cut by a tiny chamfer down to the sill. June Severn reports (audio tape 2) that repairs were made (post 1962) to the foot of the screen which had decayed. *Summary of 2009 expert report:* Harrison wonders whether there were original doors in the two doorways. (Hugh Harrison Condition Report, November 2009).

Service Screen to south c1605 and 1890-91. This is similar to the hall screen with the same mouldings, chamfers and stops etc. The west end section, including the door to the Kitchen Lobby was rebuilt in replica by Burrow.

June Severn reports (audio tape 2) that repairs were made (post 1962) to the foot of the screen which had decayed. *Summary of 2009 expert report:* Harrison points out that the headbeam and the panels over the western doorway are original oak. (Hugh Harrison Condition Report, November 2009).



Sigil A sigil is a symbol of magical or superstitious meaning. It is what Hugh Harrison calls an apotrapaic mark. There are a series of intersecting circles inscribed onto the panel to east of the western doorway of the southern screen. This is a typical form of such charms against witchcraft which are commonly found near external openings such as doorways, windows and fireplaces (see parlour fireplace). Most seem to date from the 17th century,

The Hall G.08

Built as c1605 ***Hall, primary use as reception and dining room.***

1891 ***Described as "the dining-hall" in the Devon Herald article.***

The Hall is the large room providing the focus of the 17th century house. Lit from two sides it has always been a showpiece room. It has a large fireplace in the west wall with an elaborate plaster overmantle dated 1605 advertising the union of the Peter and Paris families. At the upper status (north) end there is a doorway to a corridor the leading to the main stair and principal chambers above, and alongside another to the more private parlour in the front north wing. The hall is panelled on three walls with the back of the passage screen as the fourth. It was expensively refurbished by Burrow in 1890-1 but remains as essentially a particularly fine early 17th century Devon hall.



A photgraph of the hall by Mary Heard from c1975 in the Severn papers.

Floor Probably 1890-1 boards. The *Devon Herald* article from 1891 reports "the floor is of oak." A couple of boards were lifted on 06.10.09 to reveal Burrow period joists running across the room (100 x 75mm in section) laid on brick sleepers. *Summary of 2009 expert report:* The floor is boarded with 6$^{1/2}$" boards. The boards are varnished, and possibly stained. The varnished areas are most prominent around the perimeter of the room. The timber used for the boards is very difficult to determine. Initial thoughts are the timber may be chestnut however beetle attack is minimal given the attractive of this timber due to its

high sugar content. A number of stained softwood boards have been used to repair decayed or missing sections of boarding. The underside of the boards have been hewn immediately above the joist locations and there is also a scribed edge to the underside of these boards. The boards sit on 4"x3" oak joists at 450mm cts bearing on discontinuous dwarf brick walls. The brickwork is built off what appears to be a lime screed. The screed level is approximately 250mm below the FFL. Around the perimeter, the joists stop approximately 20mm short of the external walls. (benjamin + beauchamp architects Conditions Survey – January 2010).

Ceiling Plain plaster. Date uncertain since a c1605 ornamental plaster ceiling might be expected.

Cornice and frieze c1605**.** There is a hand-run plaster cornice running around the room which is basically a wide ovolo moulding with smaller multiple mouldings. It includes a cast frieze of stylised tulips, alternatively upside down. It is not complete. It is missing above the east window and the northwest window. Over the parlour door, and just below the cornice and frieze, there are two painted shields, from the Sydenham or Burrow periods. There are shadows of others at the same level under paint elsewhere, particularly noticeable on the north wall.



Part of the tulip frieze.

Doorways

North to the main stair corridor, (D. G. 18) c1605 oak doorframe has a Tudor arch head with a broad ogee moulded surround down to facetted urn stops.
It contains a probably original eight-panelled door with moulded panels to the hall – plain to the rear with chamfered dust-ledges. It is hung on large original wrought-iron butterfly hinges.

East to the parlour (D.G. 17) c1605 oak doorframe has a Tudor arch head with a broad ogee moulded surround down to facetted urn stops.
It contains a probably Borrow period from 1890-1.door hung on rising butt hinges. It is an eight-panelled door facing into and matching the panelling in the parlour with plain ledges to the hall. It is apparently made up from two pieces of 17th century panelling with a moulded coverstrip over the vertical junction between the two on the hall side. The ledges on the hall side are also moulded. It has a typical Burrow-period cast-iron drop catch.







Above: The doorways to the Parlour and Hall Corridor and a detail of the plain panelled rear of the corridor door and a wrought-iron butterfly hinge.

Right: The casement catch with its ornamental backplate in the front window, W.G.05.

South, west to cross passage (no number) c1605 doorframe blocked in 1890-1 – see cross passage description above.

South, east to cross passage (D.G. 16) c1605 doorframe restored to its original form in 1890-1 – see cross passage description above.

Windows

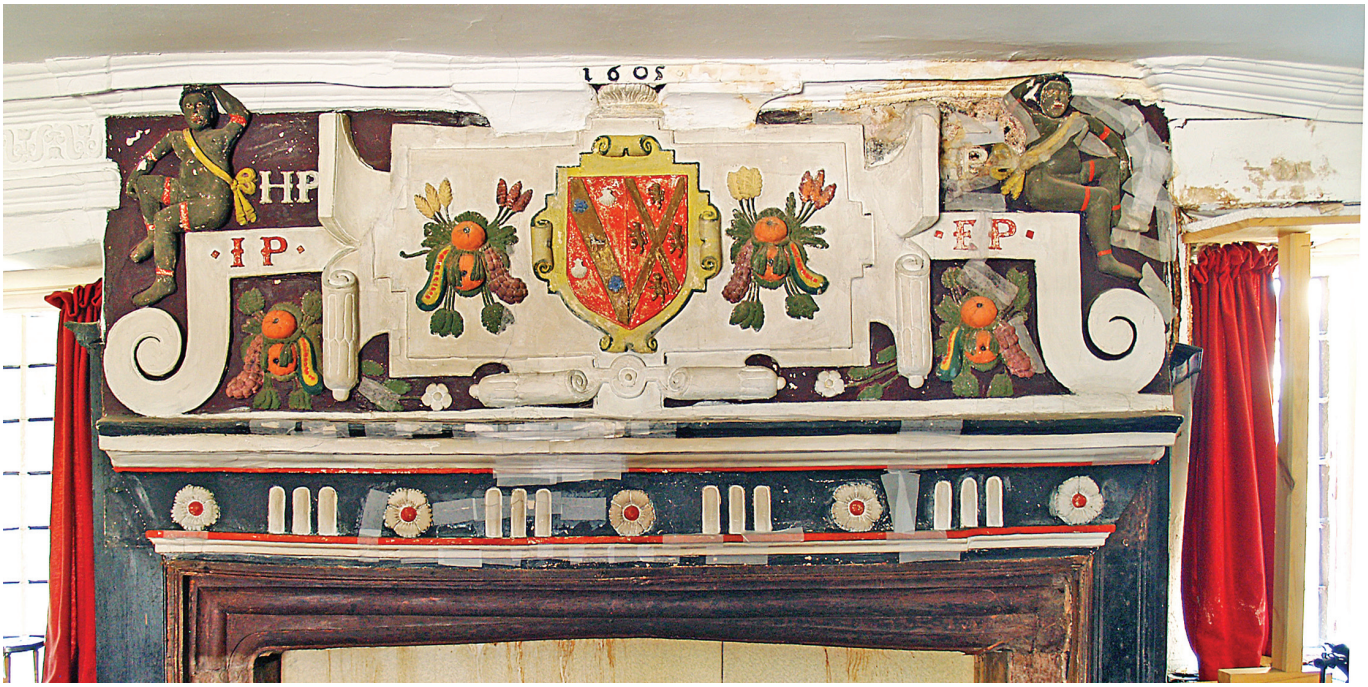
East (W.G. 05) c1605 opening with either c1605 with Burrow-period repairs from c1890-91or c1890-91 replica three- light oak ovolo-moulded window - see exterior description. At the south end there are two iron stanchions to each light. Central iron casement has probably 17th century wrought-iron catch with ornamental backplate.
Summary of 2009 expert report: Three-light timber window with an ancient central side-hung ferrous casement of a more common type than those to WG01, for example. It could be re-used or it could represent a different phase of work. Approximately 40% of the glass is cylinder or crown glass, and the remainder is float glass. The leadwork is 20th century and the quarries are rectangular. There are twin internal iron stanchions to each light to which the panels are fixed with copper ties. (Holy Well Glass Condition Report, September 2009).

West north, (W.G. 12) c1605 limestone three-light window, apparently re-set here in 1890-1 – see exterior description
Summary of 2009 expert report: A stone three-light window with three fixed lights. The leadwork and glass appears to be 18th century. The quarries are rectangular. Each light has five ferrous tie bars to which the panels are secured with lead ties. (Holy Well Glass Condition Report, September 2009).

West south, (W.G. 13) c1605. To the south there is a two-light oak window – see exterior description
Summary of 2009 expert report: A 17th century timber two-light window with a side hung casement in the left hand side. The leadwork dates from the 19th century and most of the crown glass has been replaced with 19th century sheet glass. The quarries are rectangular. Each light has internal twin ferrous iron stanchions to which the panels are secured with copper ties. (Holy Well Glass Condition Report, September 2009).

Features

Fireplace. c1605. Volcanic ashlar jambs and oak lintel with Tudor arch head. It has a moulded surround with an outer broad ogee rising as a square-headed frame and inner ovolo moulding round the Tudor arch with plain spandrels and ornamental roll stops. The inside of the fireplace is coursed ashlar with canted rear corners. The south corner includes the doorway to a side-oven (of which there is no obvious evidence for a housing outside). This is thought to be a secondary insertion, but access is limited to torchlight through a small hole in boarded blocking. There is a possibility that it is an original dining room warming oven. Hearth of 1890-91 red tile.



Plaster overmantle. Dated 1605. It comprises a strapwork cartouche with a central shield featuring the arms of Peter family impaling Paris. Putti wearing sashes sit on the cartouche to either side, each supporting the cornice with one hand. Below the putti and to either side of the shield there is a swag of exotic fruits. The initials IP, HP and EP for John Peter, Humphrey Paris and Emlyn Peter are included in the design. Below there is an ovolo - ogee moulded shelf, over a frieze decorated with an alternating pattern of convex batons and flowers, possibly chrysanthemums.
Miss Yeoman reports (MS at the Walronds) that when she bought the house the shield was covered with yellow, white and brown paint. She and her niece stripped it until they found a trace of what they believed was the original decoration and restored it. They also stripped and painted the shield over the door to the parlour. It seems that the rest of the overmantle was painted later, probably by June Severn.
Summary of 2009 expert report: Despite being scrubbed down to the plaster in 1955 enough paint fragments remained to establish that the original decorative scheme involved a red ochre primer followed by what could have been a scheme of marbling of red ochre, lead white and possibly some black, and samples from the shield showed an early vermilion layer. (Eddie Sinclair Polychromy Report, November 2009).
Summary of 2009 expert report: The overmantel is modelled and cast in lime plaster, with a lime-rich backing coat containing hair (but surprisingly little hair in comparison with some of the ceilings here) forming the base and a finer lime skim. Cast elements are added in lime plaster. The larger elements would have been supported on an armature, probably of timber. The laths are riven oak, fixed with iron nails The projecting sill, formed from a single longitudinal timber to which laths were nailed to carry the plaster mouldings. The upper panel – the overmantel proper – which would consist of vertical studs or a frame to which the longitudinal laths were nailed and, again, the plaster built up in layers to form the strapwork panels; cast elements would then be added to the face, probably on to a dowel or armature of timber or iron. (McNeilage Plaster Report, November 2009).

Panelling The north, east and west walls are panelled but not full height. There are at least four types of panelling, some oak and some pine, and much of it was repaired and altered, if not introduced, by Burrow in 1890-1. However the oak panelling which probably does date to c1605 and is in situ is that on the north wall which extends onto the west wall for a panel's width. It is three bays wide and four panels high divided by Ionic pilasters, fluted and reeded on bases carved with oval medallions framed with strapwork patterns. The panels are relatively small with moulded surrounds with recessed inner panels. The lowest tier of panels is of pine copies introduced in1890-91. It seems likely that there was a bench across this wall with the oak panelling above it forming the back.

The panelling to the west and east walls is a mixture of oak and pine, some probably 17th century, some maybe early 18th century and some made or introduced in 1890-1.

Summary of 2009 expert report: Harrison has identified eight variations in panel mould and construction and describes them in some detail, and attempts to compare the various phases with changes happening in the adjacent parlour. He includes the evidence for similar painted decoration. In relation the original upper end panelled screen over the bench level he identifies applied decoration: "The really interesting feature of this panelling is the decoration of each panel with what appears to be an applied linear lozenge in veneer, using a fine grained timber". (Hugh Harrison Condition Report, November 2009).

Summary of 2009 expert report: Preliminary analysis has discovered phases of varishing and graining that seem to relate to the sequence in the parlour – see below. (Eddie Sinclair Polychromy Report, November 2009).



Detail of the panelling at the upper end of the hall.

Screen c1605. At the south end is an oak stud-and-panel screen with two doorways through to the cross passage; the one to the west is blocked. The studs are wide with broad ogee mouldings down to bar-runout stops. The tips of the stops are cut by a tiny chamfer down to the sill. The headbeam has the same broad ogee moulding and the studs engage the headbeam with true mitred joints. The moulded stud in the centre of the blocked doorway is pine with oak plank infill each side. Besides blocking the doorway Burrow applied narrow moulded pine rails across the panels to give the effect of panelling to match the rest of the room.

Moulded style. On the north side of the chimneybreast and south side of the window embrasure (W.G. 12) there is a vertical style with scratch-moulded face. This must be original since the upper part is covered by the plasterwork of the overmantle. Harrison identifies this as possible evidence for c1605 panelling in the immediate vicinity



The reverse of the passage screen at the south end of the hall

Parlour G. 09

Built as c1605 ***Parlour.***

1891 ***"Perhaps the most delightful room in the house is the drawing room " in the Devon Herald article.***

This is the ground floor room of the north wing with a particularly high quality finish. It is panelled throughout and has a fine decorative plaster ceiling. It is heated by an impressive Beertone fireplace in the centre of the north wall. The panelling has a complicated history, and was extensively repaired (with some new panels) by Burrow in 1890-1. There is some evidence that the walls were originally studded for plaster, at least to the upper parts of the walls. The oldest panelling probably dates from the mid17th century and there is evidence for at least two refurbishments of the room between say c1660-1720, with the addition of windowseats and shutters, grained paintwork and the insertion of a new east window onto the street. At the time of the Devon Herald article, (1891) it was reported that every panel was hung with a painted miniature.



Floor Probably 1890-1 boards. A couple of boards were lifted on 06.10.09 to reveal Burrow period joists running across the room (100 x 50mm in section) laid on brick sleepers.
Summary of 2009 expert report: The floor has 7" softwood pine boards run east-west stopping approximately 1500mm short of the west partition. These boards are heavily creosoted and are fixed in the majority of the locations to

100mm x 50mm creosoted softwood joists. The creosote smell remains strong! At the west end of the room the floorboards are older, pine and of varying widths. The easternmost joists and the three joists at the west end are oak and approximately 4" x 3". All of the joists sit on brick dwarf walls which include a failing bituminous DPM. The joists themselves were found in fair condition and stop short of the external walls. The ground level is approximately 200mm below FFL. Locally I noted some small pieces of asbestos cement used to pack the joists off the ground. (benjamin + beauchamp architects Conditions Survey – January 2010).





The parlour ceiling looking west and detail of one of the bosses.

Ceiling c1605 ornamental plaster ceiling with an overall pattern of moulded single ribs intersecting to create a symmetrical geometric pattern of kite and square-panels. They radiate from a central boss enriched with oak leaves, and at the intersections of the ribs there are further modest bosses with similar oak leaf motifs. It features cast angle sprays in the form of hops with a central sprig of oak leaves. There is a simple moulded cornice around the walls.
Summary of 2009 expert report: The plaster consists of a lime-rich backing coat that seems to contain a minimal complement of hair. This is a notable contrast with the parlour chamber ceiling above, and might even lead one to question whether this ceiling is contemporary with the other. The top coat is a lime skim. The mouldings would have been run in lime, with the sprays and embellishments cast and added. The cornice was run on to a longitudinal board. This board appears to have been fixed only on to a short length of lath fixed vertically to wall and ceiling, rather than a full scale bracket such as one might expect. This lightweight method of fixing echoes the minimal support to the various overmantels in the house. (McNeilage Plaster Report, November 2009).

Wall plaster A small section of panelling was removed from the east end of the south wall on 06.10.09. This revealed a very short extent of vertical plaster descending from below the plaster cornice. This was lath and plaster onto studs which did not extend below the ragged (cut off) lower edge of the plaster. This suggests that at least the top part of the wall (maybe just for a frieze) was plastered before the present panelling was installed.

Doorways

West to hall, (D.G. 17) c1605 oak frame – see hall description. The door dates from 1890-91 and is made up of two sections of panelling in a frame. The door is hung on rising butt hinges.

West to stair corridor, (D.G. 19)
c1605 relatively narrow oak doorframe has a Tudor arch head, and ogee-moulded surround down to urn stops on the stair corridor side. The date of door is probably mid 17th century – the same date as the parlour panelling. It is of panelled construction with the same moulding as the panelling on the parlour side. It is hung on wrought-iron butterfly hinges with cusped inner ends, which are nailed to the doorframe on this side.
The corridor side has flat shadow mouldings and a timber lock box with the same mouldings


One of the butterfly hinges on the corridor door.

Windows

East, (W. G. 08) Secondary, maybe early 18th century, insertion. Beerstone with broad ovolo-moulded mullions in the style of the original windows – see exterior description. The lower half of each outer light is an opening iron-framed casement of diamond leaded lights from a reglazing of 2001. They incorporate original large, c1605 wrought-iron catches with

ornamental scrolled backplates. Window shutters are described below.
Summary of 2009 expert report: This is identical to WG01. In addition, the central mullion contains a socket for a shutter catch and a means of retaining the shutter. (Holy Well Glass Condition Report, September 2009).

South west, (W.G. 06) c1605 opening with either c1605 with Burrow-period repairs from c1890-91or c1890-91 replica three- light oak ovolo-moulded window - see exterior description. June Severn reports that the western one (W.G. 06) contains old glass dated 1792 (audio tape 2) although its identity is unclear from her report which describes the window as the northwest one in the winter parlour.
Summary of 2009 expert report: Three-light timber window containing three fixed lights. The leadwork dates from the late 19th-early 20th century. All the quarries are rectangular and about 70% of them are crown or cylinder glass. There are twin internal iron stanchions to which the panels are fixed with copper ties. (Holy Well Glass Condition Report, September 2009).

South east, (W.G. 07) c1605 opening with either c1605 with Burrow-period repairs from c1890-91or c1890-91 replica three- light oak ovolo-moulded window - see exterior description.
It has an iron casement with a c1605 (maybe copy) wrought-iron catch with ornamental scrolled backplate.
Summary of 2009 expert report: A three-light timber window with a central ferrous side-hung casement. Unusually there is no sub frame, and the casement is rebated into the timber frame. The ornate catch probably dates from the 17th century. All the quarries are rectangular and contain approximately 70% original crown glass (C17th) in 19th century replacement leadwork. There are twin internal iron stanchions to each light but they have a larger section than the majority elsewhere on the ground floor and are probably 19th century. (Holy Well Glass Condition Report, September 2009).

Features

Fireplace c1605. It is constructed from large limestone ashlar blocks with a square head moulded with a broad ogee to an ovolo, carried down the jambs to finish in urn stops with curious small carvings, a ribbon and a ball, on flat panels above . To either side there are two tall colonettes with attached shafts in two stages. The base plinths are moulded top and bottom, above which the shafts rise each side of the fireplace to carves Ionic capitals. These extend upwards though the large lintel as pilasters to a moulded cornice. The back of the fireplace is canted and also made from limestone blocks. There are the remains of a dull red paint on the fireplace.

Timber Overmantle Probably mid 17th century. Above the fireplace, breaking forward from the panelling, there is an oak overmantle comprising an arcade of three blind round-headed arches. The arch surround is made up of blocks of different-coloured woods. The arches are separated by pairs of slender turned oak columns with a shared plinth and capital. There is a frieze above containing a simple geometric pattern of inlaid marquetry and the moulded cornice above is supported on small brackets.
There is a similar inlaid timber overmantle to the hall fireplace in Wyld Court, Hawkchurch (dated 1593).
The *Devon Herald* article of 1891 mentions "The carved oak mantelpiece is a magnificent piece of work, containing some fine details of leaves and fruit". June Severn reports (audio tape 2) that the Neatbys began the work of stripping the varnish or paint from the fireplace, and the overmantle.



The parlour fireplace and oak overmantle.

Panelling - Mid 17th century When examined closely there is a rather complicated archaeology to the parlour panelling as now presented. This description avoids complicated description to present a simplistic sequence.

The oldest panelling is oak and probably dates from the mid 17th century. It is not original since its erection seems to have cut into wall-plaster. Moreover it sits rather unhappily with the cornice of the c1605 ceiling. It is full-height panelling arranged in bay-sections thee small rectangular panels wide and five high beneath a frieze of single wide panels. Remarkably the proud bolection-like mouldings are carved out of the solid of the styles, rails and muntins. The



wide frieze panels feature a geometric marquetry pattern of three interlaced lozenges inlaid reputedly in holly, boxwood and bog oak. The frieze panels are separated by console brackets carved with similar but different motifs consisting largely of acanthus leaves and raised geometric designs. These support an ogee-moulded cornice over a tier of dentils.
In fact the panelling and frieze sections are separate elements. The panel styles rise a short distance above the top rail and into the frieze level where the uprights between the panels is shortened to accommodate the projecting stub of the style. This junction is hidden under the console brackets and the horizontal junction between the panelling and frieze is hidden under a narrow moulded coverstrip. Nevertheless the style of the two elements is consistent and break between the two is probably a technique to facilitate the erection of full-height panelling rather than evidence of two phases.

The panelling was originally built across the opening for the east end window from the evidence of panel mouldings above the opening and down the north side. This supports the interpretation (described above) the window might well be an early 18th century insertion in c1605 style.

Panelling - early 18th century There is evidence for a refurbishment of the room which involved some alterations to the panelling, some of it associated with the putative insertion of the east end window. All three windows have windowseats. Their construction clearly cuts through original oak panelling. The seats were lined with panelling with the same proud moulding cut from the solid, but this new panelling is built of pine. So too is the shutter for the east window (see below). This, and the original oak panelling was grained in imitation of walnut.

Panelling 18th and 19th century There is extensive evidence for extensive repair to the panelling. For instance there is a section to the east side of the fireplace in the north wall where new oak panels (ungrained) have been installed and below the western window of the south wall there are replacement oak panels and muntins. The panelling on the east wall in the vicinity of the two doorways has been altered. Burrow also repaired the panelling in 1890-1, and he appears to have used yellow pine. One pine panel from the bottom of the south wall between the windows was signed on the

Opposite: A couple of the frieze panels have been cleaned to reveal their pattern of marquetry inlay.

Right: The grained walniut decoration shows through the Victorian varnish on one of the panels on the northern window shutter to the inserted east window.



back by his joiners thus: "Repairing Panelling, January 8th 1890, J. Ley, Brook Street, Dawlish, F. Slapton, 1 Brook Street, Dawlish." It was probably Burrow who covered the panelling black varnish.

Panelling 20th century There are some relatively cheap 20th century repairs. For instance, there is the low section at the east end of the south wall which extends under the windowseat of the eastern window (W.G.07). This is a sheet of pine with applied muntins with a Greek ogee to canted fillet mouldings.

Shutters to the east window (W.G.08) The shutters are built of pine in the same style as the earliest oak wall panelling with the same proud moulding carved out of the solid. They probably date from the early 18th century and are hung on H-hinges with trefoil-shaped finials with butterfly hinges to the flaps. They were given a dark varnish finish, probably in 1890-91, but this covers a possibly late 17th century finish of walnut graining.

Secret Cupboard. This was reported in the Devon Herald (1891) to have been discovered in the panelling by Burrow. Apparently, it contained liqueurs and a bottle of perfume labelled 'Acquati Felsina and Bolgna.'

Summary of 2009 expert report: Harrison describes the construction of the mid 17th century panelling, its subsequent modifications and repairs, along with a history of its decoration in detail. (Hugh Harrison Condition Report, November 2009).
Summary of 2009 expert report: The earliest graining decoration, consisting of a thin off-white ground of lead white, mixed with a few grains of iron oxide, followed by a brown graining layer of pure iron oxide. Technique and appearance appropriate for seventeenth-century technique (although the ground is paler than usual). Sinclair goes on to describe several subsequent phases of plain varnishing but including another phase of graining with a distinctive tiger-stripe appearance. (Eddie Sinclair Polychromy Report, November 2009).

Sigils A sigil is a symbol of magical or superstitious meaning. It is what Hugh Harrison calls an apotrapaic mark. There are a couple of circles inscribed onto the moulding of the fireplace lintel. These are regarded as charms against witchcraft which are commonly found near external openings such as doorways, windows and fireplaces. Most seem to date from the 17th century,

Stair Corridor G.10

Built as c1605 Corridor.

This is a corridor along the north end of the main block providing access from the hall and parlour to the main stairblock. The north side is the masonry of the north end of the main block with a doorway off the west end to the cellar under the main stair. The south swide is an original oak-framed partition.

Floor Probably 1890-1 boards.
Summary of 2009 expert report: The floor is part carpeted and boarded with $6^{1/2}$" boards running east-west. The boards are the same as those in G08 – species identification is difficult. The floorboards sit on 4"x3" oak joists at 450mm centres bearing on dwarf brick walls located immediately under each joist. The joists stop short of the external north wall and there is no ventilation to the floor void. (benjamin + beauchamp architects Conditions Survey – January 2010).

Ceiling c1605 plaster

Plaster cornice c1605. A modest ovolo- moulded plaster cornice.

Doorways

South to hall (D.G. 18) c1605 see hall description.

East to parlour (D.G. 19) c1605 see parlour description.





North to cellar and utility room (D.G. 20) c1605 oak doorframe has a Tudor arch head and is chamfered down to roll stops.
The door is original, and of plank-and-ledge construction with ogee-moulded coverstrips and head. Inside it is very plain with chamfered ledges, a timber lock box and is hung on wrought-iron butterfly hinges.
The inside has never been painted or varnished, and the saw-marks remain visible showing that the planks were tressle-sawn.

Windows

North, (W.G. 09) c1605. Three-light ovolo mullion timber window. It contains diamond panes of leaded glass, including some old glass. There are three internal iron stanchions.
Summary of 2009 expert report: The three lights are fixed and contain diamond glazing of tinted crown glass from the 17th and the 19th centuries. Each light has a single internal iron stanchion to which the panels are fixed with copper ties. (Holy Well Glass Condition Report, September 2009).

Features

Skirt In keyhole opening up of 06.10.09 a section of the lower part of the south wall was exposed. This revealed surviving patches of a band of black paint along the bottom of the wall which represents an early 18th century painted skirt.

Wallpaper The same opening up exposed the bottom fringe of some Burrow-period wallpaper, the upper part covered in plaster. This is probably the wallpaper mentioned in the 1891 *Devon Herald* article: "Although the walls are uneven they have been made to look their best with old-fashioned patterned paper."



A temporary removal of the skirting board on the south side revealed evidence of historic wallpapers.

Opposite Left: The corridor side of the doorway into the parlour.

Right: Detail of the back of the doorway off the corridor to the under-stairs spaces. It shows the upper wrought-iron butterfly hinge and the bare sawn planks and plain ledge.

Understair Room G.11.A

Built as c1605 Part of wine cellar

A small utility area with a W.C. off to the west through a connecting doorway. It has been fitted out in the 20th century.

Floor Mid –late 20th concrete

Doorways

West (D.G.04) See exterior description

East (D.G. 03) See exterior description

Connecting, (D.G. 21) Plain 20th century opening

Cellar G.11.B

Built as c1605 Wine cellar.

Under the stair there is a small area, the wine cellar, which is lit from the west and south.

Floor Mid –late 20th concrete over cobbles of uncertain date. The cobbles are still exposed under the stairs
Summary of 2009 expert report: The floor is a concrete slab approximately 100mm thick. The levels fall towards the external DG04. Two small core drills were drilled into the slab and these confirmed the presence and continuation of the cobbles/pitching in the two positions investigated close to the understair cupboard. It is known that all of the foul and surface water drainage from the site runs under the floor and it is therefore assumed that the cobbles were substantially disturbed when this pipework was laid. (benjamin + beauchamp architects Conditions Survey – January 2010).

Windows

West (W.G.10) & South (W.G. 11) c1605 - See exterior descriptions
These are the windows referred to by June Severn (Audio Tape 2) In 1954, 'two small window openings were discovered in the little cellar (under the stairs), these were 'excavated', the bars replaced and windows reglazed.
Summary of 2009 expert report: Two similar windows which each contain a 20th century fixed panel of rectangular quarries. (Holy Well Glass Condition Report, September 2009).

Main Stair

Built as c1605 Main stair

Refurbished in the early 18th century

This is most likely the c1605 stairblock. There are structural anomalies which might suggest that it is a secondary rebuild. These include the vertical butt join which shows that the south wall of the stairblock is built up against the rear wall of the main block and the plainer mouldings to the windows when compared to those of the main block, front and back. On present evidence it is considered part of the original scheme. One reason is that the original layout of the rooms on all floors at this end of the house require a stair here. Its design was novel for c1605, which might explain a reason for a minor modifications of plan during the original construction. The present stair dates from the early 18th century, but there is good evidence that the original stair took the same basic form. It was on a generous scale rising square round a closed well – a wall-thickness spine. This was not the first of such stairs, but the majority of 16th century stairs, whether stone or timber, were of newel or winder forms. The closed well stair became increasingly popular in the first 50-60 or so years of the 17th century, and therefore this is an early example. The stair was rebuilt in the early 18th century maintaining the closed well form. It is interesting to note that the nearby Manor House uses the same barleytwist balustrade in its impressive open well stair in a new-built brick stairblock, which is dated 1718.

The Devon herald article of 1891 describes: "The main staircase is in what we may call a retired position. It has to be approached through the dining hall, which at the end opens on a passage. The staircase is of old oak, and the ascent is remarkably easy. Some of the steps are very old, portions of the grain of wood having disappeared, leaving small hollows in places. They have now been varnished, however, and their decay will probably cease. The left hand side of the staircase is panelled with old` oak, and the rail or ledge on the opposite side is supported by carved oak balustrades. Although the walls are uneven they have been made to look their best with old fashioned patterned paper." June Severn reports (audio tape 1) reports on the mid 20th century Neatby work on the stair: " He also took all the paint off the main staircase leaving it looking like driftwood on the beach and it has taken many years of oiling and feeding the wood to bring it back to its present standard,"

The lower level, below the stairs, has been described in rooms G11A and G11B apart from the evidence of the original stairs.

Features

Original Stair c 1605. What remains visible are the stubs of solid oak baulks stairs in revealed in the masonry spine forming the closed well just below the underside of the existing stair, in the cellar space. In traditional style the solid steps were chamfered on the underside. On the north side they are flush with the spine wall of a closed well, but on the south side (under the rising flight of the late 17th –early 18th century stair) they project a little. The top surviving baulk is supported on a moulded corbel projecting west from the end of the closed well spine wall.
This evidence would seem to suggest that the original stair rose in the same pattern as the replacement stair – an interpretation backed up by the arrangement of the original doorway off the north side of the corridor (D.G.20) and the plaster cornice to the approach corridor. Kirsty Rodwell

suggests that the stair was the other way round.

Early 18th century stair This second stair is built of oak but with boarded treads and risers on generous carriages, all nailed together. The treads project from the risers with bullnoses over a fillet. On the inner side, round the spine wall, there is an elegant balustrade of barleytwist balusters and a flat moulded handrail. The outer walls have oak wainscoting with fielded panelling and bolection mouldings.



The first half landing of the early 18th century stair.

Southern Rear Service Block Stair lobby: Room G.12.D

Built as c1605 ***Service stair lobby***

This tiny c1605 space provides access from the kitchen lobby in the main block to the rear service block with the original service newel stair off the north side with a cupboard below The stair only rises to the first floor. There was always a separate stair from the first floor to the attics. There is a small understairs cupboard below the stair.

Floor Mid -20th century concrete screed
Summary of 2009 expert report: The floor of the passage comprises a black bituminous screed found fair condition. A small opening up investigation in the screed in the southwest corner adjacent to the door into G12A confirmed a 25mm thick bituminous screed laid over blue lias flags. The blue lias slab appeared in fair condition. There is a 25mm step down on the blue lias flagstones in G12A, whilst the floor of the understairs cupboards has a cement screed. (benjamin + beauchamp architects Conditions Survey – January 2010).

Ceiling Maybe c1605 plaster

Doorways

East (no number) To the kitchen lobby (see above).

West (G.D 12D) To the rear block. A modern 20th century frame but the door is c1605, of plank-and-ledge construction with moulded cover strips but it is not in situ. The back of the planks were finished with an adze.

North to the cupboard under the stairs (no number) c1605 damaged doorframe, an oak frame with chamfered surround. The head is missing leaving the gunstock rebates open. The stops have been bashed off . The door is missing, but the iron pintles remain.

Windows

North (W.G. 15) In the back of the cupboard there is a small quatrefoil light, which may have been used from elsewhere and inserted here in 1890-91 – see exterior description.
Summary of 2009 expert report: An early, possibly pre-17th century quatrefoil window containing a 17th century bullion and 19th century leadwork and glazing to the lobes. (Holy Well Glass Condition Report, September 2009)

Features

Newel Stair c 1605. Solid oak treads around a heavy octagonal oak newel which rises to a facetted finial ball finial with a horizontal flat band around the centre. The baulks have been covered with plank treads and risers – maybe Burrow period.



The finial on the newel post.

Southern Rear Service Block
Room G.12.A

Built as c1605	***Service room, maybe scullery***
1969	***Workshop***
1970	***Craft Cottage. West bay divided off. Main room a spinning studio***
1989	***Access corridor built through east end***

This is the main room in the southern rear block. It has been described as the kitchen by June Severn but it was an unheated service room behind the site of the original kitchen in the main block (in the space now taken up by rooms G.03, G.04, and G.13). This was evidently a large room (with G.12.B), three bays long, with a well right in the centre. It is curious that the two beams over this room have different stops – most unusual in a single build.

June Severn (audio tape 2) reports that when she inherited the house in 1969 the service block was in a state of disrepair. The ground floor level had been used as a toolshed, and the upstairs as an apple store and workshop. She repaired and modernised the block in 1970 and it became known as Craft Cottage because the main ground floor room was in use as a spinning studio (June Severn, Audio tape 2). It was probably at this time that the west end bay was divided off

There were further major woks in 1989 associated with creation of a separate first floor flat. At this time, a doorway was created in the south wall and an internal partition wall was constructed to form a passage to the newel stair which provided separate access to the upstairs flat. This wall has since been removed.





Left: The adzed planks on the door to the sercvice stair lobby in the main block.
Right: Dooor D.G.06 through the north wall.

Floor Mostly slate flagstones with a few limestone flags, probably (re-?) laid in 1970. There are some areas of concrete. See evidence for cobbled floor in adjacent G 12B below.
Summary of 2009 expert report: The floor is predominantly of blue lias stone, coursed, and for the most part in good condition with tight joints, although there are quite a number of fractured stones. At the western end of the room there is a section of concrete screed. In the northwest corner of the room the stone changes to a green limestone(?) and unacceptably uneven although the floor generally is not particularly level. It is assumed that no damp proof course exists underneath the floor. The removal of a small section of the blue lias flooring in front of the east wall revealed a piece of C19 brickwork under the floor suggesting that at least part of the floor was probably re-laid. Relaying would also have occurred around the capping to the well. (benjamin + beauchamp architects Conditions Survey – January 2010).

Ceiling Uncertain - maybe c1605 plaster

Doorways

East to stair lobby (no number) See above

South external (W.G. 19) 1989. An inserted doorway – see exterior description.

West (D.G. 23) Probably 1970 A plain 20th century frame containing a re-used four-panelled door, possibly 19th century.

North to the garden (D.G.06) c1605 – see exterior description.

Windows

South (W.G.19) A 20th century window of four- lights with simple square-cornered mullions.

North (W.G.16) c1605 – see exterior description. Oak three- light mullioned window, ovolo-moulded on exterior chamfered to interior.
Summary of 2009 expert report: This has three lights with a central ferrous casement. The quarries are rectangular and contain 17th century crown and cylinder glass. The central light has a splayed forged internal stanchion. The left hand light has three knock-in glazing bars, fixed with forged clout nails. The right hand light has an internal iron stanchion. (Holy Well Glass Condition Report, September 2009)

Features

Back of Kitchen fireplace c1605. In the east wall there is the back of the kitchen fireplace. It has partially collapsed and the upper part is supported on a 20th century (probably 1970) timber lintel. At the south end is part of an oven lined with 18th or 19th century brick. Below the oven the wall projects as the base of the oven housing

Beams c1605. There are two crossbeams. The one now in the middle of the room is chamfered with step stops. The west beam (over the putative 1970 partition) is chamfered with a roll stops. The step-stopped beam is supported on the south side by a post set in the wall. The south end of the roll-stopped beam has a mortise in its soffit at the south end, but apparently no post – no

sign of a post showed after keyhole opening on 06.10.09.

Well Date uncertain although the top is built of probably 1890-1 brick. Deep circular shaft lined in local stone rubble. The brickwork at the top intrudes across the west side on a segmental arch. This was the base for a pump.

1970 stair and lobby G 12.B

Built as c1605 ***Part of service room***

1970 ***West bay divided off.***

1989 ***Lavatory added***

The west end of the kitchen block has been partitioned off, probably in 1970 to provide a lobby and stair up to the first floor. The stair is a simple timber construction, which rises against the west wall. It has a closed string and a simple handrail. The north wall at the top of the stair is covered with matchboard. In 1989 a lavatory was created underneath the stairs in the stair lobby.

Floor 1970 concrete. A tiny section was removed on 16.11.09 to reveal a cobbled surface below.

Ceiling Uncertain - maybe c1605 plaster

Doorway

East to service room (D.G.23) 20th century doorway. See above.

West exterior (D.G. 07) 1970 ledge-and-brace door to the rear, in a 20th century opening– see exterior description.

North to lavatory (D.G. 22) 1989 door and frame.

Window

South (W.G. 18) A 20th century casement– see exterior description.

North (W.G.17) This is a 1989 casement window.

Interior – First Floor

The original layout of the first floor largely follows that of the ground floor and included four heated chambers. The best chambers are those in the front wings. The southern one has a higher ceiling and more elaborate finish; this was the Great or State Chamber. The northern one over the parlour was probably the master chamber, and there was another superior chamber over the hall. These had easy access from the main stair by means of a corridor along the north end of the main block, just like below. There might have been relatively small unheated chamber over the cross passage, which may originally have been an inner room or closet serving the hall chamber. This room has since been enlarged to make it the size the present kitchen (F.05) at the expense of a generous lobby (explained below) which provided access to the Great Chamber in the southern front wing, the heated chamber over the original kitchen (this one maybe intended for some senior servant) and the landing of the service stair. There are two original doorways off the south side of the first floor lobby. It is not clear whether this means there were two chambers over the original kitchen or that one of the doors was to a stairway up to the attics. The present attic stair dates from the 20th century, with the doorway to it opposite the service stair, is clearly not in its original position since it renders the attic closet unusable. The service stair landing also provided access to the first floor level of the rear service block.

The 1891 Devon Herald article reports – "From one wing of the house to the other Mr. Burrow has had a passage made. When he purchased the premises persons passing from one side to the other had to go through three bedrooms, the last of which opened into another passage leading to the state bedroom." This implies that the hall chamber had already been subdivided. The corridor still remains along the east side of the main block.

20th century changes mostly involved installing services and converting the southern end of the main block into self-contained accommodation

Great Chamber F.01

Built as c1605 Great Chamber

This high-status and spacious bedchamber is heated by a fireplace in the south wall and is well lit from the east, north and south. It has a good ornamental plaster ceiling with cornice and overmantle and its own small entrance porch – described in the first floor lobby, F.04. It is a particularly well-preserved eaqrly17th century room.



The Grat Chamber looking southeast.

Floor

Probably 1890-1 boards. On 06.10.09 a couple of boards were lifted to assess the condition of the first floor joists. c1605 They were massive oak, roughly square in section, measuring 135mm deep and 125mm wide on average. *Summary of 2009 expert report:* The floor consists of softwood boards, predominantly 9" wide but with occasional narrower boards. The floorboards are stained around the perimeter and for the most part were found in fair condition. There are areas of repair and replacement and these are of varying quality. The floor level undulates gently but there is a noticeable dip in the middle of the west wall. Beneath the boards, firring pieces have been installed to try to level the floors. At the west end, where the floor joists are most deflected, the firings are at their deepest and are side fixed to the joists. The 5" square joists are let into the central beam that spans north-south and into the beam at the east gable. (benjamin + beauchamp architects Conditions Survey – January 2010).

Ceiling c1605 ornamental plaster ceiling with an overall pattern of moulded single ribs intersecting to create a symmetrical geometric pattern of vesica and concave square panels. They radiate from principal bosses ringed with tiny female faces in the middle of daisies. It also features cast angle sprays in the form of hops with a central sprig of oak leaves, like those on the parlour and parlour chamber ceilings.





Details of the main celing-boss type amd the cast frieze.



Plaster Cornice and Freize, c1605, built with the ceiling. Hand-run cornice of multiple mouldings framing a frieze of repeating cast decoration - a running pattern of stylised interlacing foliage enriched with rosettes and fleur de lis.

Summary of 2009 expert report: This frieze, which is similar in type, though larger and a little more elaborate than the others, has several old discontinuities along its length. (McNeilage Plaster Report, November 2009).

Wall plaster A small section of plaster was removed from the east end of the south wall on 06.10.09. This probably original lath and plaster onto studs against the masonry of the south wall. The east and north walls appear to have plaster directly onto the masonry, and onto timber framing on the west wall. All the plaster fits with the c1605 cornice and frieze.

Doorways

East (D.F.01) The c1605 oak frame has a Tudor arch head with gunstock rebates and chamfered surround down to scroll stops. On the chamber side it has a rebate which fades away towards the bottom.
c1605 plank-and-ledge door has moulded coverstrips (much mended in 1890-1) with timber lock box and wrought-iron hinges with splayed ends hung on pintles. c1890-1 cast-iron iron drop catch and key escutcheon.

Windows

East (W.F. 01) c1605 limestone four-light window with ovolo moulded mullions, apparently heavily restored in 890-91. The for instance sill is original. See exterior description. Both side casements have iron frames with probably 17th century wrought-iron catches with ornamental backplates. Internal iron stanchions.
Interesting low windowseat with thick baulk of oak at the bottom, which is probably an original feature. As a seat it is only useful to small children, but, because the windows are so high in this room (for external symmetry) it can be used as a step for looking out the window or opening the casements.
Summary of 2009 expert report: A stone four-light window with ferrous side-hung casements in the outer lights. The casements are 17th century in style, but different to those on the ground floor. The leadwork is 20th century, and some cylinder glass survives, but the remainder is 20th century sheet glass. Each light has two ferrous internal stanchions to which the panels are fixed with copper ties. (Holy Well Glass Condition Report, September 2009)

North east (W.F. 02) c1605 opening with either c1605 with Burrow-period repairs from c1890-91or c1890-91 replica three- light oak ovolo-moulded window - see exterior description. Two iron stanchions to each light.
The space below the window is hollow suggesting the presence of another windowseat.
Summary of 2009 expert report: A timber three-light window with fixed lights. The leadwork is 19th/20th century and contains rectangular glazing which includes, crown, cylinder and sheet glass. Each light has twin internal ferrous stanchions. Copper ties. (Holy Well Glass Condition Report, September 2009)

North west (W.F. 03) c1605 opening with either c1605 with Burrow-period repairs from c1890-91or c1890-91 replica three- light oak ovolo-moulded window - see exterior description. Two iron stanchions to each light.
The space below this window is solid bit another windowseat might be assumed if there is one under W.F.02.
Summary of 2009 expert report: A timber three-light window with fixed lights. The central and right hand lights have 19th century leadwork; the left hand has 20th century. Most of the glass is 17th century cylinder. Each light has twin internal ferrous stanchions. Copper ties. (Holy Well Glass Condition Report, September 2009)

South (W.F. 23) c1605. single- light window. One internal iron stanchion. See exterior description. This is the window which was described as being at the back of a cupboard in the Devon Herald article of 1891. It is unclear quite why a window was felt necessary in this position.

Summary of 2009 expert report: A single-light window in a timber frame. It contains diamond glazing of ancient and modern cylinder glass in 19th/20th century leadwork. There is a single internal ferrous stanchion. (Holy Well Glass Condition Report, September 2009)

Features

Fireplace In the south wall. c1605. It is Beerstone with a Tudor arch head. It has a moulded surround with an outer broad ogee rising as a square-headed frame and inner ovolo moulding round the Tudor arch, sunken spandrels and roll stops carved as leaves. Fireplace is blocked.

Overmantle dated 1605. Ornamental plasterwork in the same style, but a simpler presentation than the one in the hall. Again it centres on the arms of arms of Peter family impaling Paris. The shield is held by a pair of cherubs dressed in Roman garb under a three-lobe scrolled frame and includes cast swags of exotic fruits from the same mould. There is a lion's head mask at the apex as the overmantle rises into the frieze. The cartouche sits on a shelf with a moulded soffit over a frieze of rosettes. The spacing of the rosettes is so similar to the frieze in the hall (and indeed other examples elsewhere) that it might have lost similar vertical batons between.
Summary of 2009 expert report: The earliest layers found in the samples were the greyed white distempers, made by adding a finely-ground charcoal black in with the calcium carbonate white. There are up to five coats of this grey. A scheme with Prussian blue was noted in the lower part of the overmantle. This must be eighteenth-century or later and could date from the Walronds family residency (Eddie Sinclair Polychromy Report, November 2009).
Summary of 2009 expert report: It is described as similar to the overmantle in the hall . The overmantel is a lath and plaster structure, with a backing coat of lime plaster (the plaster of the overmantel is noticeably whiter and more lime-rich than that of the surrounding wall) with some hair, and a fine skim coat of lime and possibly some chalk as filler. This plaster was applied onto riven oak laths. (McNeilage Plaster Report, November 2009).

Skirt Probably c1890-91 small plain chamfered skirt



The fireplace and plaster overmantle.

Main Block, Southeast room F.02

(F.04 on plans)

Built as c1605 ***Probably part of kitchen chamber***

1989 ***Converted to bathroom***

This is a small room has its own c1605 doorway. So too does its neighbour F.03. This might suggest two small chambers, but it is more likely (since F.03 has an original fireplace) that one of the doorways was to an attic stair and that the two originally formed a single chamber over the original kitchen. There has been a great deal of work to the south end of the main block in the second half of the 20th century. In 1962 the south wall of the main block was rebuilt, and a self-contained flat was created here in 1989. This was probably when this became a bathroom. The ceiling, skirting board and general décor date from this time. In the northeast corner the porch to the south wing Great Chamber projects into the room.

Floor Probably 1890-1 boards.

Ceiling Plaster. Date uncertain but probably second half of the 20th century.

Doorway

South, (D.F. 08) c1605. The frame has a Tudor arch head with gunstock rebates and chamfered surround down to step stops.. Probably 1890-1 replica 17th century door of plank-and-ledge construction with moulded cover strips. The ledges are chamfered and it has a lockbox. 1890-91 cast-iron drop handle and key escutcheon. It is hung on modern hinges.

Window

South, (W.F.22) Possibly c18th century timber two-light window with bead-moulded mullion. – see exterior description. The 20th century metal casements are fixed to horizontal glazing bars. The opening casement has a turnbuckle catch.
Summary of 2009 expert report: A two-light timber 17th century window frame with 19th century rectangular glazing. The right hand (north) light is a ferrous casement with twin catches. Both lights contain sheet glass and 19th century leadwork. (Holy Well Glass Condition Report, September 2009)

Main Block, Southwest room F.03

Built as c1605 ***Probably part of larger kitchen chamber***

1989 ***Converted to kitchen***

This is a small heated room has its own c1605 doorway. So too does its neighbour F.02. This might suggest two small chambers, but it is more likely (since this room has an original fireplace) that one of the doorways was to an attic stair and that the two originally formed a single chamber over the original kitchen. There has been a great deal of work to the south end of the main block in the second half of the 20th century. In 1962 the south wall of the main block was rebuilt, and a self-contained flat was created here in 1989. This was probably when this became a kitchen. The ceiling, skirting board and general décor date from this time. June Severn reports (audio tape 2) that she uncovered the fireplace in this room.

Floor Probably 1890-1 boards.
Summary of 2009 expert report: The room has 7"x 1" pine boards. Lifting a floorboard at the southern end of the room confirmed softwood firring pieces approximately 1" thick laid over a lower layer of boards over 5 1/2" deep softwood joists. (benjamin + beauchamp architects Conditions Survey – January 2010).

Ceiling Plaster. Date uncertain but probably second half of the 20th century.

Doorway



The kitchen chamber fireplace.

South(D.F. 09) c1605. The frame has a Tudor arch head with gunstock rebates and chamfered surround down to diagonal step stops. The door, in this case early if not original, is of plank-and-ledge construction with moulded cover strips. The ledges have shadow mouldings and the planks are scratch-moulded to the rear. It is hung on modern hinges but the shadows of earlier butterfly hinges survive on the doorframe. The cast-iron door handle and key escutcheon are of the usual 1890-91 types.

Window

South (W.F. 21) c1950s. Four-light metal Crittal window. See exterior description.

Features

Fireplace c1605. A square –headed Thorveton stone fireplace with an oak lintel and ovolo-moulded surround down to roll stops.

First Floor Lobby F.04,

Built as c1605 ***First floor lobby***

1890-1 ***Refurbished***

This is an east-west lobby space facilitating circulation between the service stair, the Great Chamber, and the kitchen chamber or chambers and the attic stair. It is an original space although elements have been lost or obscured in 19th and 20th century modernisations. It has always included the impressive porch entry to the Great Chamber and now connects to Burrow's corridor through the east side of the hall and cross passage chambers

Floor 1890-1 boards. On 06.10.09 a couple of boards were lifted to reveal two other layers of boards below.
Summary of 2009 expert report: The upper layer of stained softwood floorboards are 15mm thick and 7" wide and were found in poor condition. The upper boards run east-west. Beneath the upper layer of boarding two further layer of softwood boards of varying widths were encountered. These boards run north-south with 3" deep joists below. Counterbattens/firings have been installed to support the upper boarding. At the east end of the passage, all three layers of floorboard were lifted. This opening up revealed a total of 9no oak joists built into the east wall. These oak joists were approximately 4" deep and $4^{1/2}$" wide. (benjamin + beauchamp architects Conditions Survey – January 2010).

Ceiling Plaster. Date uncertain but probably c1605. Burrow period moulded timber? cornice

Doorways

East to rear service block (D.F.12) Plain 20th century frame containing maybe 18th century fielded two-panel door.

West to service stair landing (D.F,10) A pair of 1890-91 part glazed doors with a two-centred arch head. The panels below have two-centred arch heads, like those of the rear cross passage door, which dates from the same period.

Southwest to attic (D.F.11) This is a 20th century, probably 1989, doorway to a 20th century stair (1989).

Two southern doorways (D.F.88 & 09) c1605 doorframes – see kitchen chamber above.

Northeast to Burrow corridor (D.F.02) This is a 20th century, probably 1989, fire door

Windows

East (W.F. 04) c1605 opening with either c1605 with Burrow-period repairs from c1890-91or c1890-91 replica three- light oak ovolo-moulded window - see exterior description. Central iron casement has probably 17th century wrought-iron catch with ornamental backplate. Original oak sill with

inside shallow moulding.
Summary of 2009 expert report: A stone*[sic]* three-light window with a central casement. The leadwork is 19th century and the glass is cylinder glass (60%) from the 17th century. There are twin internal ferrous stanchions. Copper ties. (Holy Well Glass Condition Report, September 2009)



The front-facing east window (W.F. 04) casement has a 17th, or early 18th century wrought-iron ornamental backplate with, it seems, a Burrow-period turnbuckle catch.

Features

Dog Gate Late 20th century. At the east end of the south landing at the top of the newel stair there is a timber dog gate of fielded panels.



Porch to the Great Chamber

The entry to the Great Chamber is through a small internal porch. This is square in plan intruding into the putative kitchen chamber. The porch is timber-framed with bead-moulded studs in the outer corners. The outer walls are otherwise plain plastered. Thus the outer doorway is the presented entry. It is a fine piece of work and different from anywhere else in the building or anywhere else in the southwest for that matter.

Archway

South to the first floor lobby c 1605. An elaborate timber archway in a Mannerist style into the internal porch to the Great Chamber. On the west side there is a chamfered upright with a step stop. This looks like a doorjamb suggesting an arch here, but it is surely too plain for the room. The west side of the arch is built against this upright of unknown purpose.

The jambs sit on the oldest of the boards (noted during opening up works 06.10.09). They are carved as pilasters with the plinths featuring lozenge-shaped medallions standing proud with scalloped surrounds, and fluted and reeded shafts to Ionic capitals. The elliptical arch head, the soffit carved with a guilloche interrupted by small facetted bosses each side and at the apex, has spandrels carved with flowers in a fleur de lis arrangement. The arch is flanked by two tiny pilasters supporting a broad ogee-moulded cornice with triangular pediment above made up of moulded timbers carved with egg and dart. This is crowned by a banded ball finial and there are others each end of the cornice. The pediment and plaster panels above are framed with moulded plaster, the upper ones containing Tudor roses.



Opposite: The head of the Mannerist arch to the porch entry to the Great Chamber.

Right: Detail of the western impost and guilloche decoration to the soffit of the arch.

Passage Chamber F.05

Built as c1605 ***Probably smaller chamber, but full width.***

1890-1 ***Corridor built through east side and maybe enlarged to south***

1989 ***Converted to kitchen***

This relatively small unheated room is probably largely the product of Burrow's rearrangement of the first floor. The corridor was taken through the east side. The reason why it is thought to have been also enlarged southwards is the relationship of the south wall to the east window (W.F. 04) before the corridor was built. It would have met the southern mullion making the lobby to south a rather dim space. The room is now a kitchen.

Floor 1890-1 boards.
Summary of 2009 expert report: The 15mm thick 7" wide pine floorboards run north–south. Where lifted in the northwest corner of the room the boards are fixed to firring pieces fixed parallel with the upper boards. Under the boards a second layer of varying width softwood boards were found. Beneath the lower boards the north-south running oak joists measured $4^{1/2}$"x $3^{1/2}$". (benjamin + beauchamp architects Conditions Survey – January 2010).

Ceiling Plaster. Date uncertain but probably c1605.

Wall plaster A small section of plaster was removed from the east wall on 06.10.09 revealing 1890-91 lath and plaster onto rough studs. Both studs and laths are pine.

Doorway

East, (D.F. 03) 1890-91reproduction frame. The doorframe has a Tudor arch head with ovolo-moulded surround down to bar-runout stops. It is rebated on the room side. The door is also an 1890-91reproduction of plank-and-ledge construction with coverstrips . The drop handle and key escutcheon typical of Burrow-period ferramenta found on the first floor.

Window

West, (W.F. 15) Late 19th or 20th century three-light timber window with ovolo moulded mullions. The mouldings are poor copies of the originals - see exterior description.
Summary of 2009 expert report: As WF13 but the central casement has been replaced with a fixed light. (Holy Well Glass Condition Report, September 2009)

Middle Chamber, F.06

Built as c1605 ***Southern part of hall chamber, then full width.***

18th century? ***Divided from main hall chamber***

1890-1 ***Corridor built through east side***

1989 ***Converted to bathroom***

This relatively small room has an 1890-1 framed wall to the east, a c1605 framed wall to the south, and a probably 18th century (certainly pre 1890-1) framed wall to the north.

Floor 1890-1 boards.
Summary of 2009 expert report: The floor comprises of 7" softwood stained 15m thick floorboards. The boards are found overlaid immediately over a lower layer of pine boards that were found extensively worm eaten. (benjamin + beauchamp architects Conditions Survey – January 2010).

Ceiling Plaster. Date uncertain. Possibly c1605, but there may have been another ornamental ceiling in the original hall chamber.

Doorway

East, (D.F. 04) c1605 but installed here in 1890-1. Oak frame with Tudor arch head and gunstock rebates. It has an ovolo-moulded surround down to bar-runout stops. There are ghosts of earlier butterfly hinges on the back of the doorframe. The door is also an 1890-91reproduction of plank-and-ledge construction with coverstrips . The drop handle and key escutcheon typical of Burrow-period ferramenta found on the first floor.

Window

West, (W.F. 14) Late 19th or 20th century two-light timber window with ovolo moulded mullions. The mouldings are poor copies of the originals - see exterior description.
Summary of 2009 expert report: A two-light window similar in style and date to WF13. The left hand light is a 19th century casement. There are three ferrous glazing bars in the right hand light. (Holy Well Glass Condition Report, September 2009)

Hall Chamber, F.07

Built as c1605 ***Northern part of hall chamber, then full width.***

18th century? ***Divided from middle chamber***

1890-1 ***Corridor built through east side***

This is a now a small bedroom, but it enjoys the original fireplace off centre in the west wall, and, although re-sited the original doorway to the hall chamber off the eastern corridor.

Floor 1890-1 boards. On 06.10.09 a couple of boards were lifted to assess the condition of the first floor joists. This revealed the c1605 northern crossbeam over the hall which is plain and square in section. It was designed never to be seen. The c1605 oak joists are upright, relatively thin and the full height of the beam (like upended planks). They measure 285mm x 50-60mm. They are notched into pockets in the top of the beam 140mm deep and 60mm long. *Summary of 2009 expert report:* The floor is softwood boarded with 7"x 1"boards running east/west. The floorboard immediately above the suspected location of the primary beam was lifted and this revealed a second layer of pine boards. Opening-up investigations confirmed that the primary beam has dropped by approximately 130mm at its west end. The primary oak beam measured 11" x 11" whilst the joists, laid as upended boards were 11" deep and 2$^{1/2}$" thick. The width of one of the lower boards was measured as 11" in one location and 8" in another location. (benjamin + beauchamp architects Conditions Survey – January 2010).

Ceiling Plaster. Date uncertain. Possibly c1605, but there may have been another ornamental ceiling in the original hall chamber.

Plaster Cornice c1605 There is a remnant of a moulding to the south adjacent to the fireplace which may survive from an original cornice round the chamber.

Wall plaster A tiny section of plaster was removed from the north wall on 06.10.09 revealing c1605 lath and plaster onto the daub infill of the oak-framed partition. The laths were riven oak and there was a base coat of haired plaster finished with a skim of lime.

Doorway

East, (D.F. 05) c1605 oak frame re-sited in its present position in 1890-1. It original position was probably at the east end of the north wall of the full-width chamber – now the northern entry to the eastern corridor.
It has a Tudor arch head with a broad ogee-moulded surround down to urn stops. There is a rebate on the room side. The door is also an 1890-91reproduction of plank-and-ledge construction with coverstrips . The drop handle and key escutcheon typical of Burrow-period ferramenta found on the first floor.

Window

West, (W.F. 13) Late 19th or 20th century two-light timber window with ovolo moulded mullions. The mouldings are poor copies of the originals - see exterior description. It has a panelled window seat – date uncertain. *Summary of 2009 expert report:* A three-light timber window from the 19th century with a central casement. The glazing is rectangular and 'oddly proportioned'. The side lights have three ferrous glazing bars. (Holy Well Glass Condition Report, September 2009)

Features

Fireplace c1605. Volcanic stone ashlar with oak lintel. It has a Tudor arch head and a moulded surround with an outer broad ogee rising as a square-headed frame and inner ovolo moulding round the Tudor arch, sunken spandrels and roll stops carved as leaves.

Overmantle c1605. Ornamental plasterwork in the same style, but less elaborate than those in the hall and Great Chamber using hand-run mouldings and cast motifs mostly from the ceiling plasterwork elsewhere in the house. It features a moulded square frame in the centre featuring the angle spray motif of hops and oak leaves. To either side of the plaque there are bosses with sprays of oak leaves radiating from them. The moulded base includes a frieze of carnation flowers and there is cornice of multiple mouldings up to the ceiling. *Summary of 2009 expert report:* The earliest layers found in the samples were the greyed white distempers, made by adding a finely-ground charcoal black in with the calcium carbonate white. There are up to five coats of this grey. (Eddie Sinclair Polychromy Report, November 2009). *Summary of 2009 expert report:* The overmantel was originally a modelled in lime plaster, applied on to laths in a similar fashion to the other two already discussed. The sill moulding was no doubt run on a larger piece of timber, and this is likely to have been fixed into the wall, possibly with iron staples or similar. The plaster content is interesting; its backing coat is a buff-brown colour and contains a good load of hair. This makes it more similar to the wall plaster than to the other overmantels, and there must follow the suspicion that this overmantel was regarded as part of the wall rather than a specialist job for high quality plasterers like the other two. (McNeilage Plaster Report, November 2009).



The overmantle in the hall chamber.

The Parlour Chamber F.08

Built as c1605 Parlour chamber

This room is a spacious, light and airy chamber. It is heated and lit from the east and the south. It was probably the master chamber of the 17th century house. Many original features remain.



The parlour chamber from the southeast.

Floor

1890-1 boards. On 06.10.09 a couple of boards were lifted to assess the condition of the first floor joists. The c1605 oak joists are upright, relatively thin and the full height of the beam (like upended planks). They measure 285mm x 55mm.
Summary of 2009 expert report: The softwood floorboards in F08 are approximately 9" wide although there is some variation. There are a number of patches of salvaged oak/elm boarding that have been used to repair small areas. The oak(?) joists are 11" x 2" and are notched into the primary beams which span north-south in two locations. Small firring pieces have been fitted to the top of the joists to level the floor. (benjamin + beauchamp architects Conditions Survey – January 2010).

Ceiling

c1605 ornamental plaster ceiling with an overall pattern of moulded single ribs intersecting to create a symmetrical geometric pattern of lozege and square-panels. They radiate from a central boss enriched with oak leaves, and at the intersections of the ribs there are further modest bosses with similar oak leaf motifs. It features cast angle sprays in the form of hops with a central sprig





The 1605 plaster ceiling.

Above: The rib pattern.

Left: An angle spray.

Below: A section of the frieze.



of oak leaves, and smaller ones which are simple oakleaf sprigs. The ceiling decoration is incomplete. Some, particularly at the west end, has gone and been replaced with flat plaster.
Summary of 2009 expert report: A base coat that contains a high proportion of earth and a good heavy loading of coarse hair (unlike that of the parlour ceiling). A second, coarse white lime-rich layer with calcareous aggregate and some hair. This layer varies in thickness from circa 4 mm to 12 mm. A skim of fine white lime plaster, with limewash layers on top. In places, this skim is barely visible. The ribs were run in situ, the sprays cast and fixed on to a plaster squeeze. (McNeilage Plaster Report, November 2009).

Plaster Cornice and Frieze, c1605, built with the ceiling. Hand-run cornice of multiple mouldings framing a frieze of repeating cast decoration - a repeating strapwork pattern. Some of the cornice and frieze is in poor condition and it is possible that some was replaced by Burrow in 1890-1.
Summary of 2009 expert report: The frieze here is a series of cast units forming a geometric pattern; each unit is approx 18" long. Large areas appear to be replacement work – particularly along the north and west walls. A massive discontinuity in the southern side, in the centre of the wall must be related to structural movement in the wall itself. This area is cracked, potentially unstable and very unsightly. (McNeilage Plaster Report, November 2009).

Wall plaster Keyhole sections of plaster were removed from the north wall on 06.10.09, showing that the wall was studded out beyond the 17th century masonry. Lime plaster was found behind on the masonry. This would seem to indicate that the lath and plaster on studs is secondary, possibly dating from 1890-91. Such an interpretation is supported by the fact that the studding projects beyond the front face of the fireplace. However, and difficult to reconcile, the frieze and cornice relate to the studded out wall.
Summary of 2009 expert report: Inspection holes confirmed the presence of a painted plastered surface behind. (benjamin + beauchamp architects Conditions Survey – January 2010).

Doorways

West (D.F.06) c1605. Oak doorframe has a Tudor arch head with a broad ogee-moulded surround down to urn stops. There is a door rebate on the room side. The door is also an 1890-91 reproduction of plank-and-ledge construction with coverstrips . It is hung on 20th century hinges. The drop handle and key escutcheon typical of Burrow-period ferramenta found on the first floor.

Windows

East (W.F. 08) c 1605 limestone four-light window with ovolo-moulded mullions, apparently heavily restored in 1890-91. The chamfered sill for instance is original. See exterior description. Each light has two stanchions which are both timber and metal. Casements to outer lights. The north one retains its probably 17th century wrought-iron catch with ornamental backplate. The south one has a replacement turnbuckle catch - Probably 1890-91.
It has a c1605 oak sill moulded on the inside edge.
Summary of 2009 expert report: A four-light stone window with cill level ferrous casements in the outer lights. These date from the 17th century and are the

typical first floor type. The lead work is 19th century except for the panels above the casements which are 20th century. A mixture of ferrous and timber internal stanchions, two to each light. Copper ties. 17th century cylinder glass represents 60% of the total glazing. (Holy Well Glass Condition Report, September 2009)

South east (W.F. 07) c1605 opening with either c1605 with Burrow-period repairs from c1890-91or c1890-91 replica three- light oak ovolo-moulded window - see exterior description.
Summary of 2009 expert report: A timber three-light window with replacement 20th century leadwork, and a high proportion of float glass. Some 17th century cylinder and crown glass survives. Originally there were twin ferrous internal stanchions as before. Some are missing and the two central ones are timber. Copper ties. (Holy Well Glass Condition Report, September 2009)

South west (W.F. 06) c1c1605 opening with either c1605 with Burrow-period repairs from c1890-91or c1890-91 replica three- light oak ovolo-moulded window - see exterior description.
Summary of 2009 expert report: A timber three-light window with a 20th century galvanised steel central casement. The leadwork to the outer lights dates from the 19th century. The glazing is rectangular and is mainly cylinder glass from the 17th century. There were twin internal ferrous stanchions to each light. The two central ones are missing. Copper ties. (Holy Well Glass Condition Report, September 2009)

Features

Fireplace c1605 Beerstone fireplace with a square-headed opening. It has an ovolo-moulded surround down to small flat panels carved with fleur de lis above roll stops.



The chamber fireplace.

Burrow Corridor F.09
(labelled as F.02)

Built as c1605 ***East front of two chambers***

18th century? ***East front of three chambers***

1890-1 ***Corridor***

This is Burrow's north-south corridor along the eastern side of the centre of the main block, cut through the hall middle and cross passage chambers linking the 17th century side corridors (F.04 and F.10). There are three doorways off the west side to the chambers.

Floor 1890-1 boards. On 06.10.09 a couple of boards were lifted to assess the condition of the first floor joists. There are earlier boards below – date uncertain. They are 30mm thick and up to 310mm wide
Summary of 2009 expert report: The floor comprises 7" pine boards again approx 15mm thick running north-south overlaid on wide pine boards running east-west. These lower pine boards are of varying widths up to and including 12". Small sections of boarding are missing where contractors have formed holes to fish wiring through the floor void. The lower level of boarding is 22mm thick. Some of the boarding is fairly badly worm eaten. There is a single step at the north end of this corridor and a pair of steps towards the south end. (benjamin + beauchamp architects Conditions Survey – January 2010).

Ceiling 1890-1 plaster

Plaster Cornice 1890-1 A modest hollow to an ogee plaster cornice copying the possibly original cornice in the main stair corridor.

Doorways

(D.F. 02) Probably 1989 fire door across south end of the passage

West to passage chamber, (D.F. 03) – see above

West to middle chamber, (D.F. 04) – see above

West to hall chamber, (D.F. 05) – see above

Windows

East, south (W.F. 04) ast (W.F. 04) c1605 opening with either c1605 with Burrow-period repairs from c1890-91or c1890-91 replica three- light oak ovolo-moulded window - see exterior description. Central iron casement has probably 17th century wrought-iron catch with ornamental backplate. Original oak sill with inside shallow moulding.
Summary of 2009 expert report: A stone three-light window with a central casement. The leadwork is 19th century and the glass is cylinder glass (60%) from the 17th century. There are twin internal ferrous stanchions. Copper ties. (Holy Well Glass Condition Report, September 2009)

East, north (W.F. 05) c1605 opening, probably1890-1 replacement oak three-light window with ovolo-moulded mullions. See exterior description. Internal iron stanchions. Central iron casement has probably 17th century wrought-iron catch with ornamental backplate. Original timber sill under new (probably 1890-1) box.
Summary of 2009 expert report: As WF04, but with one stanchion missing. Approximately 60% of the glass is 17th century crown and cylinder glass. (Holy Well Glass Condition Report, September 2009)

Features

Evidence of 17th century framed partition. There are steps down as the first floor level descends from over the hall to the cross passage sections. On 06.10.09 the board over the top step was lifted to reveal an oak sill containing a couple of mortises for close-set studs. This represents the c1605 south wall of the full-width hall chamber. This part was demolished during the construction of the corridor.

Main Stair Corridor F.10

Built as c1605 Main stair corridor

In a repeat of the ground floor arrangement there is a corridor across the north end of the main block which provides access from the main stair to the parlour and hall chambers, and now the Burrow corridor.

Floor 1890-1 boards. On 06.10.09 a couple of boards were lifted to assess the condition of the first floor joists. c1605 100mm square ok joist on average. At the east end the floor level steps up to the floor levels of the chambers and corridor.
Summary of 2009 expert report: The north corridor, rises one step immediately in front of the front of DF06. The softwood floorboards in this north corridor run east to west and are of varying widths up to 10". The boards are fixed to 5"x4" oak joists. The joists are built into the external wall at the northern. (benjamin + beauchamp architects Conditions Survey – January 2010).

Ceiling Probably c1605 plaster

Plaster Cornice Possibly c1605 A modest hollow to an ogee plaster cornice.

Doorways

East to parlour chamber (D.F.06) c1605 frame – see above.

South to Burrow corridor – no number Plain 1890-1 opening

North (D.F. 07) There is a 20th century door and frame at the head of the main stair, off the landing.

Windows

North (W.F. 09) c1605. A two-light limestone window with ovolo mullions. There are two iron stanchions to each light and it contains diamond panes of leaded glass, which includes some old green glass. The sill could be original. It is timber with a tight ogee moulding to a flat nose.
Summary of 2009 expert report: A two-light stone window with two fixed lights. The diamond glazing probably includes mostly 17th century cylinder glass with a greenish tint. The leadwork to the right hand side is 19th century and to the left it is thinner, and dates from the 18th century. Each light has two large section internal ferrous stanchions which are probably 19th century. (Holy Well Glass Condition Report, September 2009).

Main Stair

Built as c1605 ***Main stair***

Refurbished ***Early 18th century***

The first floor landing of the main stair continues the style described above.

Floor Early 18th century oak boards

Ceiling Probably c1605 plaster

Doorways

South to corridor (D.F. 07) 20th century door and frame.

Windows

North (W.F. 10) c1605. Single-light limestone window with ovolo-moulded frame and two iron stanchions. Contains diamond panes of ancient glass. It is an important early window. Original timber sill under new (probably 1890-1) one. See exterior description.
Summary of 2009 expert report: A fixed light stone window which includes tinted 17th century broad glass in 18th century leadwork. The diamond quarries have been cut neatly on the right hand side but the left hand side is less regular. There are two ferrous internal stanchions. (Holy Well Glass Condition Report, September 2009)

West (W.F. 11B) c1605. Two-light limestone window with ovolo-moulded mullions. Contains diamond panes of ancient glass. See exterior description.
Summary of 2009 expert report: A stone two-light window with a 17th century side-hung casement in the left hand side and a fixed light with diamond glazing to the right. The right hand side appears to be 18th century leadwork with some 17th century crown glass. The left hand light contains 19th century rectangular quarries and leadwork. Originally there were single ferrous internal stanchions to each side, but only the left hand one survives. (Holy Well Glass Condition Report, September 2009).

South (W.F. 12B) c1605. Two-light limestone window with ovolo-moulded mullions and an iron stanchion. East light contains diamond panes of ancient glass. See exterior description.
Summary of 2009 expert report: A stone two-light window. The right hand light has leadwork which is probably 18th century but it could be 17th, and diamond glazing (cylinder and crown glass) which is 17th century. The left hand light contains 20th century diamond glazing. Each light has a single ferrous stanchion. (Holy Well Glass Condition Report, September 2009).

Rear Service Block F.11

Built as c1605 ***Service chambers or stores***

1876 ***Sydenham nursery***

1969 ***Apple loft***

1970 ***Craft Cottage***

1989 ***Flat***

2009 ***Store***

This is the tree-bay first floor level of the rear service block. It was originally two rooms with the east bay divided off by a 17th century partition which originally had no doorway. The earliest evidence for use is as a nursery in the time of the Sydenhams. Miss Yeoman reports (MS at the Walronds) that during work in 1970, she found a list of children's names and heights written on the plaster, when the wallpaper was stripped. These were the Sydenham children (John George's). The height of Dora Sydenham, dated 1876 had 'with boots off' in pencil in a child's hand after the height, written in adult hand.

In 1969 June Severn reports "The cottage was neglected, the old kitchen had been used as a tool shed, the upper floors a workshop and apple store." (Audio tape 2). It was refurbished in 1970, the ceiling was removed and opened up to the roof, and a timber screen revealed and an opening made through the centre. It was changed to a first floor flat in 1989. The room is lit from three sides sides and is currently used as a store.

Floor Timber boards. Date uncertain
Summary of 2009 expert report: At the west at the top of the staircase floor boards were lifted. In this area 8 1/2" x 1" wide softwood boards were found fixed to 2" wide firring pieces. The firring pieces rest on oak joists of varying sizes (these includes 4"x4", 4 1/2"x 4 1/2" and 3 1/2"x 3"). In the section of floor lifted in the northwest corner the floor void was approximately 150mm deep. At the west end of the room to the south of the staircase, a further section of floorboarding was lifted. Here, 2 1/2" counter battens / firrings(?) were found over a 4"x3" oak joist. Due to the stair trimming only a small number of joists are built into this west wall. In the eastern half of the room the boards change direction and run north-south. In the areas where the lino was lifted the boards were found to be narrow 5 1/2" recently replaced pine boards. (benjamin + beauchamp architects Conditions Survey – January 2010).

Ceiling Open to roof

Doorway

East to main block (D.F.12) Plain 20th century frame containing maybe 18th century fielded two-panel door.

Windows

South (W.F.20) Late 17th –early 18th century. Two-light timber

window with flat-faced mullion. See exterior description. Inside edges of the mullion has narrow ogee mouldings. It has an internal iron stanchion and a turnbuckle catch.
Summary of 2009 expert report: Two lights with a cill level ferrous casement on the left hand side (south) which is probably 17th century. The glazing is rectangular and uses sheet glass. (Holy Well Glass Condition Report, September 2009)

West (W.F. 19) 20th century. A large 17th century style three-light timber window with ovolo- moulded mullions . See exterior description.
Summary of 2009 expert report: A three-light window with a timber frame and rectangular glazing in cast iron inserts. The centre light is a side hung casement. The glass is 19th century crown and sheet glass. (Holy Well Glass Condition Report, September 2009)

North (W.F. 18) c18th-19th century. Timber three-light casement. See exterior description. Inside the mullions have narrow chamfers which is continued across the sill. It has two iron stanchions and an ovolo moulded sill.
Summary of 2009 expert report: A three-light window containing rectangular glazing. The central light is a casement. The glazing and the leadwork is 20th century. Each light includes one internal ferrous stanchion. (Holy Well Glass Condition Report, September 2009)

Features

Framed partition. c1605 close-studded oak frame with pegged joints Infill of rod-and daub finished with a skim of lime plaster. One stud and two panels removed from the centre in 1970 to create doorway. The studs have holes down the insides for horizontal rods or battens which formed a ladder backing for the daub infill. The studs are numbered 1-7 in roman numerals. Number 4 has been removed.

Roof c1605. Three bays and two jointed cruck trusses with notched mortise and tenon apex joints fixed with one peg. The north cruck post of the west truss is exposed down to the floor. The collars are engage the principals with lapped dovetail joints and fixed with a peg each side. The trusses carry two sets of back purlins. The rafters were pegged to the backs of the purlins.

Fireplace Late 20th fireplace in south wall

Alcove In the northeast corner of the room there is an alcove with a waney timber jamb to the west. This is a c1605 framed partition to newel stair well.



The roof of the rear block from the east showing the top of the close-studded partition.

Interior – Second Floor

The c1605 attics occupy the main block and the front wings, a short rear attic containing the service stair and a closet/ walk-in cupboard, and a tiny cockloft over the main stair. They are all rooms within the roofspaces. The basic original structure remains, but the roof required extensive repairs in 1890-91. In 1989 the main block attic was divided into two separate halves with the southern half belonging to the separate self-contained accommodation. This involved the creation of new toilets and store rooms at the south end of each half.

Originally it seems that the main block attic was open from end to end as a miniature Long Gallery with access each end from the main and service stairs. It was then lit by the front dormer, the north end window and probably another at the south end (rebuilt in 1963). The single room in the front South range (S.01) is a remarkably well-preserved room, complete with most of its original floorboards. With its plastered walls ceiling and simply moulded cornice it is perhaps surprisingly elegant, and provides a model for the appearance of the rest of this level. Most of the rest of the original plaster and other surface finishes have been removed in the 19th century repairs and 20th century modernisations.

The Devon Herald (1891) reports that the attic floor was used at that time to house many manuscripts, many belonging to Burrow, but also including Elizabethan documents.



The Great Chamber attic, known as the Nuns' Dormitory looking east.

The Great Chamber Attic or Nun's Dormitory S.01

Built as c1605 Attic chamber

This beautifully preserved 17th century attic room was probably used in the 17th and 18th centuries as a bedroom for children or servants. It has been known as the Nun's dormitory since it was used by The Sisters of Mercy, who lived here from 1934-42 (Book of Cullompton). When Martin Cherry re-listed the building in c1986 he described it as an 'original garret'.

Floor c1605. Original wide trestle-sawn oak floorboards, with some replacements. In a rather traditional method the tops of the truss tiebeams are presented as part of the floor surface with rebates along their edges to take the adjacent boards.
Summary of 2009 expert report: The magnificent floor undulates and rolls with the contours of the floor joists. The floor is in good condition although there are patches of poor quality softwood patch repair. The majority boards are assumed to be elm. Lifting the patch repairs confirmed the joists to be approximately 11" x 2$^{1/2}$" and oak. (benjamin + beauchamp architects Conditions Survey – January 2010).

Ceiling and walls

c1605 There are low studded sidewalls to dead spaces along each side clad in lath and lime plaster. These rise just over a metre to meet the pitch of the roof, then forms a barrel ceiling. The principals of the two trusses interrupt the vault. They were originally plastered over.

Plaster Cornice c1605 A hand-run ovolo-moulded cornice to the base of the vault rises round the truss principals.

Doorway

West to main attic (D.S 01) c1605. The doorframe has the remains of a Tudor arch head with chamfered surround down to step stops. The door is of plank-and-ledge construction hung on strap hinges with round finials. It has a lock box and has a good wrought-iron lifting latch with bean- shaped plates (maybe late 17th- early 18th century).

Window

East (W.S. 01)c1605. Two-light limestone window with internal iron stanchions on the south side. The mullions and surround are ovolo-moulded. An early 29th century photograph (Severn Papers) shows a smaller casement in the eastern light. See exterior description.
Summary of 2009 expert report: A two-light window in a stone frame. It contains rectangular glazing. The left-hand light (east) is a 20th century casement which includes sheet glass. There are twin internal ferrous stanchions to the west light. (Holy Well Glass Condition Report, September 2009).

Features

The Roof c1605 Three bays carried on two uncollared tiebeam trusses of the same construction as those of the main block and north wing.

The Main Block Attic, the Long Gallery

This comprises, working from south to north: the storeroom S.02.B, the toilet S.02C, the service stair landing S.02 (which extends into the south rear range), a bedroom lit through the front dormer S.04, an airing cupboard S.06D, a toilet S.06C, and the north end room S.07.

Built as c1605 Long Gallery

All the dividing partitions apparently date from the second half of the 20th century and most, if not all, date from 1989. Two sky-lights were introduced to light the divided spaces at the same time. At present there is no evidence of any earlier partitions from end to end.

Floor

1890-1 boards as far as can be seen. On 06.10.09 a couple of boards were lifted to assess the condition of the first floor joists. This showed a square section beam with upended plank joists over the kitchen chamber, but with rebates to the beam for an arrangement similar to S.01 – described above. Much is still carpeted.
Summary of 2009 expert report: The boards date from 1890-91 or later throughout with a couple of important exceptions, e.g. the closet S.05. In S.02 10" softwood stained floorboards run east-west. On the landing to the south of the service staircase 4"x1" softwood joists have been fixed to the sides of the existing joists to level the floor. Truss ties were found rebated to take the floorboards. Room S.03 has 7" pine square-edged boards. These are fixed to a mix of 4" x 2" softwood joists running north south themselves are fixed to oak joists running north south, laid approximately 5" below pinched floor level. There is a further set of joists, oak possibly, also running north south, the top of which are 4" below finished floor level. In S.04 the floorboards run east west over joists measuring approximately 10" x 2". There are 6" pine boards at the southern end, which appear to the recently installed or nailed, whereas at the northern end there are pine boards of varying width and up to 10" in size all running east west. A very small section of historic boarding protrudes in the south west corner. S.06 has square edged softwood boards, 7" across and laid east-west on to oak joists approximately 11" deep. At the southern end of the room, the top edge of the truss tie is flush with the top edge of the floorboards. (benjamin + beauchamp architects Conditions Survey – January 2010).

Ceiling and walls

There are low studded sidewalls to dead spaces along each side Some is clad in lath and lime plaster and may be older than 1890-1. As far as can be seen most of the ceiling plaster dates from the 19th and 20th centuries. Most of the ceilings are plasterboard from 1989 (benjamin + beauchamp architects Conditions Survey – January 2010). A small section of the original stud wall exists in the southeast corner of room S.04 and here oak lathes can be seen having been installed on the rear of the studs with the void appearing to be packed with a cob or earth mortar (benjamin + beauchamp architects Conditions Survey – January 2010).

Doorways

East to southern front wing (D.S 01) c1605. See above

Internal (D.S. 02, 04, 05, 06, 07, 11, 12) 1989 century plank-and-ledge in a plain frame.

Hatches to the deadspaces (D.S. 03, 08, 09, 10) 1989 and similar in style to the main doorways described above.

Windows

South (W.S. 06) A 1963 Crittal window. See Exterior description.

East (W.S. 02) This is the dormer window over the front doorway. c1605 opening, with probably1890-1 replacement oak two-light window with ovolo-moulded mullion and frame. Central mullion replaced in 20th century pine. Two internal iron stanchions. See exterior description
Summary of 2009 expert report: A two-light timber window with a renewed central pine mullion. Both lights contain 19th century leadwork and glass. The right hand light is a ferrous casement, probably 17th century. Each light has an internal ferrous stanchion. (Holy Well Glass Condition Report, September 2009).

North (W.S. 04) c1605**.** An oak two-light window with ovolo- moulded mullion and frame. Much repaired in the late 20th century with new sill and slender central mullion. See exterior description
Summary of 2009 expert report: East light 20th sheet float glass with stick-on leadwork. Casement probably 17th century. West light 19th century sheet and cylinder glass. (Holy Well Glass Condition Report, September 2009).

West roof pitch (W.R. 01 & 02) 1989 rooflights.

Features

Roof c1605, heavily repaired in 1890-91. Five bays carried on four uncollared tiebeam trusses each with a notched mortise and tenon apex joint held with a peg. They carry two sets of trenched purlins and a diagonal ridge in a V-notch. There is an awkward relationship of the roof with the front dormer (W.S. 02) which may lead one, at first sight, to assume the dormer secondary, since the opening just cuts through the roof structure, which is made good with timbers crudely nailed to the main roof structure. However the same kind of rough carpentry can be observed to enable entry to the northern front wing. It was never intended to be seen. It is pretty certain that similar rough carpentry from c1605 is hidden behind plaster in the southern front attic.

North Wing Attic over Parlour Chamber S.07

Built as c1605 Attic chamber

This attic room was probably used in the 17th and 18th centuries as a bedroom for children or servants. It is lit by a window in the east gable end. The roof was massively repaired in 1890-1 at which time the wall and ceiling plaster were removed. It was left as such and has never been used since because of the inconvenience of the 1890-1 strengthening timbers. The west wall to the main attic was rebuilt in 1989.

Floor

Mostly pre-1890-91 and earlier boards. Some are wide and oak and may survive from the 17th or 18th century. The truss tiebeams double as floor beams and are rebated for boards.
Summary of 2009 expert report: The floor is 7" narrow softwood boarding in the east half of the room where the trusses have been repaired, but at the west end of the space wider softwood boarding is found together with a section of very wide elm(?) boarding around the hole in the floor. The boards generally run north-south although immediately on entering the room the boards run east west. The boards follow the deformation and line of the decorative ceiling below. A couple of the east end softwood boards were lifted and this confirmed that the boards are fitted to 11" x 2" joists. (benjamin + beauchamp architects Conditions Survey – January 2010).

Doorway

West to main attic (D.S 06) 1989 century plank-and-ledge in a plain frame.

Window

East, (W.S. 03) c1605. A two-light limestone window with ovolo-moulded mullion and frame. There are two internal iron stanchions to each light but one is missing from the south side. See exterior description
Summary of 2009 expert report: "an important survival" Evidence of original glazing with 17th, 18th and 19th century glass, lead and ties.

The Roof

c1605 but with 1890-91 repairs and strengthening timbers. It is three bays long carried on two oak uncollared tiebeam trusses. They have notched mortise-and-tenon joints apexes (each fixed with a single peg) and the large square-section tiebeams double as second floor ceiling beams. They have a V-notch for a diagonal ridge and two sets of trenched purlins. The common rafters are pegged to the purlins and individually to the ridge; they are not coupled. The trusses have been strengthened by additional timbers, and many of the common rafters have been replaced.

Main Stairblock

Built as c1605 Stairblock

The main stair rises to the attic landing and stair continues up above the main attic level to a tiny attic or cockloft at the top of the stairblock. According to June Severn (audio tape 2) this had held a huge water tank prior to the 1989 modernisation.

Main Stair The main stair rises to the second floor. The oak treads rise between the walls, with probably 20th century skirting on either side. The handrail was introduced in the 20th century. There is a 20th century wall and doorway (the door is missing) across the stair as the stairs rise to the attic floor.

Floor

To cockloft 17th century. On 04.12.09 the late 20th century chipboard was taken off the steps up from the attic level to the cockloft revealing wide boards below, maybe c1605.

Doorways

South to main attic (D.S 07) 1989 century plank-and-ledge in a plain frame.

West to cockloft (no number) Mid 17th century. Only the oak northern jamb remains. It is ovolo-moulded down to a bar-scroll stop. On 04.12.09, when the 1890-91 boards were taken off the steps up to the cockloft, the threshold of the doorway was exposed. It contained two mortises, the southern one for the southern doorjamb and a northern one which seems to indicate that the doorway was blocked up at some time.

Windows

West, Stair block, (W.S. 05) c1605. At the top of the main stair block, in the cockloft. A single-light limestone window with diamond panes of glass. See exterior description
Summary of 2009 expert report: Not mentioned

Features

Panelling 20th century (probably 1989) plain oak small-field panelling along the north side of the flight rising from the first to the attic floor landing.

Timber capping. c1605. At the top of the stair rising to the cockloft the masonry wall on the north side (the south wall of the stairblock) rises the three-step height above the attic floor level and is capped with a slab of oak with ovolo-moulded edges. On 04.12.09, when the 1890-91 boards were taken off the steps up to the cockloft, it was observed that the threshold of the doorway extended over the timber slab to take the existing mid 17th century door jamb. The ovolo moulding continued beyond (west of) the threshold but was covered by a pre-1890-91 floorboard.

South Rear Range, S02 (west end) and Closet S.05

Built as c1605 Attic and closet

The attic level extends a short distance southwards towards and including just a little of the southern rear service block. This, with the kitchen stack and service stairblock, produce that awkward junction of roofs on the outside. It is two bays long and basically includes the service stair from the first floor, which was rebuilt in this position in 1989, rendering unusable the original small closet or cupboard (S.05) which June Severn plausibly suggests was a muniments room for the storage of valuables, like one she had seen at Poundisford House, Taunton, Somerset (audio tape 2).

It contained the top flight of the service stair, which was replaced by the present stair in 1989. The original stair was presumably the 'secret stair' referred to in the Devon Herald, (1891).

Floor 1890-1 and 1989 boards (see above – included in the Long Gallery).
The closet (S.05) has enormously wide c1605 boards.

Doorway

North to closet (no number) c1605. A pegged oak frame with Tudor arch head with a chamfered surround to step stops. There are pintles for a door and rebates for butterfly hinges. According to June Severn (audio tape 2) this was opened up by Miss Reeve presumably around 1989.

Window,

W.R. 03 A 1989 roof light in the south side of the landing.

Features

Closet, S.05 c1605. This is a tiny unlit room. June Severn suggests that this is a muniments room for the storage of valuables, like the one she had seen at Poundisford House, Taunton, Somerset (audio tape 2).

Stair 1989 straight flight

Features

Roof c1605 Two bays and one truss. Most of its structure is concealed but the principals are uncollared.

The Garden

The Walronds garden is a former burgage plot, extending from Shortlands Lane to Fore Street. The date of the plot is not known. It might be Saxon in origin and part of the Saxon core of the town; its latest likely date is the 13th century. The long rectangular form of the original Walronds plot has to be inferred because by the date of the first reasonably accurate map of Cullompton, 1841, the plot was T-shaped, with a wider section at the west end. This is assumed to have been acquired and added to the original rectangular plot before the late 18th century. A curiosity of the burgage plot boundary is the relationship of the south boundary to the neighbouring property at the east end. This property (now called the Merchant's House) seems to have strayed over the south boundary and intruded into the Walronds burgage plot. This is shown on the tithe map of 1841. This oddity is unexplained, it might be conjectured to have occurred after the fire of 1602.

The town's medieval water supply was gifted to Cullompton by the Abbot of Buckland in 1354. One of its main branches ran through the Walronds plot, down part of the south boundary and out into Fore Street until the 1960s.

From at least the late 18th Century a plot of land associated with the house was a separate tenancy. This is assumed to have been the T-shaped orchard at the west end of the burgage plot.

The Ordnance Survey maps of 1889 and 1903 show various changes to the plot boundaries, discussed below, as well as the arrival and disappearance of features. The burgage plot has been reduced in scale since, with two 20th century houses: Laurel Dene and Little Walronds, built on its west end, but it retains an access lane past these properties. This means that its full length is still legible and that there is very convenient rear access to the garden and house.

The extent to which Cullompton's burgage plots have been filled with new housing behind the principal historic streets can be seen on any contemporary map of the town. The Walronds is the ideal opportunity not only to preserve a Cullompton burgage plot, but to make it accessible to the public as an historic place for the enjoyment of all.

Protection

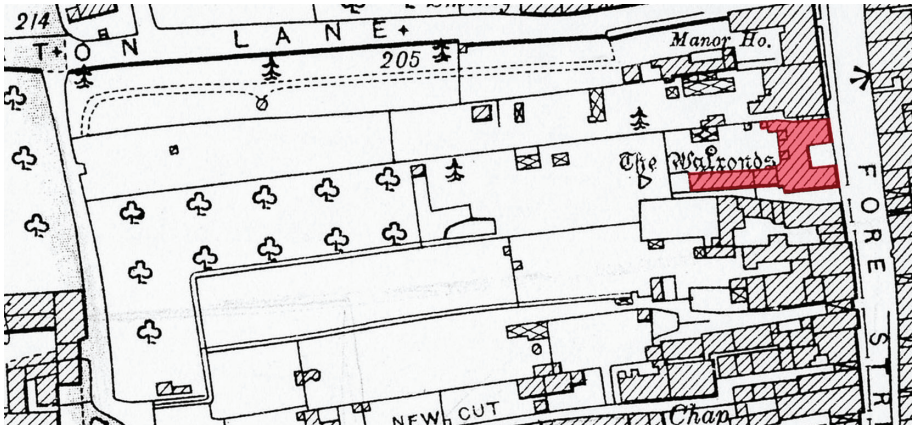
Although not mentioned in the list description, the garden boundary walls should be assumed to be listed as part of the curtilage of the Grade I house.

There are Tree Preservation Orders on 13 trees in the garden

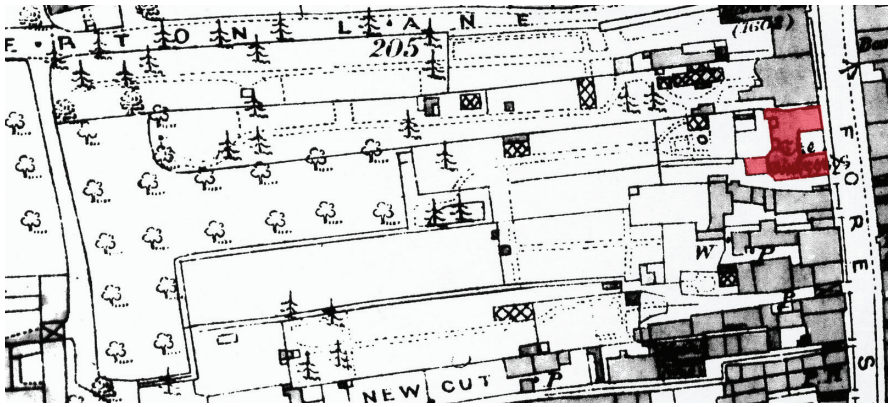
The garden falls within the boundary of the Cullompton Conservation Area, This gives protection to all the trees, where they have TPOs or not.



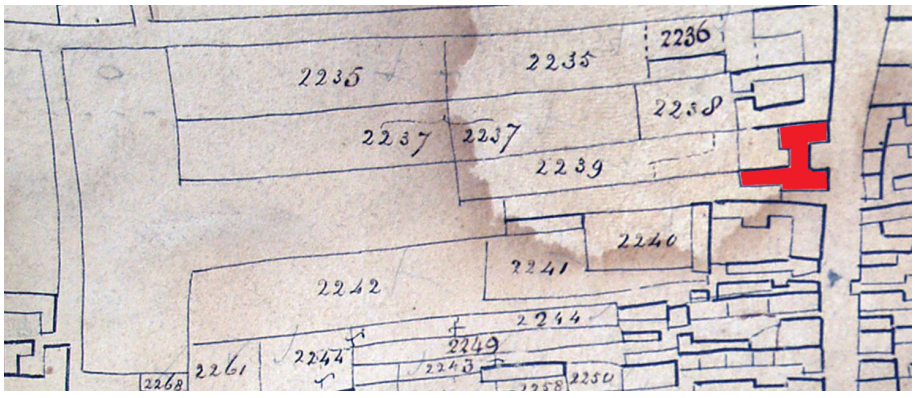
The garden Site Plan of 2009



The second edition OS map of 1903



The first edition OS map of 1889



The parish tithe map of 1841.

Historic maps show the development of the property, still largely maintaining the shape of the historic burgage plot. In the three earlier maps the house has been coloured red.

The South Entrance

This is the carriageway entrance into the property on the south side of the house. Historic map evidence shows this as it is today. Between 1889 and 1903 a small building is shown on the south side of the entrance, abutting the Merchant's House. The entrance is historically and aesthetically important, establishing the scale of the property (indicating a carriage house and stabling to rear) and providing an impressive gated entrance. The entrance in 2009 enables part of the garden to be used as a public park with access independent of the access to the house. The south entrance also helps to provide flexibility in the use of the house by providing car access for e.g. unloading people and/or goods, but while a small car could turn round, larger vehicles would have to reverse out across the pavement onto a busy road unless the space can be amended in some way.

Boundaries

East. To Fore Street. This consists of a tall section of rendered rubble walling with slate coping, pierced by an impressively large carriageway with a c.1605 opening of an Oak Tudor arch with ogee-moulded surround. The feet are rather rotted and repaired and any stops have eroded. An undated but probably early 20th century photograph of the front from the southeast shows the arch containing panelled timber double doors (possibly 18th century in date) – see exterior description above. There are now mid 20th century iron gates.

West. This boundary is notional and defined by the west end of Craft Cottage.

North. This boundary is the south wall of the south wing of the house. There is a c.1960s French drain alongside the house.

South. Boundary with the Merchant's House. The Merchant's House is limewashed.

Surface

The surface is gravel with 2 parallel lines of concrete paving blocks, some broken. This surface dates from the second half of the 20th century and is less than 100mm deep down to neat water-worn small cobbles -0 probably Burrow period.

Features

A pair of 20th century timber gates across the entrance just east of an oven projection into the entrance-way. The tithe map of 1841 shows a fence/wall across the entrance in this position. It had been removed by 1889.

Manhole cover stamped Plumpton.

Elements on the Merchant's House, e.g. a downpipe and drain, a plumbing fitting and a vent.

Planting

None.



The original carriageway entry from the street.

The Southeast Compartment

This is an area which has undergone extensive change in the period of accurate map records: from 1841 onwards. It is where the 17th century stabling and carriage house should have been sited. Craft Cottage extended further to the west in 1841 than it does today and the 1841 tithe map shows the extension association with a long narrow compartment, extending nearly half way up the burgage plot. On map evidence the Craft Cottage extension had been reduced to its present size by 1889 but was extended west again by 1903. We know from other documentation that this was an extension to house an office, built by Frederic Burrow in c.1890 and later, in the 1930s, converted into a Roman Catholic chapel (the first post-Reformation RC place of worship in Cullompton). In 1962 permission was granted to demolish half this building and create a double garage and turning circle. The footprint of some of these buildings survives and most of the red brick wall along the north boundary of this compartment must be the north wall used for Burrow's extension, but was probably a pre-existing wall. The ground in this compartment slopes up from east to west.





The compartment from the west (above) and east (below).

Boundaries **East**. This boundary is notional: defined by the west end of Craft Cottage.

West. Two sections of wide stone rubble walling, of different heights with a wide gateway (no gate) between.

North. This tall boundary wall is multi-phase. Closest to the house (the northwest corner of Craft Cottage) it is breeze block, then a tall red brick Flemish bond wall, raised with a few courses of stretcher bond and topped with the remains of bullnose concrete coping. This wall has been rebuilt where it is pierced by a timber doorway (door derelict) into the walled garden. Slightly west of this door the wall is a little lower with a rendered section, associated with a surviving strip of blue and red floor tiles. West of this it is slightly lower again, with flat tiled coping. A very short section at the west end is earlier (18th century?) brick, English garden wall bond.

South. This boundary is with the Merchant's House property. To the east there is a wall with a low stone rubble plinth and above it, cement-rendered cob with tiled coping. Further west the low stone rubble plinth has small concrete blocks above it, at the far west end the wall is built of breeze blocks. Parts of the wall were obscured by ivy in November 2009.

Surface Complex surfaces to this compartment reflect buildings that have come and gone and a utilitarian and piecemeal approach to surfacing in the 20th century. The concrete paving of the South Entrance extends into the east portion of this compartment, with a concrete apron immediately west of Craft Cottage. Beyond this, but still on the ground where Burrow's extension once stood, there is a section of concrete strips divided by thin pieces of now-rotten timber, more concrete and finally a section of square Victorian red and blue tiles. Alongside the site of the building, to south, is a narrow strip of ground with a shallow concrete drain. Beyond the site of the building the ground is largely grass, growing out of a series of shallow terraces/wide brick and concrete steps.

Planting There is no historic planting within this compartment but a good deal of ivy growing on the walls.



The west end of the northern brick wall.

The Walled Garden

On map evidence this was created with its present boundaries between 1841 and 1889. There are two versions of the 1841 tithe map, one of the town centre at a larger scale than the other is taken to be the most accurate of the two. This shows a smaller garden or perhaps court, rear of the house. The map evidence indicates that the existing wall across the west end of this compartment was erected between 1841 and 1889, retaining a second compartment closer to the house. In 1889, the OS map clearly shows two enclosures immediately rear of the house. The enclosure nearest the house has a small building in an enclosure, perhaps a privy, more or less where the existing shed is now. The westernmost enclosure, apparently the garden of that date, is shown with a glasshouse or conservatory, a central feature and paths leading through it to what appears to be the existing doorway in the thick wall at the end of the walled garden. By 1903, the two compartments had been thrown into one, presumably by Frederic Burrow in c.1890, when he bought the property. The ground levels of the walled garden are complex, with dropped levels along the north boundary. June Severn is known to have added paving to the walled garden. The photographic record shows a central rockery in the c.1950s, associated with a bird bath on a baluster and a border of lavender on the north side, near the house. A later photograph: 1960s? shows the rockery removed and roses planted. There is a late 20th century wooden shed in the northwest corner of the walled garden.



A photograph of the rear of the house in c1965 from the Pilgrim series of photographs in the Severn papers.

Boundaries **East**. The east boundary is the rear elevation of the house.

West. The west boundary is a thick rendered wall, presumably cob on stone footings, or stone, with Roman tile coping. It has a central gateway with a 20th century iron gate into the big garden. The boundary wall is leaning inwards into the garden, probably because of the proximity of a very large lime tree. There is one secondary brick buttress to the north of the gateway.

North. This is a complex boundary: a tall wall with many phases of rebuilding. Near the house there is a small stone rubble lean-to shed





Above: Two views of the Walled Garden looking east: left from the north side, and right from the centre.

Below: The west end of the Walled Garden in 2009 (left) and a c1970-5 photograph of the gateway into the Big Garden from the Severn Papers.





with a tiled roof off the north boundary. This appears to be post-1903 on map evidence. West of the shed a section of the wall is rendered cob on stone rubble footings with slate coping. At the end of this section a curved section of header bond brick wall projects into the garden with segmental-headed coping. West of this wall a section of tall brick Flemish bond walling is contemporary with the wall on the south side of the walled garden: it is coped with brick. It adjoins a small irregular section of rubble walling incorporating a straight joint with beyond it, to west, a section of probably late 19th-century walling of hard engineering bricks with tiled coping. This is evidently a repair of an earlier wall, as it sits on a plinth of 18th century hand-made bricks on stone rubble footings.

South. see above

Surfaces The surfaces in the walled garden are complex and of many different dates. A section of pitched stone paving immediately next to the flower beds along the rear wall of the house, has been repaired, not very well, for service runs and incorporates a concrete manhole cover. One of the repairs runs into a pretty path of water-worn cobbles, probably later than the pitched stone paving and perhaps late 19th century, which runs west from the rear door of the cross passage. Beyond the pitched stone paving is a crudely-laid section of square slabs, apparently laid on top of the pitched stone. A path runs west, flanked by strips of lawn. At the end of the path, a bird bath on a brick plinth sits in a circle of stone chippings surrounded by a circle of crazy paving. Along the north side of the walled garden the surfaces include gravel with paved stepping stones, slate slab flooring and part of the brick base of a former glasshouse.



Impressive cobbled surfaces outside the rear doorway.

Features Manhole covers stamped 'Plumpton'. Bird bath on a baluster. A 20th-century wooden shed in the northwest angle of the garden.

Planting The photographic record (c. 1960 onwards) shows both roses and lavender grown in this garden. Two yew trees flank the entrance in the west wall and a c.1960s photograph shows these as young trees intended for topiary. They were probably planted by June Severn. The speed of yew tree growth in the garden can be seen by three photographs, the first c.1960, showing a very young yew tree in the walled garden becoming very large in 40 years. This has now been cut down.

The Big Garden

This is a large section of the original burgage plot. Historic map evidence and documentation suggest that the western two thirds of the garden, which had developed into a T-shape by 1841, was separately used and occupied as an orchard, probably from at least the early 18th Century. The house is described as having an orchard and two fields belonging to it in 1724. The orchard was a cider orchard: in 1738/9 a pound house, cider press and engine are mentioned. Three plots of land at the far west end of the garden on the former orchard, were sold by June Severn from 1969 to fund maintenance of the house. These are now occupied by two bungalows and a garden belonging to the bungalow to east, Little Walronds. There is shared access to the bungalows and the Walronds down a roadway from Shortlands Lane. Foul water drainage from the bungalows runs through the Walronds burgage plot, down the narrow slot between the Walronds and No 4 and outlets into the main sewer in Fore Street.

The big garden currently has an enclosure at its west end, east of the garden of Little Walronds. A winding path, flanked by young box runs west/east though the big garden to the gateway in the west wall of the walled garden. Mature trees include two fine lime trees.





The Big Garden from the east (above) and wast (blelow).

Map evidence shows a change to the south boundary between 1841 and 1889 which is best interpreted as the demolition of a long building which had backed onto the boundary wall with the garden rear of the Merchant's House. In the late 1870s, documentation refers to an 'extra' garden at the Walronds. On the basis of the OS map of 1889, this seems to have been behind No 10, Fore Street with access from the Walronds burgage plot. By 1889 a portion of the bar of the T, abutting Shortlands Lane, had been sold away, with another piece sold by 1903.

The OS map of 1889 shows a glasshouse/conservatory in the big garden, against the north wall. An L-shaped enclosure is shown between the garden and the orchard to the west. Double lines on the 1889 OS map appear to show the town water course, which ran down part of the south boundary of the plot and fed a small pond in this enclosure, which had a couple of conifers in it. The pond and enclosure are also shown on the 1903 OS map.

During World War II the garden was used as a market garden and apiary, the county bee apiarist living in the house. In 1951 the portion of garden to south of the Walronds burgage plot (the 'extra' garden behind No 10) and the south west portion of the orchard were sold away. Mrs Neatby, who then owned the Walronds, reserved the right of access to water from the old town water supply which ran down the boundary, and was to put into pipes by the buyer. This sale involved a new section of wall on the south boundary: this is presumed to be the section of stretcher bond brick.

A poor quality colour photograph of the c. Early 1960s shows the big garden with a park-like character, with groups of immature trees and individual trees grown amongst rough grass.

Boundaries **East**. See west boundary of the walled garden and west boundary of the southeast compartment.

West. Stone rubble wall across part of the compartment on the boundary with the car park, partly open to the car park/rear access compartment.

North from east to west. A section of stone rubble walling on old brick footings with pantile coping. The next section, approximately to the large lime tree is rendered, and presumably cob on stone or brick footings. The tiled coping disappears west of the large lime tree and the condition of the wall deteriorates, with sections of fallen render





Sections of the north boundary wall; left from the eastern end and right further west.

and eventually a section where the cob wall has failed altogether. This is adjacent to a section of cob that was repaired in August 2006 by Richard Trapp of Morchard Bishop. The Cullompton Walronds Preservation Trust made it a public occasion with children helping to mix the clay and straw and volunteers helping to lay the cob. To the west the wall is stone and cob with courses of brick repair on top and at the far west end (November 2009) is obscured by nettles and brambles.

South. This is a complex boundary of many different periods, much of it 20th century. The garden widens to the south immediately west of the southeast compartment. The tithe map shows a narrow building here. The South return of the south wall here is rubble construction with a brick and rubble pier at the corner with the southwest compartment. The east section of the south wall is basically cob on stone rubble footings but heavily repaired with stone and brick with bullnose coping. Further west there is a section of breeze block wall on rubble footings. Further west there is a section of Flemish bond brick wall, probably 19th century, followed by a section of 20th-century stretcher bond brick wall on stone rubble footings. This is probably the wall erected in c.1854 when a portion of the Walronds garden lying behind No 10 Fore Street was sold off. There is then an older section of handmade brick walling on deep stone rubble footings. This was originally capped with a soldier course of bricks but has had a couple of sleeper courses added to it. Beyond this, the boundary is late 20th century chain link fence as far as the car park.



The east and central sections of the south wall display a complex structural history.

Surfaces The path winding through the garden is partly concrete.

Planting The planning includes trees protected with Tree Preservation Orders.

Features There is a late 20th century timber open-fronted wood shed in the northwest corner of the big garden.

A brick plinth preserves the lead foot of a small statue of a winged mercury. The rest of the statue is kept safe by the Cullompton Walronds Preservation Trust.

Jill White reports a well lying south of the path. This is said to be capped.



The grand lime tree.

The car park and exit to Shortlands Lane

This is at the far west end of the Walronds property. A roadway leads along the south boundary of the old burgage plot from Shortlands Lane. This roadway is gated at the west boundary of the Walronds property and then passes the two properties built on the west end of the burgage plot after June Severn sold parcels of land away to pay for essential maintenance on the house. There is shared access to these properties. The car park is a grassed space lying east of the garden of the Little Walronds. It contains a shed in which June Severn housed her goats.

Boundaries **East**. A low stone rubble wall extends across most of the car park area.

West. A tall late 20th-century timber panelled fence.

North. There is also a chain link fence along the north side of the roadway to Shortlands Lane, past an enclosed garden that belongs to the Little Walronds, then a beech hedge.

South. The only boundary here is a line of trees and shrubs. This continues west to Shortlands Lane.

Surfaces Grass. The roadway to Shortlands Lane has two lines of concrete slabs in grass. Beyond the gateway, where the shared access begins, the roadway surface is concrete: this is in poor condition.

Features The car park contains the goat house in its northeast corner. This was erected by June Severn. It is a utilitarian building with roughcast walls (probably breeze block, an asymmetrical gabled pantile roof and toothed ridge tiles. The west elevation is partly timber horizontal planks and contains the doorway and a 2-light window in the gable.



The car park from the southeast (left) and the goat house from the west (right).

The Front Courtyard

This is a highly-significant and sensitive space. It establishes the design and status of the 1605 house as gentry rather than mercantile, being an extravagant use of valuable urban space to provide a courtyard. Setting the front of the main range of the house back from the street, announces that this building is not part of the commerce of the street and has no conventional 17th-century shop or showroom. The courtyard was originally walled across the front with a tall wall, as can be proved from the quoins on the inner corners of the wings. A wall is shown across the front on the 1633 front. This wall had been removed by c.1825, if the Shepherd picture is accurate. The photographic record, beginning in c.1910, shows granite bollards, similar to the existing, in place, with a single simple horizontal iron railing between them and single iron stanchions providing railings on either side of the entrance. The photographic record shows that both in c.1910 and in the 1960s the courtyard was softened with shrubs, mostly in tubs though some may have grown in beds in front of the house where the pitched stone paving is sparse. In the past destructive ivy has also grown out of the courtyard and up the building.

Boundaries **West, North and South.** The house.

East. Fore Street's pavement. The only division is four low granite bollards, tapering to pyramidal with chains slung between them.



Surfaces The courtyard is paved with pitched stones on either side of an approach path from the street to the front doorway. The path is made of tightly-jointed flags of purple-coloured sandstone. This approach path was installed by Frederic Burrow's time, according to an engraving of c.1892. The drainage of the pitched stone paving is poor and water ponds in it. There is a flower bed against the north wing within the courtyard and a shrub grows out of this. Ivy continues to have a habit of growing out of the ground and up the front walls.